PLANNING COMMISSION AGENDA

September 14, 2023

How Can Members of the Public Observe the Meeting?

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

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

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

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

Additional Information:

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

DATE:	Thursday, September 14, 2023
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.
The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

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

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

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

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Public Communications (Related to matters within the Planning Commission's subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of $50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

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

F. Consent Calendar

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

1. Approval of Planning Commission Meeting Minutes

- July 27, 2023

RECOMMENDED ACTION: Approve the minutes.

G. Continued Business

H. New Public Hearings

2. Environmental Assessment No. EA-1339, Site Plan Review No. SPR 23-01 and Adjustment No. ADJ 23-01. (PS)

Applicant: Rosecrans-Sepulveda Partners, 4 LLC (RSP4, LLC), represented by Alex Rose

Project Description: The Project includes construction of a new seven-story office building and a five-level parking structure. The proposed office building will measure 182,654 gross square feet (167,022 net square feet) and 128 feet tall with a rooftop terrace for use of the occupants. The parking structure will measure 220,975 square feet to accommodate 703 parking spaces, and measure 65 feet in height. An optional 57 spaces surface parking lot is proposed north of the parking structure, increasing the total on-site parking to 760 parking spaces. Should the optional surface parking lot not be included with the final project, the area will be landscaped.

Additional site improvements include an exterior amenity plaza and site access.

A Development Agreement, which included a conceptual development plan, and an Environmental Impact Report (EIR) were previously approved by the City Council on August 20, 2019. The following approvals are now being requested:

- Environmental Assessment No. EA 1339 for the new office building and

parking structure to ensure the project is compliant with the previously approved Development Agreement and EIR.

- Site Plan Review No. SPR 23-01 for the new commercial development that includes structures with a combined gross floor area of more than 50,000 square feet (pursuant to ESMC Section 15-30-2).
- Adjustment No. ADJ 23-01 to reduce the separation distance between two driveways on the same property from 24 feet to 11 feet.

Environmental Determination: Potential impacts for this project were previously analyzed and mitigated by the Beach Cities Media Campus Project Environmental Impact Report (SCH No. 2017121035), which was certified on August 20, 2019.

RECOMMENDED ACTION: Adopt Resolution No. 2944, approving Environmental Assessment (EA) No. 1339, Site Plan Review (SPR) No. 23-01, and denying Adjustment (ADJ) No. 23-01 to allow the construction of a new seven-story office building and five-level parking structure at 2021-2031 Rosecrans Avenue.

3. Smoky Hollow Specific Plan Update. (Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01). (PS)

Project Description: The Project will amend the Smoky Hollow Specific Plan to update permitted uses, development standards and design guidelines, modify the community benefit plan process, and clarify various specific plan provisions.

Environmental Determination Potential impacts from implementation of the Smoky Hollow Specific Plan were previously analyzed and mitigated by the Smoky Hollow Specific Plan Environmental Impact Report (SCH No. 2017031071) that was certified on September 18, 2018. An Addendum to the Final Environmental Impact Report (EA-1011) for the Smoky Hollow Specific Plan has been prepared pursuant to the California Environmental Quality Act (CEQA) and no subsequent environmental review is required in accordance with Public Resources Code section 21166 and State CEQA Guidelines section 15162.

RECOMMENDED ACTION: Adopt resolution No. 2940 recommending City Council approve an amendment to the Smoky Hollow Specific Plan updating permitted uses, development standards and design guidelines, simplifying the community benefit plan process, and clarifying various specific plan provisions, and adopt resolution No. 2942 recommending City Council approve an amendment to the Community Benefits Plan Policy.

I. New Business

4. Appoint Two planning Commissioners to the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. (MA/ES)

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 September 28, 2023, at 5:30 p.m.

POSTED: Jazmin Farias 9/8/2023 1:28 p.m.

(Signature) (Date and time)

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

July 27, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:32 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. **Approval of Planning Commission Meeting Minutes:**

   - July 13, 2023

   MOTION: Approve the minutes.

   Moved by Commissioner Newman, second by Vice Chair Hoeschler.
   Motion carried, 5-0, by the following vote:
   Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. A New Drive-Through Starbucks within Nash Street Exchange Retail Development. (ES)

Planning Consultant Brad Misner presented the staff report regarding an amendment to the approved Site Plan Review for the Phase 1 development to allow a third drive-through restaurant in the commercial development. The project involves construction of a new Starbucks drive-through, located at the northwest corner of the Nash Street Exchange commercial development. The proposed building will be 1,130 gross square feet and have a 330-foot-long drive-through lane. Mr. Misner listed the necessary finding and review criteria and noted that the proposed project complies with the criteria and the necessary findings can be made to approve the project. He also noted that the applicant is present to answer any questions.

- Commissioner Newman inquired if outdoor seating is being provided. Brad informed the Planning Commission that there is an outdoor gathering area located southeast of the building.
- Commissioner Maggay inquired if the property owner will further develop the site with additional buildings and what the purpose of a 330-foot-long drive-through is and its proposed layout. Brad deferred the site development question to the applicant and advised that the idea behind a 330-foot-long drive-through was to allow for the greatest capacity that you could have to not cause circulation issues within the site itself. Planning Manager Eduardo Schonborn added that any changes involving a new building to the development would require Planning Commission review. Community Development Director Michael Allen advised that staff would defer to the applicant regarding any intent for future development, and shared that several iterations of design and orientation of the drive-through were presented to staff to show the best circulation and flow for the site as a whole. Once landscape matures it will help screen the queuing from the public view.

Chair Keldorf opened public communications.

- Applicant representative, Bob Tarnofsky with Continental Development Corporation, informed the Planning Commission that Torrance Memorial Center and Cedars-Sinai was one of the entities that had to review and approve the proposed project. They were also involved in the many iteration designs and the final product reflects all parties concerned. He added that physical drive-through separation was added so that both uses could be separated and Torrance Memorial Center and Cedars-Sinai would not be impacted by the operation of the Starbucks. The entire perimeter will be landscaped which will screen the queuing of automobiles.

- Bob requested the below modifications to the conditions of approval:
    - Condition No. 13 regarding the outdoor gathering dining area, replace the word public with patrons of the shopping center.
    - Condition No. 14 regarding the trash enclosure metal doors, that the trash enclosure metal doors be painted to a color that is compatible with the proposed new building and are happy to screen the back of the enclosure with landscape.
    - Condition No. 20 regarding the pedestrian walkway within the project, it is being proposed to clarify that the condition refers to new pedestrian walkways.
- Vice Chair Hoeschler asked what the dining area is comprised of and suggested that more pedestrian-level activity be provided.
- Bob stated that the outdoor dining area will provide fair amount of utilization as they expect a low level of pedestrian activity, and the gathering area can sit 10-12 patrons. Although the area is not comprised of tables and shade Bob mentioned that they are open to create a built-in structure to provide shade and built-in seating area with tables. Michael added that the enhancement of pedestrian movement in theory will provide better connectivity to the other restaurants that offer outdoor seating within the site and reassured the Planning Commission that staff is happy to further pursue the conversation to better enhance pedestrian activity. Pedestrian walkways connecting Raytheon Campus to the commercial development exists as well.
- Bob mentioned that the hospital has approval rights over any additional construction on site and know that they would not approve new construction so he feels comfortable saying additional development in that field would not occur.

Chair Keldorf closed public communications.

Further discussion came from Planning Commission:

- Commissioner Newman and Maggay expressed their support enchanting pedestrian level activity and the requested modifications for the conditions of approval.
- Commissioner Maggay suggested for specific language to be added to the conditions of approval to ensure the applicant provides pedestrian friendly amenities. Bob informed the Planning Commission that they are happy to accommodate this modification and proposes for the condition to require the applicant to add a shade structure and a built-in structure that facilities tabletop type seating.
- City attorney reviewed the proposed modifications to the conditions of approval with Planning Commission and they provided consensus.

MOTION: Adopt Resolution No. 2938, approving Environmental Assessment

No. EA-1200, Revision B, Site Plan Review, and Conditional Use Permit to approve the construction of a new drive-through restaurant along with the changes in the conditions of approval no. 13, 14, and 20 as noted by the City Attorney and adding a condition of approval to provide seating, tables, and shade for the outdoor dining area.

Moved by Commissioner Newman, second by Commissioner Maggay. Motion carried, 5-0, by the following vote:
Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

I. New Business

None.

J. Report from Community Development Director or designee

Community Development Director Michael Allen provided an update regarding the welcome sign. The item was pushed back to another City Council meeting date and will not come before City Council in August as originally discussed.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Commissioner Newman wished everyone a happy summer.

Vice Chair Hoeschler and Commissioner Newman shared that they attended the public meeting on 7/26 where Griffin Capital presented a potential project to the neighborhood. Planning Manager Eduardo Schonborn clarified that the meeting was a community meeting sponsored by the property owner and had nothing to do with the City. An application has not been formally submitted and if that time comes any meeting sponsored by the City will involve public noticing.

Chair Keldorf congratulated Commissioner Maggay for being reappointed to the Planning Commission.

M. Adjournment—the meeting adjourned at 6:28 p.m.
The next meeting is scheduled for August 10, 2023 at 5:30 pm.

_____
Michael Allen, Community Development Director

_____
Michelle Keldorf, Planning Commission Chair

Planning Commission Agenda Statement

Meeting Date: September 14, 2023
Agenda Heading: Public Hearings
Item Number: H.2

TITLE

Environmental Assessment No. EA-1339, Site Plan Review No. SPR 23-01 and Adjustment No. ADJ 23-01.

Applicant: Rosecrans-Sepulveda Partners, 4 LLC (RSP4, LLC), represented by Alex Rose

RECOMMENDATION

1. Adopt Resolution No. 2944. approving Environmental Assessment (EA) No. 1339 and Site Plan Review (SPR) No. 23-01, and denying Adjustment (ADJ) No. 23-01 to allow the construction of a new seven-story office building and five-level parking structure at 2021-2031 Rosecrans Avenue

BACKGROUND

On August 6, 2019, the City Council approved Environmental Assessment No. EA-1201, General Plan Amendment No. GPA 17-01, Zone Change No. ZC 17-01, and Development Agreement No. DA 5751. This action changed the land use designation and zoning of the property from Commercial Center (C-4) to Urban Mixed Use South (MU-S) and certified an Environmental Impact Report (EIR) for the development of the property.

The City Council also entered into a development agreement with the property owner. The development agreement provides the property owner vested rights while limiting the scope of the development. The development agreement allows the following development scenarios:

> Primary Project: The primary project shall consist of a mixture of creative office, retail/cafe, and studio and production facilities. This project has a maximum of 240,000 square feet of creative office with the option to incorporate a roof deck; 66,000 square feet of studio and production facilities building; 7,000 square feet of retail/cafe uses for a total of 313,000 square feet of floor area.
>
> Alternative 1: This alternative allows the following development components: (a) 25,000 square feet of retail space; (b) 100,000 square feet of general office space with the option to incorporate a roof deck; and (c) 188,000 square feet of studio and production facilities.

Alternative 2: This alternative allows the following development components: (a) 100,000 square feet of research and development; (b) 10,000 square feet of retail; and (c) 100,040 square feet of creative office space with the option to incorporate a roof deck.

Alternative 3: This alternative allows the following development components: (a) 261,990 square feet of creative office space with the option to incorporate a roof deck.

On February 23, 2023, RSP4, LLC (hereinafter Applicant) submitted an application to construct a new seven-story, 182,654 square-foot (gross floor area) office and a five-level 703-space parking structure on property located at 2021-2031 Rosecrans Avenue. The proposed project effectuates both the Primary Project and Alternative 3 development scenario of the DA, and includes the following entitlements:

- Site Plan Review No. SPR 23-01 for construction of the office building, parking structure, and related site improvements.

- Adjustment No. ADJ 23-01 to reduce the required distance between two driveways on the same property from 24-feet to 11-feet.

- Environmental Assessment No. EA 1339 for review of the project for compliance with the EIR.

After an initial review, including obtaining input from all the relevant City departments, the application was deemed incomplete due to missing information on the project plans. Part of the requested changes from Public Works was to provide a dedication along the front of the property for widening the street right-of-way and for a future bicycle lane. Staff worked with the applicant to implement this requirement, while ensuring the project continued to meet the requirements of the zoning code. Ultimately, staff was unable to reach an agreement with the applicant and determined it would be appropriate to recommend conditions of approval for the dedication to allow the application to move forward to public hearing. A detailed discussion of the dedication requirement is in the Dedication Section of this report. Staff deemed the application complete for processing on August 23, 2023.

A public hearing notice was published in the *El Segundo Herald* and mailed to all property owners within 300 feet and all occupants within 150 feet of the project site on August 31, 2023.

DISCUSSION

Site Description

The 6.39-acre unimproved site is located on the north side of Rosecrans Avenue, between South Nash Street and Village Drive. The trapezoidal shaped parcel has an approximate 636-foot street frontage and an approximate depth of 446-feet. There are currently three driveways along Rosecrans Avenue providing access to the site. A support structure for an overhead SCE 220kV transmission line is located on the southwest corner of the site.

Figure No. 1 – Aerial Photograph



Previous use of the site was an air gas manufacturing plant owned and operated by Air Products and Chemicals, Inc, the improvements of which were all demolished in 2016-2017. Soil remediation was conducted in 2017 and all contaminated soil was removed from the site. As a result of the remediation work, the Los Angeles Area Regional Water Quality Control Board (RWQCB) issued a No Further Action (NFA) determination on August 31, 2017.

The surrounding land uses consist of a commercial shopping center to the west, a

commercial/office center to the east, offices and surface parking to the south, and a railroad track to the north. Uses around the site include food establishments, retail, a movie theater, and professional offices. The properties to the south, across Rosecrans Avenue, are within the City of Manhattan Beach.

Project Description

The proposed development would be Phase 1 of the Beach Cities Media Campus project with development of the eastern side of the parcel. The Project would include the construction of a new seven-story office building that fronts Rosecrans Avenue. The 182,654 gross square foot (167,022 net square feet) building would be 128 feet tall and consist of a mixture of creative and professional office space.

Figure No. 2 – Site Plan



The first level includes a main lobby with a reception desk, which leads to ground level tenant spaces and the elevator lobby to the six upper levels and rooftop. Levels 2-7 would have a similar design to one another that includes elevators, equipment and mechanical rooms, and restrooms at the center of the floor plan grouped together with shared walls and tenant space surrounding those center rooms. Levels 2-7 would have tenant spaces connected to exterior terraces that wrap around portions of the building. Additionally, a rooftop terrace is proposed, which would include seating areas, landscaping, and amenities for the benefit of the office tenants.

Table 1 – Building Size

Floor	Gross Size	Net Size	Terrace
1	23,250 s.f.	19,532 s.f.	-
2	27,975 s.f.	26,283 s.f.	1,938 s.f.
3	27,971 s.f.	26,278 s.f.	3,063 s.f.
4	29,127 s.f.	27,434 s.f.	1,550 s.f.
5	25,545 s.f.	23,853 s.f.	5,342 s.f.
6	23,191 s.f.	21,498 s.f.	2,930 s.f.
7	23,191 s.f.	21,498 s.f.	1,681 s.f.
Roof	2,406 s.f.	644 s.f.	9,137 s.f.
Total	**182,654 s.f.**	**167,022 s.f.**	**25,641 s.f.**

Figure No. 3 – View of Rooftop Terrace



To the north of the office building would be a 220,975 square-foot parking structure that contains 703 parking spaces. The parking structure has a maximum height of 65 feet and can be accessed via the main driveway from Rosecrans Avenue or from a driveway on the northside of the parking structure, which is accessible from the adjacent property to the east. The applicant is also proposing an optional 57 space surface parking lot north of the parking structure, which would bring the total on-site parking to 760 parking spaces. Should the optional surface parking lot not be included with the final project, the area would be landscaped. Bicycle parking is proposed on the first floor of the parking structure and adjacent to the Rosecrans Avenue driveway.

The office building and parking structure are connected through two pedestrian bridges. One bridge would connect the fifth level of the parking structure to the fourth story of the office building. The other would connect the third level of the parking structure to the second floor of the office building. Other site improvements include a central plaza between the parking structure and office building, which would include seating areas and trellis covers. Additionally, an emergency generator would be located east of the parking structure.

Figure No. 4 – View of Central Plaza



The proposed architectural style of the building includes a contemporary design with primarily glazed facades, exposed concrete, and exterior terraces on every side of the building. Composite metal wall panels and wood plank building accents contribute to the aesthetic of the development. Wood trellises on the roof and plazas, metal cladding on the pedestrian bridge, and metal roof screening all work in harmony with the landscaping to create a cohesive, contemporary theme throughout the entire site.

The west and south elevations, which would be visible from Rosecrans Avenue, would be covered with louvered screen wall.

Figure No. 5 – Proposed Building Design



Phase 2 of the project would occupy the western portion of the subject site. However, the applicant has not yet decided to develop this portion of the site. Until such time that Phase 2 of the site is developed, the applicant will use this area for construction staging during for this phase. Staff has recommended a condition of approval that requires the applicant to submit Phase 2 for entitlements or permanently landscape the western portion of the site prior to occupancy of the building being granted.

ANALYSIS

Code Compliance

The subject site is within the Urban Mixed Use South (MU-S) zone. It is an intent of the MU-S zone "to have several types of uses occupy a single building". The proposed office building meets this intent by providing flexible space for multiple types of uses (creative and professional offices) in the single building.

Table 2 – Proposed Development Code Compliance

Standard	Required	Proposed	Notes
Setbacks			
Front	30'	30'	Additional information in dedication discussion
Rear	5'	5'	
East Side	20'	20'	
West Side	10'	393'-1"	
Height	175'	128'	
Floor Area Ratio	1.3	0.6	
Parking	449 spaces	703 spaces	May be increased to 760 spaces provided
Loading Spaces	2 small + 1 large	2 small + 1 large	
Bicycle Parking	25 spaces	36 spaces	
Driveway Separation	24'	11'	Adjustment requested

The proposed project provides 55,667 square feet of landscaping if the optional surface parking lot is provided. Should the parking lot not be included, landscaping would increase to 71,740 square feet. El Segundo Municipal Code (ESMC) § 15-2-14 establishes four components for landscaping: vehicle use areas, building perimeter, property perimeter, and minimum plant size.

Table 3 – Landscape Requirements

Standard	Required	Proposed
Vehicle Use Area		
Minimum Landscape area	1,435 s.f.	6,309 s.f.
Number of Trees	10 trees	11 trees
Building Perimeter	5' depth minimum	5'
Property Perimeter	12 trees	13 trees

The ESMC requires that a minimum of 20% of the trees planted be 36" box size or larger, 30% be 24" box size or larger, and 50% be 15-gallon or larger. The applicant has opted to provide larger more mature landscaping by proposing 64% of the trees to be 60" box and 13% of the trees to be 48" box. Additionally, 23% of the trees provided would be palm

trees, which are measured by brown trunk height (bth) instead of container size. 10% of the trees would have a 25' bth and 13% would have a 15' bth, which is equivalent to 48" box and 36" box trees, respectively.

To accommodate the proposed loading spaces and the northly driveway, 17 parking spaces will be removed from the adjacent property at 831 Nash/2041 Rosecrans. However, this loss of parking spaces will not impact the operations of the 831 Nash/2041 Rosecrans property since the reduction results in 1,399 spaces provided onsite where 957 parking spaces are required. Staff has recommended a condition of approval that an easement be recorded to the property guaranteeing access to the loading area and northerly driveway prior to the issuance of building permits.

Dedication

Rosecrans Avenue is classified as a major arterial highway in the General Plan Circulation Element, which has a recommended right-of-way half width (centerline to property line) of 71' to 75'. Currently, the northern half of Rosecrans Avenue only has a right-of-way half width of 50'. According to the South Bay Bicycle Master Plan, the Rosecrans Avenue right of-way should include a bicycle lane. Based on the General Plan and South Bay Bicycle Master Plan, Public Works has requested the applicant provide an irrevocable offer to dedicate 19'-8" along the property frontage, which includes 11'-8" for right-of-way purposes and 8' for a future bicycle lane. The 19'-8" dedication can accommodate the most likely scenario for future widening of the street and construction of a bicycle lane.

Adjustment

The project proposes two driveways, one ingress and one egress, with an 11-foot-wide island between the driveways. Each driveway is 24-feet wide and has two lanes that serve as the primary entrance/exit for the parking structure. ESMC §15-15-5.O.2 requires that driveways on the same property be separated by a minimum of 24'; whereas the applicant has requested to reduce the separation distance to 11'. ESMC § 15-22-4 allows the City to consider adjustments to specific development standards when a strict interpretation of the provisions would result in the unreasonable deprivation of the use or enjoyment of property. An analysis of the proposed adjustment is discussed in the findings section below.

Findings

Site Plan Review

In considering the proposed project, the Planning Commission must adopt three findings pursuant to ESMC Section 15-30-4:

Finding No. 1: The proposed development is consistent with the goals, policies and objectives of the general plan, any applicable specific plan, and the Zoning Code;

The subject site has a General Plan Land Use designation and zoning designation of Urban Mixed-Use South (MU-S). The Urban Mixed-Use South (MU-S) land use designation is intended to allow for "a mixture of office, research and development, retail, and hotel uses" and has a maximum FAR of 1.3. The proposed project would provide a 167,022 net square foot office building. The proposed FAR of the building is 0.6, which is consistent with the maximum allowed under the general plan designation. The project is also consistent with the Urban Mixed-Use South (MU-S) zoning designation, as ESMC Section 15-5D-2 lists a variety of office uses as permitted uses. The proposed project further complies with all the development standards of the MU-S zone including FAR, height, setbacks, landscaping, and parking.

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

Objective LU4-3: "Provide for new office and research and development uses." Staff believes the proposed project is consistent with this objective as it provides 167,022 net square feet of new office space within the City.

Policy C2-2.2: "Encourage new development to provide facilities for bicyclist to park and store their bicycles." Bicycle facilities are provided in the proposed development, allowing workers and patrons to park and store bicycles. Further, the project proposes 36 bicycle parking spaces, which exceeds the 25 bicycle parking spaces required by code.

Finding No. 2: The project is functionally compatible with the area in which it is located;

Staff believes the project is compatible with the area as it provides new office space within an area of the City that is developed with a variety of commercial land uses, including office, retail, and eating establishments. Office uses are considered compatible with these types of uses since employees would patronize the various retail and restaurant uses during and after the workday. Ingress/egress points to the site remain unchanged, thus would not create an impact on access to the surrounding sites. Furthermore, the proposed project complies with all provisions of the zoning code, and appropriate conditions and mitigation measures are proposed to minimize impacts on those who live, work, or visit the area. Thus, staff believes this finding can be made.

Finding No. 3: The proposed development will not adversely affect the general welfare of the City.

The proposed development would not adversely affect the orderly and harmonious development of the area and general welfare of the City in that it complies with all aspects of the zoning code, including parking, setbacks, and building height. The Project is consistent with regional plans and programs that address factors that could impact other properties in the area. This includes air quality, energy, greenhouse gases, hydrology and water quality, transportation, utilities, and other applicable regulations that have been adopted by public agencies. Additionally, any identified potential impacts on aesthetics, agriculture, biological resources, cultural resources, geology, hazards, hydrology, land use, population and housing, public services, mineral resources, noise, recreation, tribal cultural resources, and wildfire can be mitigated below any threshold of significance. Further, the office development will not introduce uses that are incompatible with the area and will not adversely affect the general welfare of the City. Thus, this finding can be made.

Adjustment

Pursuant to ESMC §15-22-4.C, the following findings must be adopted to approved the adjustment:

Finding 1: That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.

The project proposes two driveways, one ingress and one egress, with an 11-foot-wide island between the driveways. Each driveway is 24-feet wide and has two lanes that serve as the primary entrance/exit for the parking structure. The mitigation measures adopted as part of the Beach Cities Media Campus EIR require that this driveway to be signalized, which will enhance safety by controlling vehicle movement. This design maximizes the ability to convey the vehicle volume on and off the site, while enhancing vehicle safety. Additionally, the 11-foot-wide island between the driveways ensures pedestrian can cross each driveway safely, with an area of refuge between the driveways. This design is similar to other driveways in the area, but also enhances pedestrian safety through the provision of the area of refuge.

Driveway location does not typically create a detrimental impact to the neighborhood or district unless it creates a safety concern. As previously noted, the design of driveway will efficiently allow vehicles to ingress and egress from the site while enhancing pedestrian safety. As a result of the design, the adjustment would not be detrimental to the neighborhood or district.

Finding 2: That the proposed adjustment is necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of their property.

The proposed adjustment is to allow the development of two driveways (one ingress and one egress) to serve as the primary access to the site's parking structure. The

subject site is currently vacant, relatively flat, it has a relatively regular shape, and a street frontage of 636.3 feet. Thus, there are no physical constraints preventing compliance with the ESMC driveway and curb cut requirements. Access to the parking structure from Rosecrans can be achieved through the use of a single driveway that complies with the requirements of ESMC, thereby denial of this request would not deprive the applicant of unreasonably use or enjoyment of their property. Additionally, the applicant is proposing secondary access to the parking structure on the north side of the property and has the option to provide a second driveway on Rosecrans that meets the 24-foot separation requirement. Inasmuch as proper access can be provided without deviating from requirements of the ESMC, the applicant would not be deprived of the use and enjoyment of their property and this finding cannot be made in a positive.

Finding 3: That the proposed adjustment is consistent with the legislative intent of Title 15 of the ESMC.

Title 15 of the ESMC contains the zoning regulations for the City. It is the intent of zoning to provide for the planned use of land resources in a manner that is not determinantal to the public health, safety, and general welfare. Other than locating the two driveways within 24-feet of each other, the proposed project complies with all development standards. As noted in the first finding, the proposed separation allows for orderly ingress and egress of vehicles, while protecting pedestrian safety. Furthermore, potential impacts created through the construction and/or operation of the project have been mitigated by the previously adopted EIR (EA 1201). Therefore, the project would not have an impact on the public health, safety, and general welfare.

In order to approve an entitlement, the Planning Commission must adopt all three of the aforementioned findings. Based on this analysis, staff believes that only two of the three findings can be made in a positive manner. As such, staff is recommending the Adjustment be denied. Accordingly, Staff has included language in the recommended conditions of approval (Condition No. 2) requiring the applicant to provide updated plans demonstrating compliance with the zoning code provisions.

Development Agreement Compliance

The proposed project would be consistent with the Primary Project and Alternative 3 in that the applicant is only proposing office uses within the allowable square footage for both options. The development requires the applicant to obtain all required permits and pay all related impact fees. Staff is recommending the appropriate conditions of approval to ensure fees are assessed.

The development agreement also specifies the following development constraints:

- The following uses shall be prohibited: (i) drive-through restaurants; (ii) adult businesses; (iii) catering services/flight kitchens; (iv) freight forwarding; and (v) service stations. The proposed project meets this constraint as none of these uses are being proposed.
- The maximum allowable height is 140 feet. The proposed project has a maximum height of 128', thus complies with this constraint.
- Parking shall meet the parking standards of the ESMC. The proposed project meets this constraint as it includes 254 parking spaces above the municipal code requirements.
- Access shall be taken from two driveways along Rosecrans Boulevard and one driveway accessing the property from Nash Street. The project meets this requirement by providing access from both Rosecrans Avenue and across the adjacent property to provide access to Nash.

Public Comment

As of the date this report was printed, no additional comments were received regarding the project.

ENVIRONMENTAL REVIEW

On August 20, 2019, the City Council certified an Environmental Impact Report (EIR) pursuant to the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (SCH No. 2017121035). The EIR studied a project that consists of an approximately five-story, 240,000 square foot creative office building with an optional roof deck; a one-story, 66,000 square foot studio and production facilities building; 7,000 square feet of retail uses in two, one-story structures; and a private event plaza. Parking would be provided in an up to seven-story parking structure with above grade and semi-subgrade parking containing 980 parking spaces, a one level below grade structure beneath the office building containing 120 parking spaces, and in surface parking areas elsewhere on the site. The potential for environmental impacts on the following were considered:

1. Air quality
2. Cultural resources
3. Geology and soils
4. Greenhouse gas emissions
5. Hazards and hazardous materials
6. Hydrology and water quality
7. Land use and planning
8. Noise
9. Population, housing, and employment
10. Public services
11. Transportation, traffic, and parking

12. Tribal cultural resources
13. Utilities and service systems

Within these categories, the EIR found that incorporating project design features and mitigation measures would be required for cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous material, hydrology and water quality, public services, transportation, tribal cultural resources, and utilities and service systems. Staff has included the project design features and mitigation measures in the recommended conditions of approval. Of particular note is the applicant would be required to signalize the Rosecrans Avenue driveways into the site and the intersection of Douglas Street and Park Place. Restriping of the intersection of Isis Avenue and Rosecrans Avenue, as well as the I-405 northbound on/off ramps would be required.

The Project is consistent with the project analyzed under the EIR. The proposal would include the construction of a 182,654 square foot office building with up to 760 parking spaces, which is within the scope of work considered under the EIR. Notwithstanding this, the proposal includes a seven-story office building, whereas the EIR considered a five-story office building; and a five-story parking structure, whereas the EIR considered a seven story. This change in height does not conflict with the analysis contained in the EIR since structures up to 140 feet in height were analyzed. The proposed office building would have a maximum height of 128 feet. Since the project complies with the maximum build-out of the site, and provided mitigation measures are still required to be complied with, the project is consistent with the analysis contained in the EIR.

State CEQA Guidelines § 15162 state that no further analysis can be required unless there is a substantial change to the project; substantial changes to the circumstances in the project is undertaken; or new information, which was not known and could not have been known, is presented. None of these three circumstances apply, therefore no additional analysis under CEQA is required.

RECOMMENDATION

The proposed project complies with all development standards set forth in the zoning code and meets all the findings of approval. In addition, any potential environmental impacts have been previously mitigated to less than significant levels. As such, Staff recommends the Planning Commission adopt Resolution No. 2944, approving Environmental Assessment No. EA 1339, Site Plan Review No. SPR 23-01, and Adjustment No. 23-01.

PREPARED BY: David Blumenthal, AICP, Contract Planner
REVIEWED BY: Paul Samaras, AICP, Principal Planner
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY: Michael Allen, AICP, Community Development Director for M.A.

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2944
   Exhibit A – Conditions of Approval
2. Proposed Development Plans
3. Development Agreement between the City and RSP4, LLC
4. MMRP for Beach Cities Media Campus EIR

RESOLUTION NO. 2944

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO APPROVING ENVIRONMENTAL ASSESSMENT (EA) NO. 1339, SITE PLAN REVIEW (SPR) NO. 23-01, AND DENYING ADJUSTMENT (ADJ) NO. 23-01 TO ALLOW THE CONSTRUCTION OF A NEW SEVEN-STORY OFFICE BUILDING AND FIVE-LEVEL PARKING STRUCTURE AT 2021-2031 ROSECRANS AVENUE

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

SECTION 1: The Planning Commission finds and declares that:

A. On August 6, 2019, the City Council of the City of El Segundo approved Environmental Assessment No. EA-1201, General Plan Amendment No. GPA 17-01, Zone Change No. ZC 17-01, and Development Agreement No. DA 5751. This action changed the land use designation and zoning of the property from Commercial Center (C-4) to Urban Mixed Use South (MU-S) and certified an Environmental Impact Report (EIR) for the development of the property and authorized the City to enter into a development agreement with the property owner;

B. On February 23, 2023, RSP4, LLC (hereinafter Applicant) submitted an application to construct a new seven-story, 182,654 square-foot (gross floor area) office and a five-level 703-space parking structure on property located at 2021-2031 Rosecrans Avenue. The requested entitlements include Site Plan Review No. SPR 23-01 for construction of the office building, parking structure, and related site improvements, Adjustment No. ADJ 23-01 to reduce the required distance between two driveways on the same property from 24-feet to 11-feet, and Environmental Assessment No. EA 1339 for review of the project for compliance with the EIR;

C. The project applications were reviewed by the City's Community Development Department for, in part, consistency with the General Plan and conformity with the ESMC;

D. The City Council of the City of El Segundo adopted Resolution No. 5159 on August 6, 2019, thereby certifying the Beach Cities Media Campus Project Environmental Impact Report (SCH # 1017121035) and adopting a Mitigation Monitoring and Reporting Program. Pursuant to § 15162 of the State CEQA Guidelines (14 C.C.R. 15162), no further environmental analysis is required.

E. The Planning Commission of the City of El Segundo held a noticed public hearing on September 14, 2023, to review and consider the Site Plan

Review and Adjustment, receive public testimony, and review all correspondence received; and,

F. This Resolution, and its findings, are made, in part, based upon the evidence presented to the Planning Commission at its September 14, 2023 public hearing, including the staff report submitted by the Community Development Department.

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

A. The subject site is located in the Urban Mixed Use South (MU-S) Zone, at 2021-2031 Rosecrans Avenue;

B. The unimproved trapezoidal shaped parcel is 6.39 acres and has approximate 636-foot street frontage and an approximate depth of 446-feet; and,

C. The proposed project, as illustrated in plans considered by the Planning Commission on September 14, 2023, includes construction of a new 182,654 gross square-foot (167,022 net square feet) seven-story office building and a 220,975 square-foot parking structure that contains 703 parking spaces.

SECTION 3: *Site Plan Review Findings*. Pursuant to Section 15-25-4 of the El Segundo Municipal Code and based upon the evidence in the administrative record as a whole, the Planning Commission finds as follows:

A. The proposed development, including the general uses and the physical design of the development, is consistent with the General Plan.

The subject site has a General Plan Land Use designation and zoning designation of Urban Mixed-Use South (MU-S). The Urban Mixed-Use South (MU-S) land use designation is intended to allow for "a mixture of office, research and development, retail, and hotel uses" and has a maximum FAR of 1.3. The proposed project would provide a 167,022 net square foot office building. The proposed FAR of the building is 0.6, which is consistent with the maximum allowed under the general plan designation. The project is also consistent with the Urban Mixed-Use South (MU-S) zoning designation, as ESMC Section 15-5D-2 lists a variety of office uses as permitted uses. The proposed project further complies with all the development standards of the MU-S zone including FAR height, setbacks, landscaping, and parking.

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

Objective LU4-3: “Provide for new office and research and development uses.” The proposed project is consistent with this objective as it provides 167,022 net square feet of new office space within the City.

Policy C2-2.2: “Encourage new development to provide facilities for bicyclist to park and store their bicycles.” Bicycle facilities are provided in the proposed development, allowing workers and patrons to park and store bicycles. Further, the project proposes 36 bicycle parking spaces, which exceeds the 25 bicycle parking spaces required by code.

B. The proposed development, including the general uses and the physical design of the development, will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The project is compatible with the area as it provides new office space within an area of the City that is developed with a variety of commercial land uses, including office, retail, and eating establishments. Office uses are considered compatible with these types of uses since employees would patronize the various retail and restaurant uses during and after the workday. Ingress/egress points to the site remain unchanged, thus would not create an impact on access to the surrounding sites. Furthermore, the proposed project complies with all provisions of the zoning code, and appropriate conditions and mitigation measures are proposed to minimize impacts on those who live, work, or visit the area.

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

The proposed development would not adversely affect the orderly and harmonious development of the area and general welfare of the City in that it complies with all aspects of the zoning code, including parking, setbacks, and building height. The Project is consistent with regional plans and programs that address factors that could impact other properties in the area. This includes air quality, energy, greenhouse gases, hydrology and water quality, transportation, utilities, and other applicable regulators that have been adopted by public agencies. Additionally, any identified potential impacts on aesthetics, agriculture, biological resources, cultural resources, geology, hazards, hydrology, land use, population and housing, public services, mineral resources, noise, recreation, tribal cultural resources, and wildfire can be mitigated below any threshold of significance. . Further, the office development will not introduce uses that are incompatible with the area and will not adversely affect the general welfare of the City.

SECTION 4: *Adjustment Findings*. Pursuant to Section 15-22-4(C) and based on the evidence in the record as a whole, the Planning Commission finds as follows:

A. The proposed adjustment is not necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of their property.

The proposed adjustment is a request to allow the development of two driveways (one ingress and one egress) to serve as the primary access to the site's parking structure. The subject site is currently vacant, relatively flat, it has a relatively regular shape, and a street frontage of 636.3 feet. Thus, there are no physical constraints preventing compliance with the ESMC driveway and curb cut requirements. Access to the parking structure from Rosecrans can be achieved through the use of a single driveway that complies with the requirements of ESMC. Additionally, the applicant is proposing secondary access to the parking structure on the north side of the property and has the option to provide a second driveway on Rosecrans that meets the 24-foot separation requirement. Inasmuch as proper access could be provided without the need to deviate from requirements of the ESMC, the applicant would not be deprived of the use and enjoyment if their property.

SECTION 5: *Environmental Assessment.* The City Council of the City of El Segundo previously adopted Resolution No. 5159, which certified the Beach Cities Media Campus Project Environmental Impact Report (SCH # 1017121035). The EIR studied a project that consists of an approximately five-story, 240,000 square foot creative office building with an optional roof deck; a one-story, 66,000 square foot studio and production facilities building; 7,000 square feet of retail uses in two, one-story structures; and a private event plaza. Parking would be provided in an up to seven-story parking structure with above grade and semi-subgrade parking containing 980 parking spaces, a one level below grade structure beneath the office building containing 120 parking spaces, and in surface parking areas elsewhere on the site. The potential for environmental impacts on the following were considered for air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population/housing and employment, public services, transportation/traffic and parking, tribal cultural resources, and utilities and service systems. The EIR incorporated project design features and mitigation measures, which have been included in the conditions of approval.

The Project is consistent with the project analyzed under the EIR. The proposal would include the construction of a 182,654 square foot office building with up to 760 parking spaces, which is within the scope of work considered under the EIR. Notwithstanding this, the proposal includes a seven-story office building, whereas the EIR considered a five-story office building; and a five-story parking structure, whereas the EIR considered a seven story. This change in height does not conflict with the analysis contained in the EIR since structures up to 140 feet in height were analyzed. The proposed office building would have a maximum height of 128 feet. Since the project complies with the maximum

build-out of the site, and provided mitigation measures are still required to be complied with, the project is consistent with the analysis contained in the EIR.

State CEQA Guidelines § 15162 state that no further analysis can be required unless there is a substantial change to the project; substantial changes to the circumstances in the project is undertaken; or new information, which was not known and could not have been known, is presented. None of these three circumstances apply, therefore no additional analysis under CEQA is required.

The Planning Commission, based on its independent judgement, finds that the project is consistent with the analysis conducted in the EIR and does not contain a substantial change. Therefore, no further environmental analysis is required.

SECTION 6: *Approval of Site Plan Review*. Based on the findings contained in Section 3 of this Resolution and subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission hereby approves Site Plan Review No. SPR 23-01.

SECTION 7: *Denial of Adjustment.* Based on the findings contained in Section 4 of this Resolution, the Planning Commission herby denies Adjustment No. ADJ 23-01.

SECTION 8: *Reliance on Record*. Each of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects.

SECTION 9: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 10: This Resolution takes effect immediately and will remain effective until superseded by a subsequent resolution.

SECTION 11: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 12: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

[*signatures next page*]

PASSED, APPROVED AND ADOPTED this 14th day of September, 2023.

_____
Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Keldorf -
Newman -
Hoeschler -
Inga -
Maggay -

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

By: _____
Joaquin Vazquez, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2944

Exhibit A

CONDITIONS OF APPROVAL

Zoning Conditions

1. This approval is for the project as shown on the plans and renderings dated August 17, 2023, and on file with the Community Development Department. Unless authorized herein, all requirements of the El Segundo Municipal Code (ESMC) shall apply.

2. Prior to issuance of any permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community Development Department. This shall include demonstrating the driveway(s) comply with the requirements of ESMC §15-15-5. 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 and is within the scope studied in the EIR certified by the City Council. Any subsequent modification to the approved design must be referred to the Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.

3. 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.

4. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

5. A positive balance shall be maintained in all project reimbursement accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.

6. All provisions, restrictions, and constraints specified in the Development Agreement by and between the City of El Segundo and Rosecrans-Sepulveda Partners 4, LLC, which was approved as part of Ordinance No. 1587, shall be complied with.

7. All mitigation measures and project design features listed in Mitigation Monitoring and Reporting Program adopted as part of Resolution No. 5159 shall be complied with. This shall include:

    a) **MM B-1:** A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials

being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed materials to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum. Ground- disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

b) **MM B-2**: A qualified professional archaeologist shall monitor all ground disturbing activities of the Project. If buried unique archaeological resources are discovered during ground-disturbing activities, work shall cease within 50 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, invoke appropriate treatment measures. Such measure(s) may include avoidance, preservation in place, Phase III data recovery and associated documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determines necessary, appropriate and feasible. Within 60 days after grading activities are completed, the Monitor shall prepare and submit a final report to the City and the State Office of Historic Preservation. The report shall include documentation of any recovered unique archaeological resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

c) **PDF C-1**: A Project design-specific geotechnical and engineering report is required to be prepared by a California- licensed geotechnical engineer, California-certified engineering geologist, and civil engineer with expertise in geotechnical issues registered in the State of California during Project design and prior to Project construction in compliance with the most current City of El Segundo Department of Public Works guidelines. The investigation is required to address the proposed Project foundation and structure design to minimize effects from adverse soil conditions including any liquefiable or otherwise unstable/consolidation-prone soils; bedrock characteristics; subsidence; earthquake ground shaking; slope instability; subsurface gas; groundwater; and/or other geotechnical and engineering geologic hazards. The design and construction recommendations will be incorporated into the foundation and structural design of Proposed Project components, implemented in accordance with the design, and subjected to on-going inspection by the relevant entities/agencies. Prior to Grading Plan approval and issuance of permits, all construction/development plans will be approved by the City for construction of

such improvements. Construction will occur in accordance with the approved plans.

d) **MM D-1**: The Project applicant shall provide sidewalks within the Project boundary connecting off-site.

e) **MM D-2**: The Project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

f) **MM D-3**: The Project applicant shall require that ENERGY STAR- compliant appliances are installed wherever appliances are required on-site.

g) **MM D-4**: The Project applicant shall require that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed within buildings on-site.

h) **MM E-1:** In accordance with regulatory requirements, prior to excavation soil shall be sampled and analyzed for TPH, lead and PCBs. During construction and excavation of the Project, the Applicant shall notify the LARWQCB immediately if additional hazardous wastes such as THP, lead, or PCBs are encountered in the soil and/or groundwater during construction activities.

i) **MM E-2:** Prior to the issuance of grading permits, the Applicant shall submit final design plans and a design-level geotechnical engineering report to the City of El Segundo Building and Safety Division for review and approval. The design-level geotechnical engineering report shall provide the location of the Standard Oil Company and Standard Gasoline Company pipe line easement.

j) **PDF F-1:** Construction BMPs will be designed and maintained as part of the implementation of the local SWPPP (which includes an Erosion Control Plan) in compliance with the General Permit. The Erosion Control Plan shall be implemented when construction commences and before any site clearing or demolition activity. During construction, the Erosion Control Plan will be referred to regularly and amended as changes occur throughout the construction process.

k) **PDF F-2:** The Project shall implement the following construction-specific BMPs:

- Disposing of waste in accordance with all applicable laws and regulations;
- Cleaning up leaks, drips, and spills immediately;
- Conducting street sweeping during construction activities;
- Limiting the amount of soil exposed at any given time;
- Covering trucks;
- Keeping construction equipment in good working order; and
- Installing sediment filters during construction activities.

l) **PDF F-3:** The Project shall meet the applicable requirements of the SUSMP adopted by the Los Angeles Regional Water Quality Control Board through the preparation and implementation of a Project-specific SUSMP.

m) **PDF F-4**: The Project shall comply with all NPDES Permit and waste discharge requirements.

n) **PDF F-5:** The Project shall comply with the requirements of the Los Angeles County MS4 Permit, which controls quality of runoff entering municipal storm drains in Los Angeles County.

o) **PDF F-6:** The Project shall comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion.

p) **PDF F-7:** The Project shall comply with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste.

q) **PDF F-8**: All trash facilities shall be covered and isolated from stormwater runoff.

r) **MM F-1**: The applicant must prepare hydrology a study of the development on the Project Site. Such study must be reviewed and approved by the City of El Segundo and any other applicable agency.

s) **MM F-2:** The applicant must prepare runoff studies for the development on the Project Site so that the runoff from the Project area would not flow onto another area without the owner's consent. Such studies must be reviewed and approved by the City of El Segundo and any other applicable agency.

t) **MM F-3:** The applicant must prepare a master drainage plan for the development on the Project Site. This plan must include detailed hydrology/hydraulic calculations and drainage improvements, showing quantitatively how the Project will eliminate the potential for downstream flooding due to increased storm water runoff. This plan will also identify the proposed BMPs to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan and the ESMC. Such plan must be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.

u) **MM F-4:** The applicant must design, for the development on the Project Site, a conveyance and detainment system to meet the Los Angeles County Department of Public Works limits on the storm drains that would convey the Project Site's discharge.

v) **MM F-5:** The Project must comply with City of El Segundo Ordinance No. 1347 and No. 1348, which establishes storm water and urban pollution controls.

w) **MM F-6:** The Project owner/developer must maintain all structural or treatment control BMPs for the life of the project.

x) **PDF J-1**: The Project shall implement a Construction Management Plan ("CMP") that would include street closure information, a detour plan, haul routes and a staging plan. The CMP would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The CMP shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site and shall include, but not limited to: prohibition of construction worker parking on nearby residential streets; worker parking would be provided on-site or in designated off-site public parking areas; temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men); scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets; construction-related vehicles shall not park on surrounding public streets; and safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools.

y) **PDF J-2**: Provide an automatic fire sprinkler system throughout each office/studio building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of the NFPA 13.

z) **PDF J-3**: Provide a manual fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.

aa) **PDF J-4:** Provide a manual standpipe system in each stairwell of the proposed parking garage, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 14.

bb) **PDF K-1:** Prior to the start of construction, the Project Applicant shall prepare a Construction Traffic Management Plan and submit it to the City of El Segundo Traffic Division for review and approval. The Construction Management Plan shall include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. Furthermore, the Construction Traffic Management Plan and Worksite Traffic Control Plan shall include, but not be limited to, the following measures:

- Maintain access for land uses in the vicinity of the Project Site during

construction;

- Schedule construction material deliveries during off-peak periods to the extent practical;
- Minimize obstruction of traffic lanes adjacent to the Project Site to the extent feasible;
- Organize Project Site deliveries and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways;
- Coordinate truck activity and deliveries to ensure trucks do not wait to unload or load at the Project Site and impact roadway traffic, and if needed, utilize an organized off-site staging area;
- Control truck and vehicle access to the Project Site with flagmen;
- Prepare a haul truck route program that specifies the construction truck routes to and from the Project Site;
- Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, the Project's Worksite Traffic Control Plan will identify the location of any sidewalk or lane closures and identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity; and/or
- Parking for construction workers will be provided either on-site or at off-site, off- street locations.

cc) **MM K-1:** Transportation Demand Management Program. TDM strategies are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation such as carpooling, taking transit, walking, and biking. Strategies that are suggested as appropriate for this site, as targeted for the office land use, include:

- Commuter Trip Reduction (CTR) Program, Voluntary – The Project could implement a CTR program that encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. The voluntary program does not require monitoring and reporting and no performance standards are established. The CTR program would provide employees with assistance in the following.
  - Carpool encouragement,
  - Ride-matching assistance,
  - Preferential carpool parking,
  - Flexible work schedules for carpools,
  - Half time transportation coordinator; and
  - Vanpool assistance.
  - Due to the importance of information sharing and marketing, marketing strategies to reduce commute trips would be included as part of the CTR Program. Some marketing strategies may include:
  - New employee orientation of trip reduction and alternative mode options,
  - Event promotions; and

    - Publications.
- Car Share Program – This Project could implement a car-sharing program to allow people to have on-demand access to a shared fleet of vehicles on an as-needed basis. User costs are typically determined through mileage or hourly rates, with deposits and/or annual membership fees. The car-sharing program could be created through a local partnership or through one of many existing car-share companies. Employer-based programs provide a means for business/day trips for alternative mode commuters and provide a guaranteed ride home option.
- Site Design – Project site will be designed to encourage walking, biking, and transit. Amenities could include new, wider sidewalks and street trees along the site perimeter and bicycle parking, showers, and secure lockers.

dd) **MM K-2:** Driveway 1. A proposed mitigation for the Project is to signalize Driveway 1. Currently proposed as a full-access unsignalized intersection, adding a signal will improve operations and increase safety (see the site access analysis in Chapter 6 of the Traffic Study). The intersection would remain full access, but the installation of a signal would allow for more controlled and efficient movements. Installation of the signal would require approval from both the City of El Segundo and City of Manhattan Beach.

With the proposed mitigation of a signal at Driveway 1, Project related vehicular traffic would shift. Intersections directly affected by this shift would include those in close proximity to Driveway 3, such as Intersection 11: Nash Street & Park Place and Intersection 16: Nash Street & Rosecrans Avenue. Other intersections east of the Project Site would see minor changes in vehicular volume due to the shifting of Project traffic from primarily using Driveway 3 to access the site and instead using Driveway 1. The mitigation analysis takes into account this shift in traffic due to the proposed signal.

ee) **MM K-3:** Intersection 12. Douglas Street & Park Place. The mitigation involves signalizing the intersection that is currently stop-controlled. Special attention would be needed in the signal design for the westbound movement, which currently consists of two separate driveways. Signals may be needed that accommodate two separate westbound phases, or coordination with the private property owners may be needed to consolidate the two driveways. The measure would mitigate the significant impact under Existing and Future plus Project conditions. Installation of the signal would require approval from the City of El Segundo.

ff) **MM K-4:** Intersection 21. Isis Avenue & Rosecrans Avenue. This mitigation involves restriping the southbound lanes from one shared through left and one right to a left- only lane and a shared through/right lane. The southern portion of the intersection has one receiving through lane. This intersection is in the City of Hawthorne and the improvement would require approval of Hawthorne. The

measure would mitigate the significant impact under Existing and Future plus Project conditions.

gg) **MM K-5:** Intersection 24. I-405 Northbound On-/Off-Ramps & Rosecrans Avenue. This mitigation involves restriping the northbound off-ramp lanes from two lefts and one right to two left and one shared left/right. The western portion of the intersection has three receiving lanes for the left-turn movement. The existing median along Rosecrans Avenue may need to be cut back in order to accommodate the third left turning movement. This intersection is under Caltrans jurisdiction and the improvement would require approval of Caltrans. The measure would mitigate the significant impact under Existing and Future plus Project conditions.

hh) **MM L-1**: Prior to issuance of a grading permit, the Applicant shall retain a qualified Native American Monitor (Monitor) from the Gabrieleno Band of Mission Indians-Kizh Nation to monitor all grading and excavation activities within the Project Site. The Monitor shall photo-document the grading and excavation activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations and mappings of the graded areas, soils, and documentation of any identified tribal cultural resources. On-site monitoring shall end when the Project Site grading and excavation activities are completed, or when the Tribal Representatives and Monitor have indicated that the Project Site has a low potential for archaeological resources. If tribal cultural resources are encountered during monitoring, all ground-disturbing activities within 50 feet of the find shall cease and the Monitor shall evaluate the significance of the find, and if significant, recommend a formal treatment plan and appropriate measure(s) to mitigate impacts. Such measure(s) may include avoidance, preservation in place, archaeological data recovery and associated laboratory documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determined necessary, appropriate and feasible. Within 60 days after grading and excavation activities are completed, the Monitor shall prepare and submit a final report to the City and the California Native American Heritage Commission. The report shall include documentation of any recovered tribal cultural resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

ii) **PDF M.1-1**: Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices shall be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property. In addition, any unused water laterals shall be abandoned and properly capped at the City main. The Contractor shall obtain

necessary permits and licenses, and provide traffic control plans and shoring plans.

jj) **PDF M.2-1**: The Project Applicant shall submit a Utility Plan to the City of El Segundo Public Works Department for review and approval. The Utility Plan shall show all existing and proposed utility improvements (sewer, water, gas, storm drain, electrical, etc.), their sizes and associated easements around the Project Site, and traffic control plans for work in the public right-of-way.

kk) **PDF M.2-2:** The Project Applicant shall submit a Sewer Study to the City Engineer for review and approval. Any capacity deficiencies identified in the Sewer Study shall be addressed through upgrades. In addition, any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor shall obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

ll) **PDF M.3-1:** During construction, the Project would implement a construction waste management plan to recycle non- hazardous construction debris. Off-site recycling centers, such as asphalt or concrete crushers, would be utilized to provide crushed materials for roadbed base.

mm) **PDF M.3-2:** All structures constructed or uses established within any part of the Project shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.

nn) **PDF M.3-3:** Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.

oo) **PDF M.3-4**: The Applicant or its successor shall continuously maintain in good order clearly marked, durable, and separate recycling bins on the same lot or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times for the collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

8. A licensed Landscape Architect shall be on-site during delivery of any landscape material. The Landscape Architect shall certify that the size, type, and species of all landscaping complies with the approved landscape plan prior to the landscaping being planted. Certification shall be filed with the Community Development Department prior to the final of any permit.

9. 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.

10. Prior to issuance of any permit, the applicant shall submit a detailed plan that demonstrates how all above-ground utility structures (electrical transformers, double-detector check valves, back-flow preventors, etc.) are screened from view from Rosecrans Avenue to the satisfaction of the Community Development Director. This should include:

    a) The combination of landscaping and painting any double-detector check valves or back-flow preventors green. This provision shall not be meant to conflict with any requirement of the Fire Department for access or color of the FDC, PIV, or other required equipment.
    b) The use of landscaping and screen wrapping of all visible transformers.

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. The site, including roof deck and terrace, shall not be used as a banquet or similar facility, and/or shall not be rented out for private events. This shall not prevent tenants from using the roof deck or terrace for private corporate events.

13. Prior to final inspection of the building permits or the issuance of any certificate of occupancy for the new office building, Phase 2 of the project shall be submitted for entitlements.

    a) In lieu of submitting Phase 2, the applicant may obtain approval from the Director to permanently landscape the Phase 2 site area. The landscape shall include a combination of groundcovers, trees, and shrubs in conformance with the requirements of the El Segundo Municipal Code. All landscaping shall be approved and planted prior to granting of occupancy for the office building.

14. Prior to the issuance of building permits, the applicant shall obtain and record an easement across the property to the east (831 Nash/2041 Rosecrans). The easement shall grant unrestricted vehicle and pedestrian access across the property for purposes of accessing the northerly driveway and the loading area. The easement shall be irrevocable, unless both property owners and the City of El Segundo approve elimination of the easement. Prior to recording the agreement, the Applicant shall submit the easement for review and approval by the City to ensure compliance with

this and other conditions of approval. The cost of the City's review shall be borne by the Applicant.

15. 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.

16. 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.

Impact Fee Conditions

17. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new Building at 2021-2031 Rosecrans Avenue, the applicant must pay development impact mitigation fees. The fee amounts must be based upon the adopted fees at the time building plans were submitted to plan check.

Building Conditions

18. All construction shall comply with the 2022 California Building Standards Code (Cal. Code Regs., Title 24), including but not limited to the Building Code, Green Code and Energy Code.

19. Prior to the issuance of any permit, the applicant shall submit the appropriate plans into plan check for verification said plans comply with all codes.

Police Conditions

20. Parking structure is required to be fenced on the first level per El Segundo Uniform Security Code, Section 13-20-15 (where there are no pedestrian or vehicle openings). Standard Conditions of Approval.

21. Add to General Notes of the plans the project must comply with the El Segundo Uniform Security Code.

22. Site Lighting – Non-Residential: Prior to the issuance of building permits, the applicant shall demonstrate they have met the El Segundo Uniform Security Code requirements for lighting by providing to Building and Safety a photometric lighting plan for approval by the Police Department. The electrical plan shall show light fixture locations, type of light fixture, height of light fixture, lighting ratio, and point-by-point photometric lighting analysis overlaid onto a tree landscape plan with a legend (refer Security Code section 13-20-16.L or 13-20-17.M). The photometric plan should only show those fixtures used to meet the lighting requirements.

23. Emergency Access Plan: Prior to the issuance of the first building permit, the applicant shall submit to Building and Safety for approval by the police department, an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers per the El Segundo Uniform Security Code requirements (Section 13-20-18 EMERGENCY ACCESS). Said plan shall be incorporated into the plan set approved for building permits.

24. Wayfinding Plan – Non-Residential: Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional building/unit signs, vehicle directional signage, parking structure identification/directional signage, trail signage, and other signage as required by the El Segundo Uniform Security Code, shall be submitted to Building and Safety for approval by the Police Department. Said plan shall be incorporated into the plan set approved for building permits.

25. Construction Site Security: Prior to the issuance of the first building permit, a Construction Site Security Plan, per the El Segundo Uniform Security Code, Section 13-20-20, submitted to Building and Safety for approval by the Police Department. Said plan shall be incorporated into the plan set approved for building permits. (A Construction Site Security Plan form has been provided.)

26. Emergency Access Inspection: Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Fire Department, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes, key switches and Click2Enter devices as depicted on the approved plan.

Fire Conditions

27. The applicant shall comply with the applicable requirements of the 2022 California Building and Fire Codes and the 2021 International Fire Code, or the Codes in effect at the time of plan check submittal, as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

28. Prior to the issuance of building permits, the applicant shall submit and obtain approval of a methane mitigation plan by the Fire Department.

Public Works - General Conditions

29. 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.

30. 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.

31. 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.

32. 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.

33. All construction-related parking shall be accommodated on-site or other private property. No construction related parking shall be permitted off-site.

34. 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.

35. 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.

36. Easements shall be granted for all public utilities installed outside the public-right-way with 15 ft. wide minimum up to entering the public right-of-way.

37. 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.

38. 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.

<u>Public Works – Street Improvements Conditions</u>

39. Prior to final inspection of the parking structure, and prior to the issuance of a certificate of occupancy, the applicant shall record an irrevocable offer to dedicate to the City of El Segundo an 11-foot, 8-inch-wide strip of land extending the entire width of the property along the southern boundary adjacent to Rosecrans Avenue. No permanent structures may be built in this dedicated strip of land. The irrevocable offer to dedicate shall be on forms reviewed and approved by the City Engineer.

40. In addition to the irrevocable offer to dedicate required by condition No. 39, and prior to final inspection of the parking structure, and prior to the issuance of a certificate of

occupancy, the applicant shall record an irrevocable offer to dedicate to the City of El Segundo an additional 8-foot-wide strip of land extending the entire width of the property adjacent to the northern boundary of the dedicated area required by condition No. 37 for bike path purposes. No permanent structures shall be built in this dedicated strip of land. The irrevocable offer to dedicate shall be on forms reviewed and approved by the City Engineer.

41. 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.

42. Except as modified herein, the proposed driveway approaches shall conform to the width and spacing requirements set forth in El Segundo Municipal Code section 15-15-5.

43. 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.

44. Any obstruction located within existing curb ramps shall be relocated.

45. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.

46. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.

47. 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.

48. The applicant shall coldmill 2" Asphalt Concrete (AC) pavement surface and overlay with 2" AC PG-64-10 the street width in the City of El Segundo fronting the property. AC mix specification shall conform to Standard Specifications for Public Works Construction (SSPWC) "Greenbook", section 203-1.

49. 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).

50. The applicant shall provide traffic control plans for all work requiring a lane closure.

51. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9:00 am to 3:00 pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7:00 am to 4:00 pm.

Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.

52. 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.

53. 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.

54. 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.

Public Works – Water Conditions

55. The proposed improvement will impact the capacity of the existing City owned water main lines. The applicant must submit a water study to determine if there is a capacity deficiency in the affected water main lines and if so, water main upgrades will be required. The water study shall be reviewed and approved by the City Engineer.

56. 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.

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

58. Any unused water laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Public Works – Sewer Conditions

59. The proposed improvement will impact the capacity of the existing City owned sewer main lines. The applicant must submit a sewer study to determine if there is a capacity

deficiency in the affected sewer main lines and if so, sewer upgrades will be required. The sewer study shall be reviewed and approved by the City Engineer.

60. Prior to issuance of a Certificate of Occupancy, applicant to pay a sewer connection fee to the Sanitation Districts of Los Angeles County. Applicant to contact the Sanitation Districts of Los Angeles County at (562) 908-4288 ext. 2727 to pay all corresponding fees and present proof of payment to the Public Works Department.

61. Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Public Works – Storm Drain Conditions

62. 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 ¾ inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).

63. 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.

64. The project shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and shall provide Best Management Practices.

Public Works – Landscape and Irrigation Conditions

65. 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.

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

67. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.

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

General Condition:

69. Alex Rose on behalf of Rosecrans-Sepulveda Partners 4, LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA 1339 and Site Plan Review No. SPR 23-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA 1339 and Site Plan Review No. SPR 23-01, Alex Rose on behalf of Rosecrans-Sepulveda Partners 4, LLC 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, employees, and consultants.

    By signing this document, Alex Rose on behalf of Rosecrans-Sepulveda Partners 4, LLC certifies that they have read, understood, and agrees to the Conditions listed in this document.

    _____
    Alex Rose
    Rosecrans-Sepulveda Partners 4, LLC

BEACH CITIES

BEACH CITIES MEDIA CAMPUS

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245



SITE PLAN REVIEW REFERENCE PLANS
AUGUST 17, 2023

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

PROJECT TEAM

CONTINENTAL DEVELOPMENT CORPORATION
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El Segundo, CA 90245
310.640.1520

MAR VENTURES
OWNER
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El Segundo, CA 90245
310.782.2525

BOSTON PROPERTIES
OWNER
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Santa Monica, CA 90405
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BOSTON PROPERTIES
OWNER - SAN FRANCISCO
Four Embarcadero Center
San Francisco, CA 94111
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STRUCTURAL ENGINEER
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CIVIL ENGINEER
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HDCCO
CONTRACTOR
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Los Angeles, CA 90017-2632
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ARC
MEP ENGINEER
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Burbank, CA 91502
818.508.6300

SPURLOCK
LANDSCAPE ARCHITECT
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San Diego, CA 92110
619.681.0090

KGM ARCHITECTURAL LIGHTING
LIGHTING DESIGN
270 Coral Circle
El Segundo, CA 90245
310.552.2191

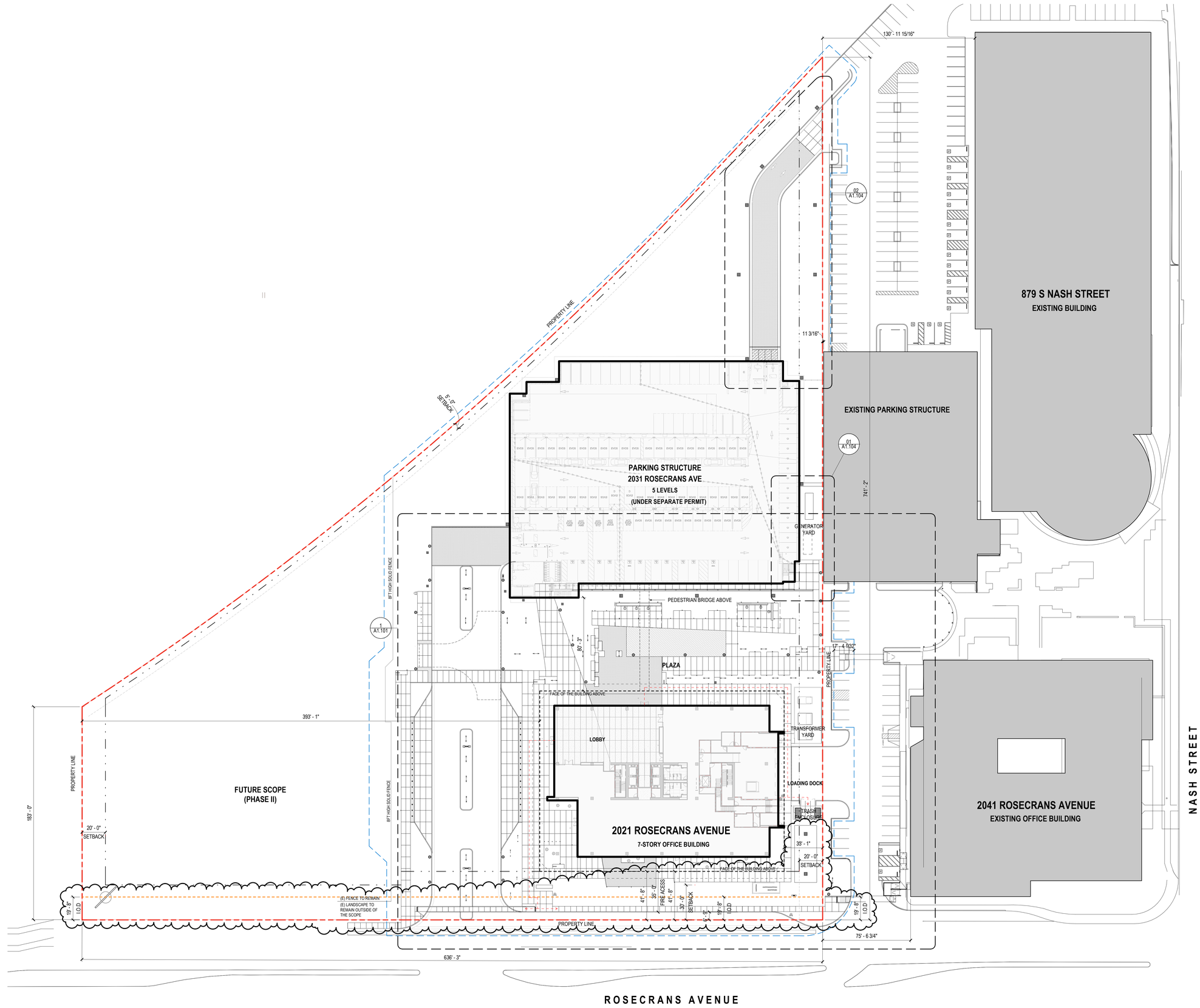
HKA ELEVATOR CONSULTING
VERTICAL TRANSPORTATION
23211 South Pointe Drive
Laguna Hills, CA 92653
949.348.9711

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PARKING / WATERPROOFING / FACADE
707 Wilshire Boulevard, Suite 2100
Los Angeles, CA 90017
310.254.1900

RDWI
WIND
600 Southgate Drive, Guelph
Ontario, Canada N1G 4P6
519-823-1311



01 SITE PLAN - GROUND
SCALE: 1/32" = 1'-0"

SHEET NOTES

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES AND GRADING.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, PAVING & IRRIGATION INFORMATION.
3. CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO LOCATION OF HOOK-UP. CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- SCOPE OF WORK
- ACCESSIBLE PATH
- LINE OF I.O.D
- (E) BUILDING
- PLANTING AREA

KEY PLAN

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL
2	05.05.2023	SITE PLAN REVIEW

Seal / Signature

LICENSED ARCHITECT
LOUNG SOO RHODE
C-33109
REGISTERED
CALIFORNIA

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

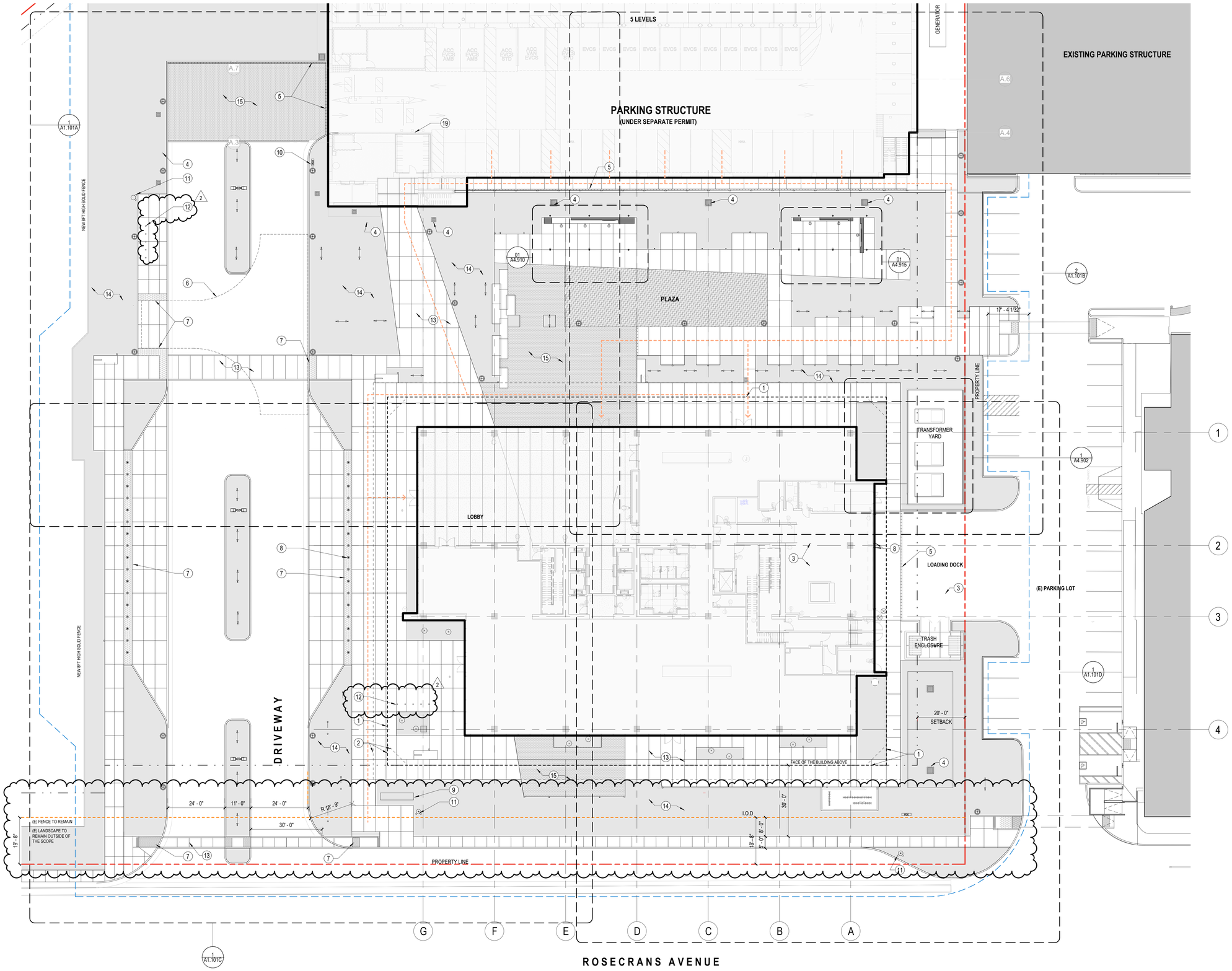
Description
SITE PLAN

Scale
As indicated

A1.100

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8/17/2023 6:00:08 PM BIM 360://005.2324.000 - Beach Cities Media Campus/BCMC_Arch - East Bldg -r20.rvt



1 SITE PLAN - EAST BUILDING
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. EDGE OF BUILDING OVERHANG
2. WINDOW WASHING PATH
3. TRUCK LOADING SPACES
4. AREA DRAINS
5. TRENCH DRAINS
6. FIRE ACCESS TURNAROUND
7. TRUNCATE DOMES
8. BOLLARDS, REFER TO LANDSCAPE & LIGHTING DWGS FOR SPACING AND LIGHT FIXTURE LOCATIONS
9. SITE SIGNAGE
10. FDC, REFER TO CIVIL AND FIRE LIFE SAFETY DWGS
11. FIRE HYDRANT, REFER TO CIVIL AND FIRE LIFE SAFETY DWGS
12. BIKE RACKS FOR SHORT TERM BICYCLE PARKING, REFER TO LANDSCAPE DWGS
13. CONCRETE PAVING, REFER TO LANDSCAPE DWGS
14. PLANTING AREA, REFER TO LANDSCAPE DWGS
15. PERMEABLE PAVING, REFER TO LANDSCAPE DWGS
16. LIGHT FIXTURES, REFER TO LANDSCAPE DWGS FOR LAYOUT AND LIGHTING DWGS FOR FIXTURE TYPES
17. GRAVEL, REFER TO LANDSCAPE DWGS
18. MANHOLE TO FIRE TANK ACCESS PIT, REFER TO PLUMBING DWGS
19. LONG TERM BICYCLE PARKING, REFER TO PARKING STRUCTURE DWGS & UNDER SEPERATE PERMIT
20. 19' - 8" I.O.D FOR FUTURE BIKE LANE
21. WELDED WIRE MESH FENCE

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES AND GRADING.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, PAVING & IRRIGATION INFORMATION.
3. CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO LOCATION OF HOOK-UP. CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

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- ACCESSIBLE PATH
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KEY PLAN

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL
2	05.05.2023	SITE PLAN REVIEW

Seal / Signature

LICENSED ARCHITECT · EDWARD SOO WON · C-33199 · STATE OF CALIFORNIA

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

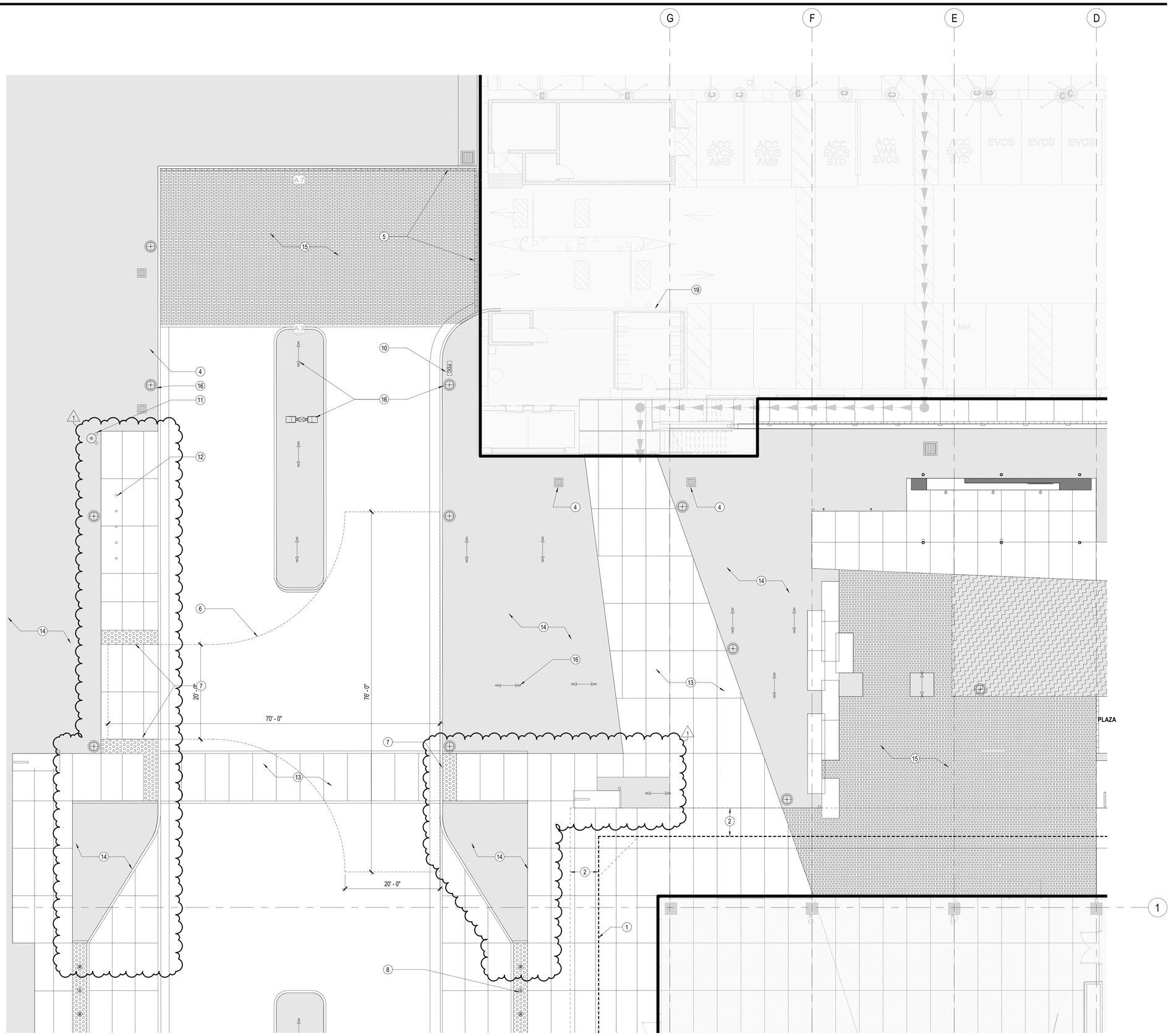
Description
SITE PLAN - EAST BUILDING

Scale
As indicated

A1.101

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1 ENLARGED SITE PLAN - 2-1

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

SHEET NOTES

1. EDGE OF BUILDING OVERHANG
2. WINDOW WASHING PATH
3. TRUCK LOADING SPACES
4. AREA DRAINS
5. TRENCH DRAINS
6. FIRE ACCESS TURNAROUND
7. TRUNCATE DOMES
8. BOLLARDS, REFER TO LANDSCAPE & LIGHTING DWGS FOR SPACING AND LIGHT FIXTURE LOCATIONS
9. SITE SIGNAGE
10. FDC, REFER TO CIVIL AND FIRE LIFE SAFETY DWGS
11. FIRE HYDRANT, REFER TO CIVIL AND FIRE LIFE SAFETY DWGS
12. BIKE RACKS FOR SHORT TERM BICYCLE PARKING, REFER TO LANDSCAPE DWGS
13. CONCRETE PAVING, REFER TO LANDSCAPE DWGS
14. PLANTING AREA, REFER TO LANDSCAPE DWGS
15. PERMEABLE PAVING, REFER TO LANDSCAPE DWGS
16. LIGHT FIXTURES, REFER TO LANDSCAPE DWGS FOR LAYOUT AND LIGHTING DWGS FOR FIXTURE TYPES
17. GRAVEL, REFER TO LANDSCAPE DWGS
18. MANHOLE TO FIRE TANK ACCESS PIT, REFER TO PLUMBING DWGS
19. LONG TERM BICYCLE PARKING, REFER TO PARKING STRUCTURE DWGS & UNDER SEPERATE PERMIT
20. 20' - 0" I.O.D FOR FUTURE BIKE LANE
21. WELDED WIRE MESH FENCE

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES AND GRADING.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, PAVING & IRRIGATION INFORMATION.
3. CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO LOCATION OF HOOK-UP. CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- SCOPE OF WORK
- ACCESSIBLE PATH
- LINE OF I.O.D
- (E) BUILDING
- PLANTING AREA

KEY PLAN

BEACH CITIES

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Seal / Signature

LICENSED ARCHITECT · YOUNG SOO KIM · C-33199 · STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED SITE PLAN - N/W

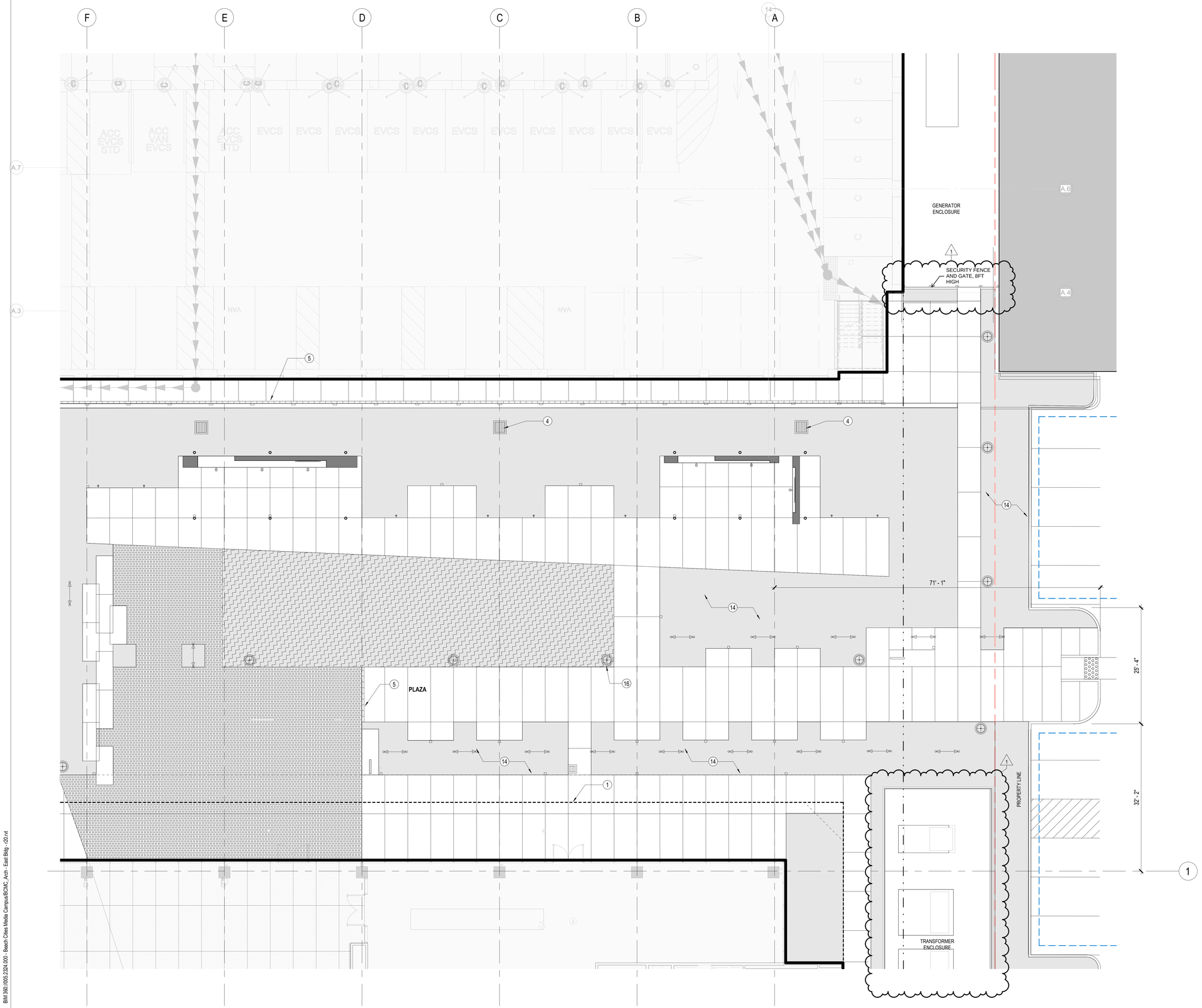
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2 ENLARGED SITE PLAN - 2-2

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

SHEET NOTES

1. EDGE OF BUILDING OVERHANG
2. WINDOW WASHING PATH
3. TRUCK LOADING SPACES
4. AREA DRAINS
5. TRENCH DRAINS
6. FIRE ACCESS TURNAROUND
7. TRUNCATE DOMES
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LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- SCOPE OF WORK
- ACCESSIBLE PATH
- LINE OF I.O.D
- (E) BUILDING
- PLANTING AREA

KEY PLAN

BEACH CITIES

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Seal / Signature

LICENSED ARCHITECT · YOUNG SOO KWON · C-33199 · STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED SITE PLAN - N/E

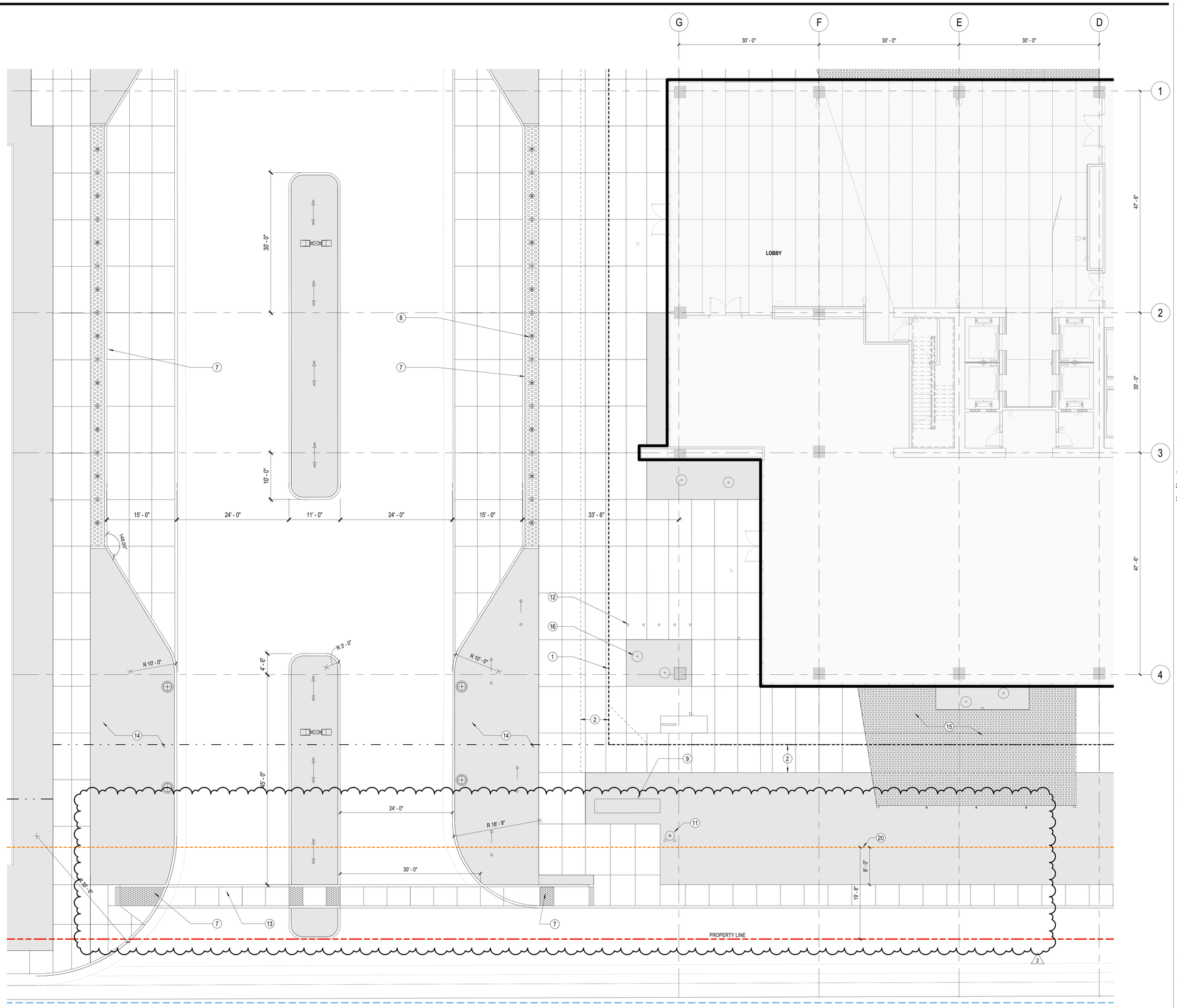
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1 ENLARGED SITE PLAN - 2-3
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. EDGE OF BUILDING OVERHANG
2. WINDOW WASHING PATH
3. TRUCK LOADING SPACES
4. AREA DRAINS
5. TRENCH DRAINS
6. FIRE ACCESS TURNAROUND
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19. LONG TERM BICYCLE PARKING, REFER TO PARKING STRUCTURE DWGS & UNDER SEPERATE PERMIT
20. 19' - 8" I.O.D FOR FUTURE BIKE LANE
21. WELDED WIRE MESH FENCE

GENERAL NOTES

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LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- SCOPE OF WORK
- ACCESSIBLE PATH
- LINE OF I.O.D
- (E) BUILDING
- PLANTING AREA

KEY PLAN

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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bxp Boston Properties

Gensler

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Seal / Signature

LICENSED ARCHITECT — C-33199 — STATE OF CALIFORNIA

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

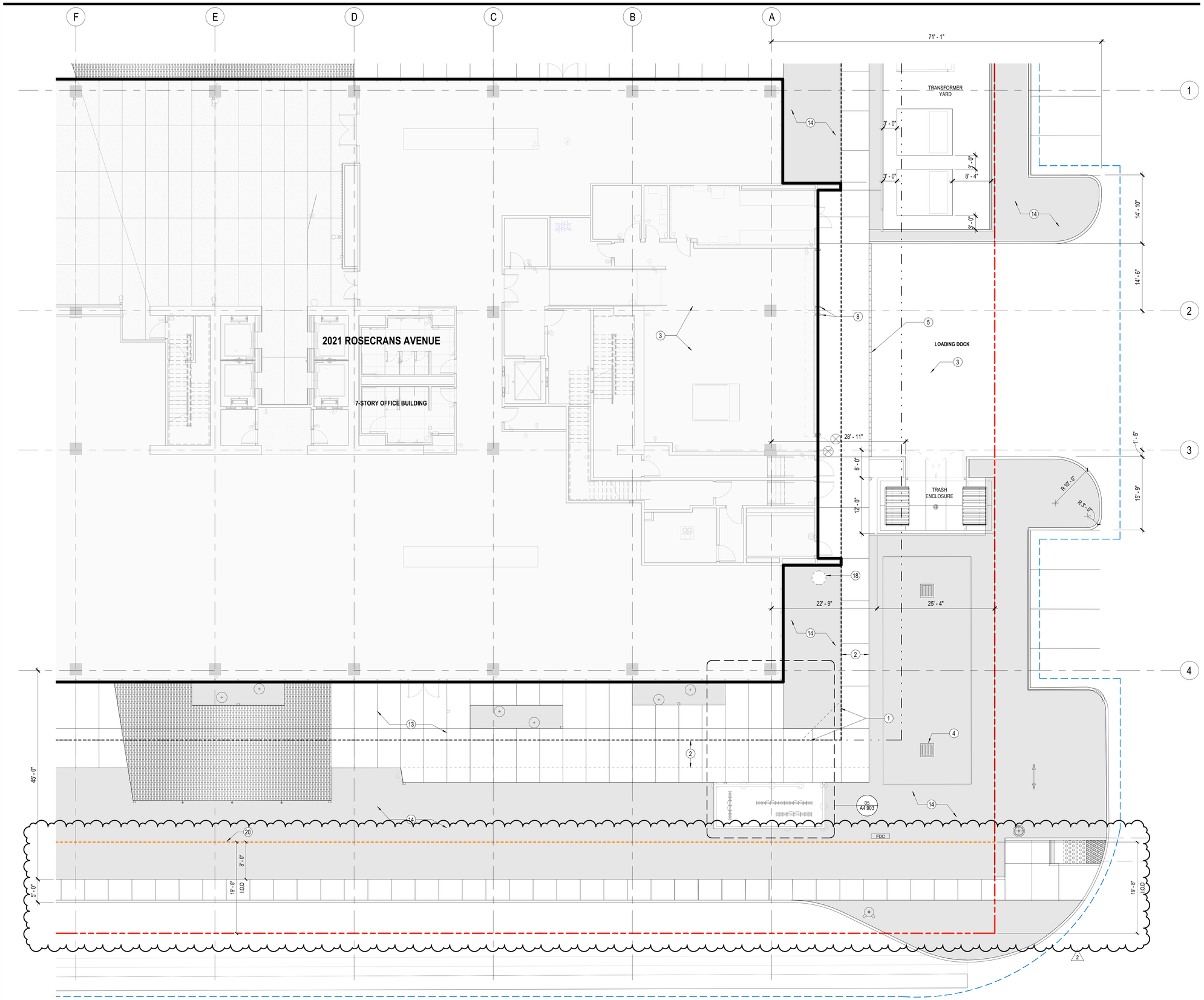
Description
ENLARGED SITE PLAN - S/W

Scale
As indicated

A1.101C

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1 ENLARGED SITE PLAN - 2-4

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

SHEET NOTES

1. EDGE OF BUILDING OVERHANG
2. WINDOW WASHING PATH
3. TRUCK LOADING SPACES
4. AREA DRAINS
5. TRENCH DRAINS
6. FIRE ACCESS TURNAROUND
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LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- SCOPE OF WORK
- ACCESSIBLE PATH
- LINE OF I.O.D
- (E) BUILDING
- PLANTING AREA

KEY PLAN

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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LICENSED ARCHITECT · YOUNG SOO RHEE · C-33199 · STATE OF CALIFORNIA

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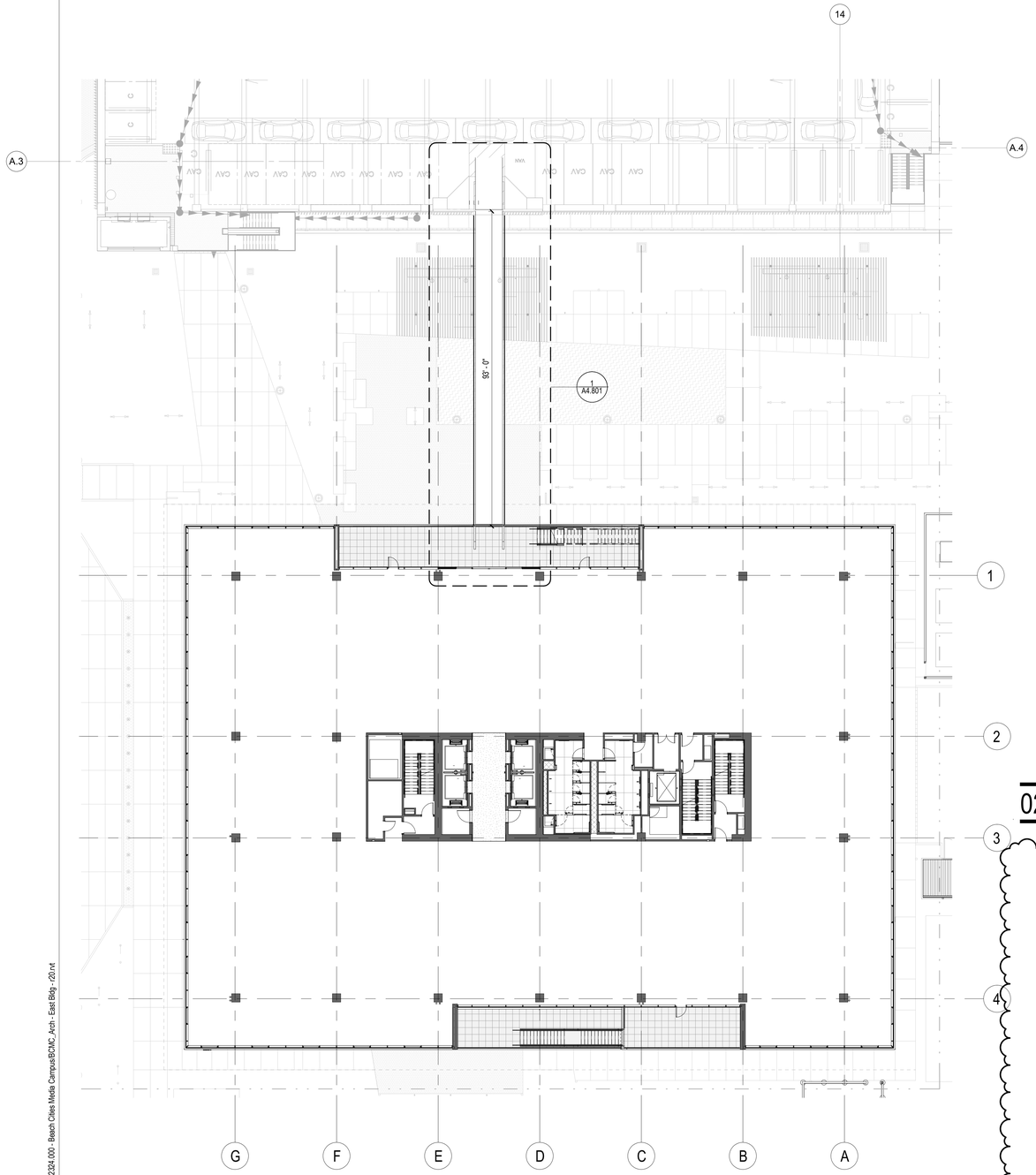
Description
ENLARGED SITE PLAN - S/E

Scale
As indicated

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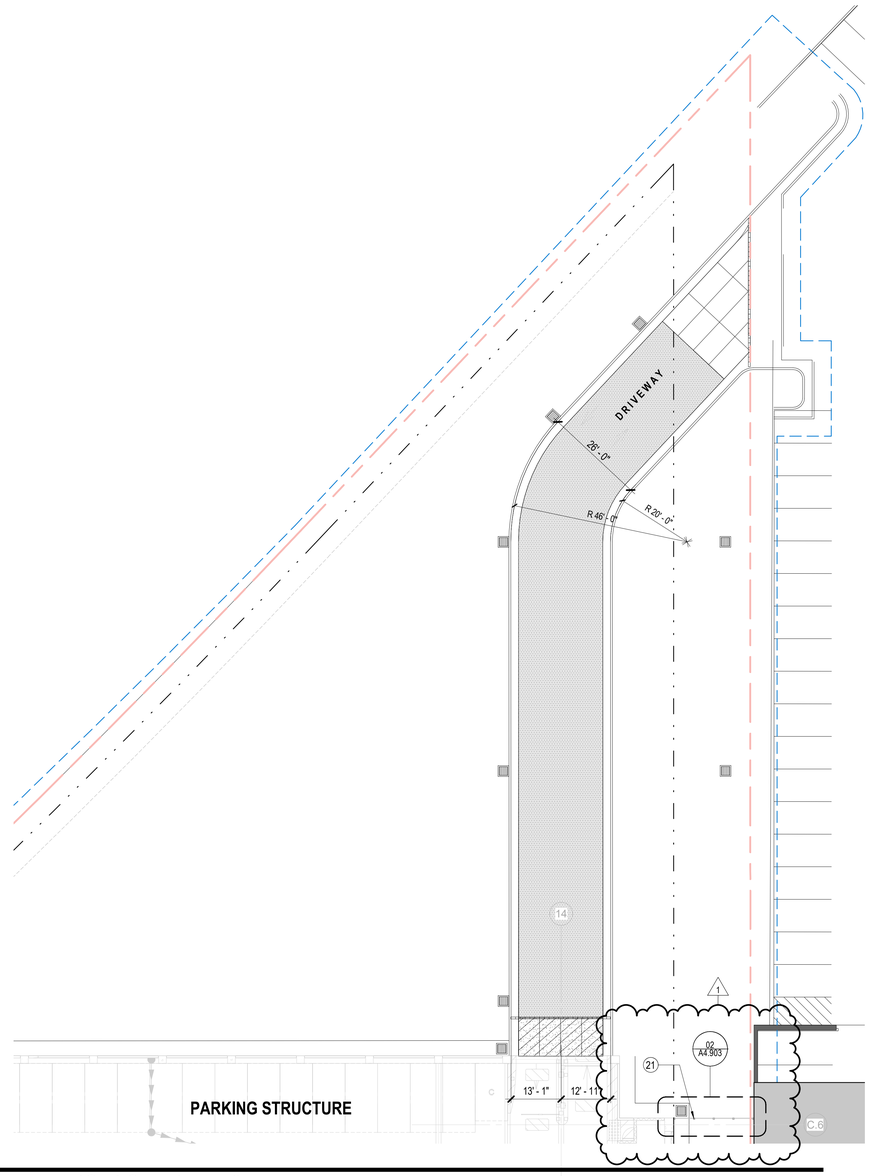
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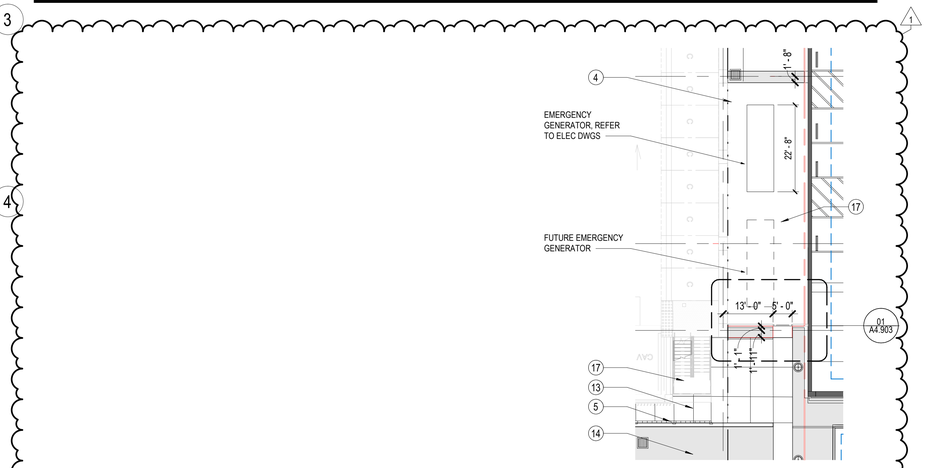
03 SITE PLAN - LEVEL 4 - BRIDGE TO GARAGE

SCALE: 1/16" = 1'-0"



02 ENLARGED SITE PLAN - 3

SCALE: 1/16" = 1'-0"



01 ENLARGED SITE PLAN - GENERATOR ENCLOSURE

SCALE: 1/16" = 1'-0"

SHEET NOTES

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2. WINDOW WASHING PATH
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Seal / Signature

LICENSED ARCHITECT · DOUNG SOO KIM · C-33199 · STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED SITE PLAN - NORTH LOT & LEVEL 4

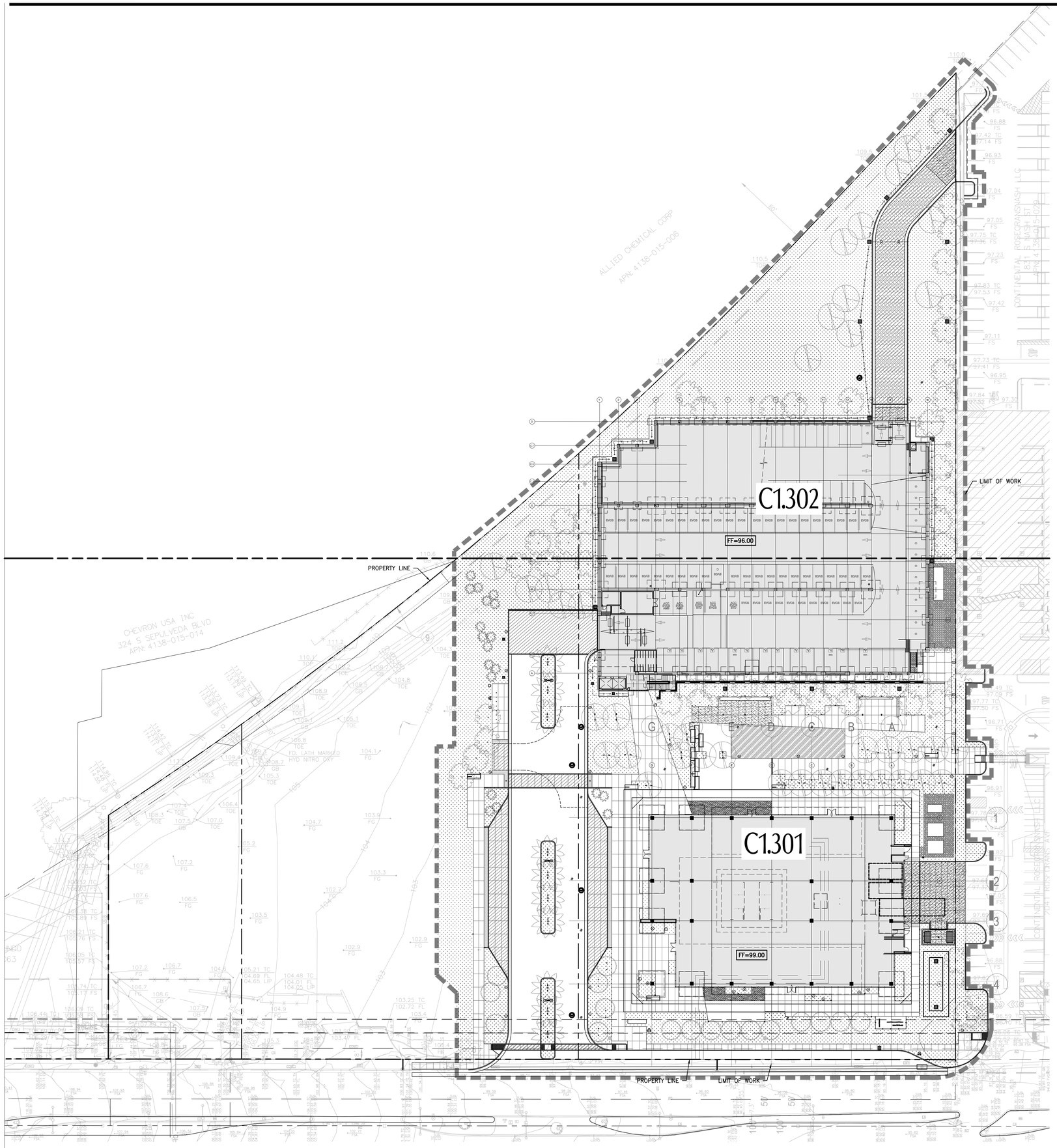
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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- PERMEABLE PAVERS (REGULAR OR BMP) (FOR BMP, REFER TO SHEET C1.400 FOR INFILTRATION STORAGE SUBBASE DETAILS)
- EXISTING EASEMENT (REFER TO SHEETS C1.000 AND C1.001 FOR DETAILS)
- ARTIFICIAL TURF (REFER TO LANDSCAPE PLANS FOR DETAILS)

N

0 15' 30'

SCALE: 1"=30'

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Seal / Signature

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER
NEZA REZAIAN
No. C62048
Exp. 9/30/23
CIVIL
STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

OVERALL GRADING PLAN

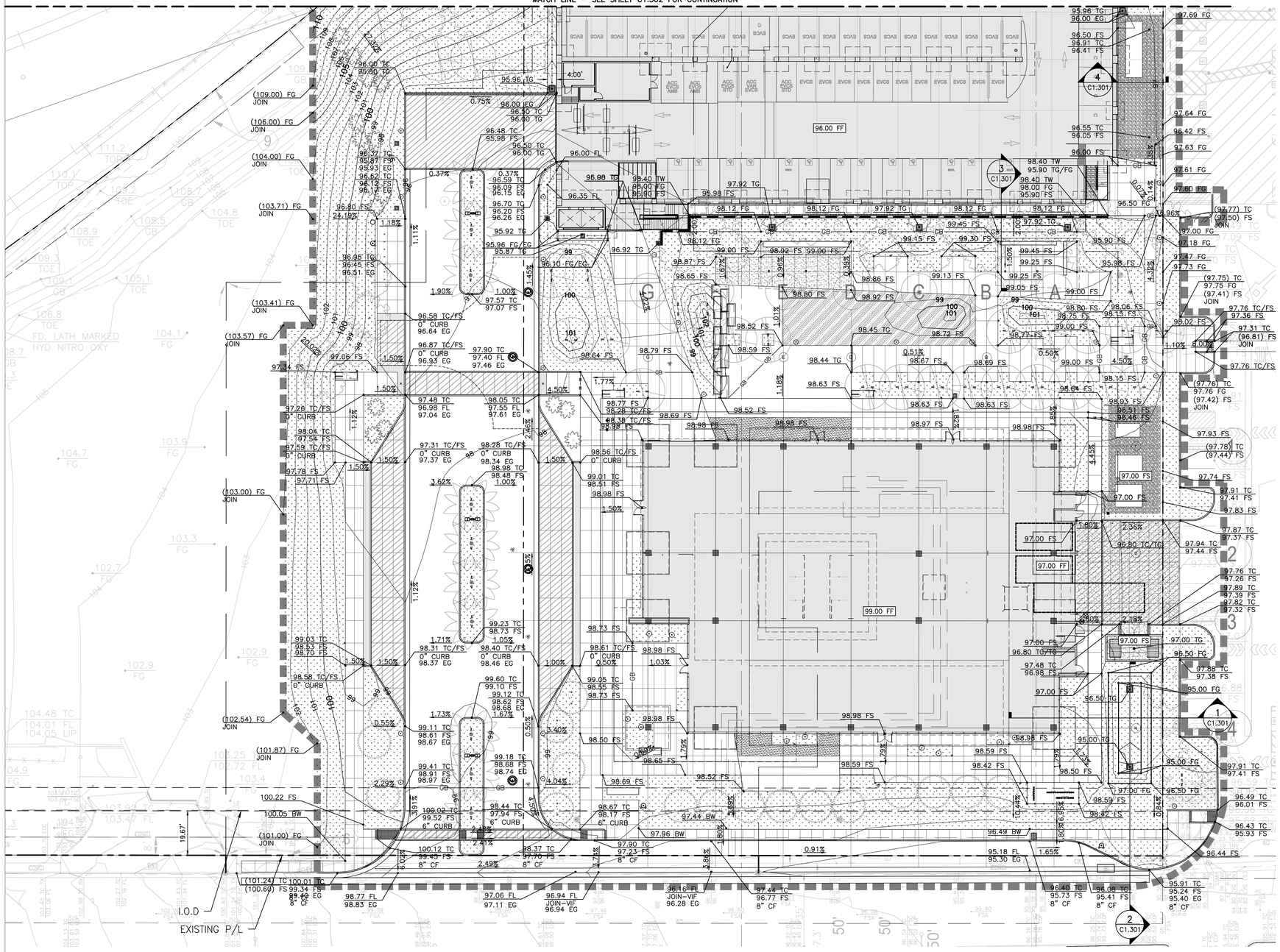
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C1.300

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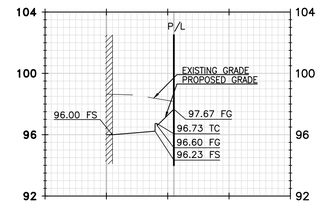
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MATCH LINE – SEE SHEET C1.302 FOR CONTINUATION

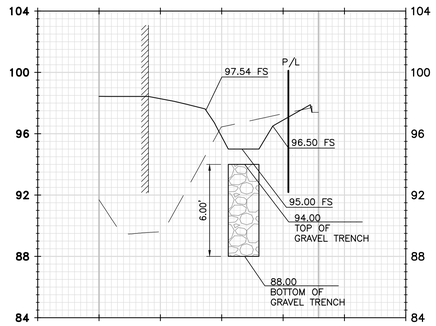


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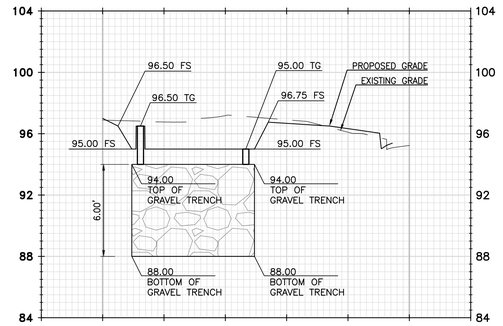
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- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- PERMEABLE PAVERS (REGULAR OR BMP) (FOR BMP, REFER TO SHEET C1.400 FOR INFILTRATION STORAGE SUBBASE DETAILS)
- EXISTING EASEMENT (REFER TO SHEETS C1.000 AND C1.001 FOR DETAILS)
- ARTIFICIAL TURF (REFER TO LANDSCAPE PLANS FOR DETAILS)



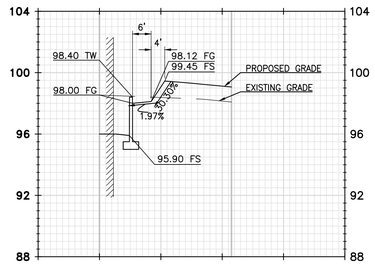
GRADING ALIGNMENT 4
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



GRADING ALIGNMENT 1
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



GRADING ALIGNMENT 2
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



GRADING ALIGNMENT 3
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

N

0 10' 20'
SCALE: 1"=20'

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
12.23.2021	100% SCHEMATIC DESIGN
06.10.2022	75% DESIGN DEVELOPMENT
07.08.2022	100% DESIGN DEVELOPMENT
09.09.2022	50% CONSTRUCTION DOCUMENT
10.20.2022	ISSUE FOR PLAN CHECK
12.09.2022	95% CONSTRUCTION DOCUMENT
04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER REZA NAZEM No. C62048 Exp. 9/30/23 CIVIL STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

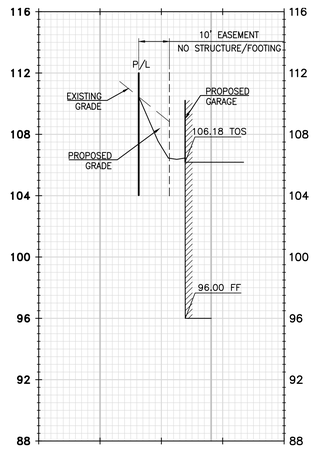
GRADING PLAN

Scale

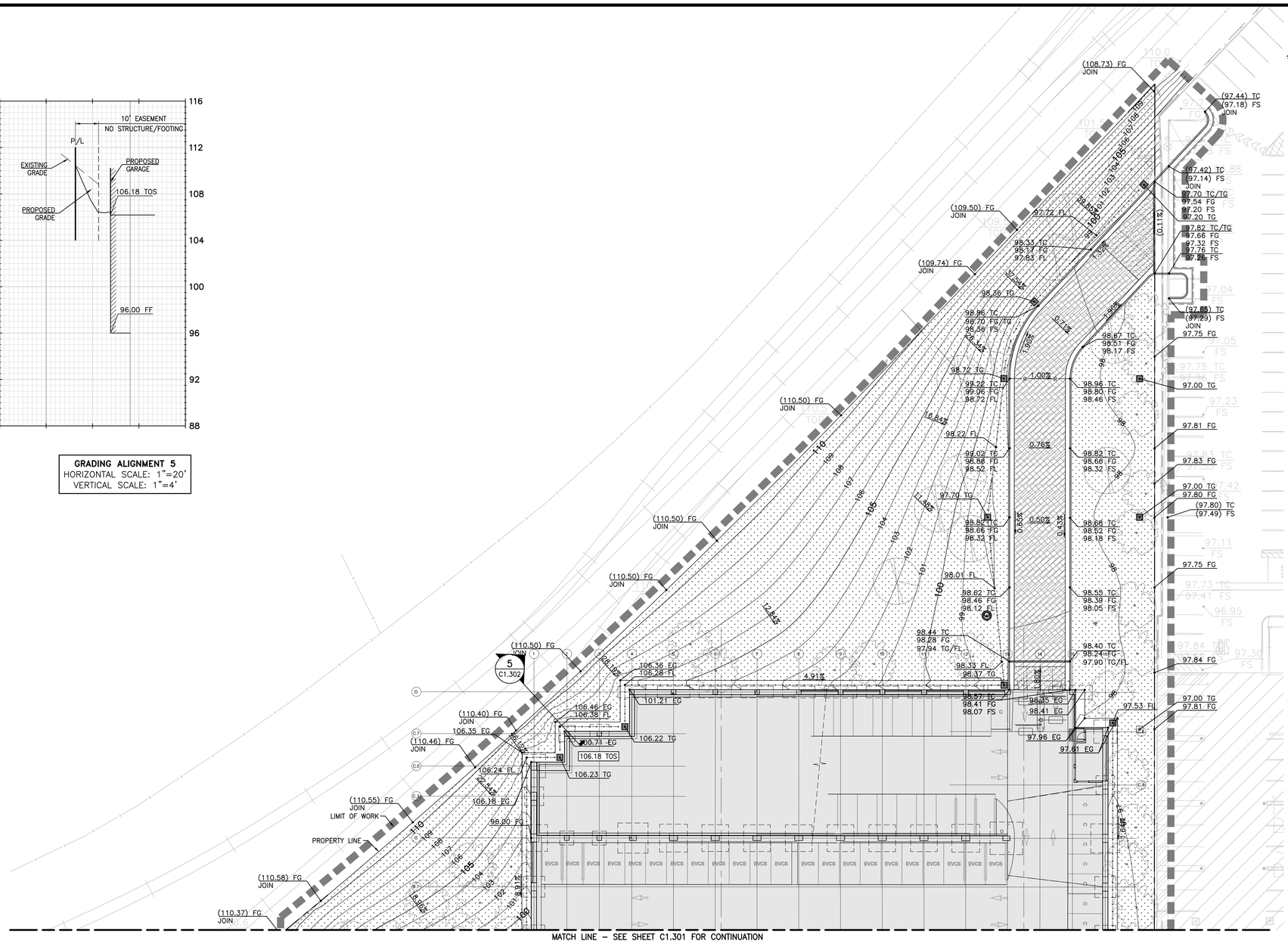
C1.301

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GRADING ALIGNMENT 5
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- PERMEABLE PAVERS (REGULAR OR BMP) (FOR BMP, REFER TO SHEET C1.400 FOR INFILTRATION STORAGE SUBBASE DETAILS)
- EXISTING EASEMENT (REFER TO SHEETS C1.000 AND C1.001 FOR DETAILS)
- ARTIFICIAL TURF (REFER TO LANDSCAPE PLANS FOR DETAILS)

N

0 10' 20'
SCALE: 1"=20'

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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bxp Boston Properties

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REGISTERED PROFESSIONAL ENGINEER REZA No. C62048 Exp. 9/30/23 CIVIL STATE OF CALIFORNIA

UNDER REVIEW

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

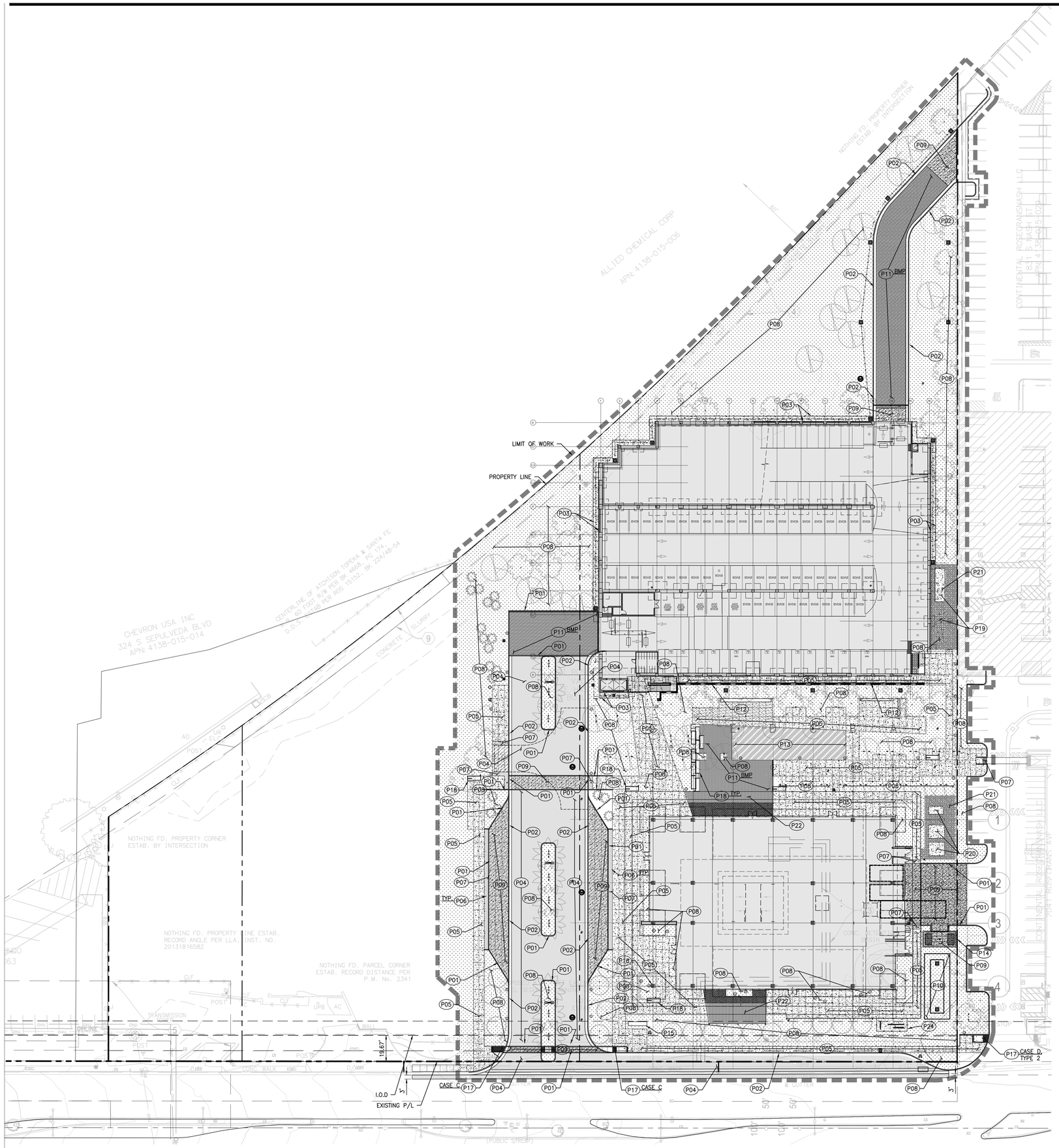
GRADING PLAN

Scale

C1.302

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PAVING CONSTRUCTION NOTES

- (P01) CONCRETE CURB. PER DETAIL 1 ON SHEET C5.001. CURB HEIGHT PER GRADING PLAN.
- (P02) CONCRETE CURB AND GUTTER. PER DETAIL 2 ON SHEET C5.001. CURB HEIGHT PER GRADING PLAN.
- (P03) CONCRETE VALLEY GUTTER. PER DETAIL 3 ON SHEET C5.001.
- (P04) ASPHALT CONCRETE PAVEMENT. PER DETAIL 2 ON SHEET C5.000.
- (P05) PEDESTRIAN CONCRETE PAVEMENT. PER DETAIL 1 ON SHEET C5.000.
- (P06) BOLLARD. PER DETAIL 10 ON SHEET C5.000.
- (P07) TRUNCATED DOMES PER DETAIL 5, SHEET C5.000.
- (P08) PLANTING PER LANDSCAPE PLANS.
- (P09) HEAVY TRUCK TRAFFIC CONCRETE PAVEMENT PER DETAIL 1, SHEET C5.000. CURE AND SEAL TO PREVENT TIRE MARKS PER LANDSCAPE.
- (P10) INFILTRATION BASIN TO COMPLY WITH RET-2 PER COUNTY OF LOS ANGELES LOW IMPACT DEVELOPMENT STANDARDS MANUAL.
- (P11) FOR REGULAR PERMEABLE PAVER, SUBBASE PER MANUFACTURER. FOR BMP PERMEABLE PAVERS, REFER TO DETAIL 7, SHEET C5.000 FOR SUBBASE DETAIL.
- (P12) RETAINING WALL DESIGNED BY OTHERS.
- (P13) ARTIFICIAL TURF (REFER TO LANDSCAPE PLANS FOR DETAILS)
- (P14) TRASH ENCLOSURE WALL DESIGNED BY OTHERS
- (P15) SITE SIGNAGE (REFER TO LANDSCAPE PLANS)
- (P16) BUILDING COLUMN (REFER TO LANDSCAPE PLANS)
- (P17) CURB RAMP PER SPPWC STANDARD PLAN 111-5. CASE AND TYPE PER PLAN.
- (P18) CONCRETE SEAT WALL (REFER TO LANDSCAPE PLANS FOR DETAILS)
- (P19) ELECTRICAL GENERATOR CONCRETE PAD PER STRUCTURAL ENGINEER. ELECTRICAL GENERATOR DESIGN PER ELECTRICAL PLAN.
- (P20) ELECTRICAL EQUIPMENT CONCRETE PAD PER STRUCTURAL ENGINEER. ELECTRICAL EQUIPMENT DESIGN PER ELECTRICAL PLAN.
- (P21) 1.5" TO 3" GRAVEL.
- (P22) NON-BMP PAVERS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- (P23) 6" OF PG-64-10 HOT MIX ASPHALT OVER 6" OF BASE, WITH PG-64-10 TACK COAT.
- (P24) ENCLOSURE (REFER TO LANDSCAPE AND ARCHITECTURAL PLANS)

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- PEDESTRIAN CONCRETE PAVING (REFER TO SHEET C5.000 FOR DETAILS)
- VEHICULAR CONCRETE PAVING (REFER TO SHEET C5.000 FOR DETAILS)
- ASPHALT (REFER TO SHEET C5.000 FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- BMP PERMEABLE PAVERS (REFER TO SHEETS C1.400 FOR INFILTRATION STORAGE SUBBASE DETAILS)
- NON-BMP PAVERS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- EXISTING EASEMENT (REFER TO SHEETS C1.000 AND C1.001 FOR DETAILS)
- ARTIFICIAL TURF (REFER TO LANDSCAPE PLANS FOR DETAILS)
- 1.5" TO 3" GRAVEL

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.

N

0 15' 30'

SCALE: 1"=30'

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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bxp Boston Properties

Gensler

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REZA REZAIAN — No. C62048 — Exp. 9/30/23 — CIVIL — STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

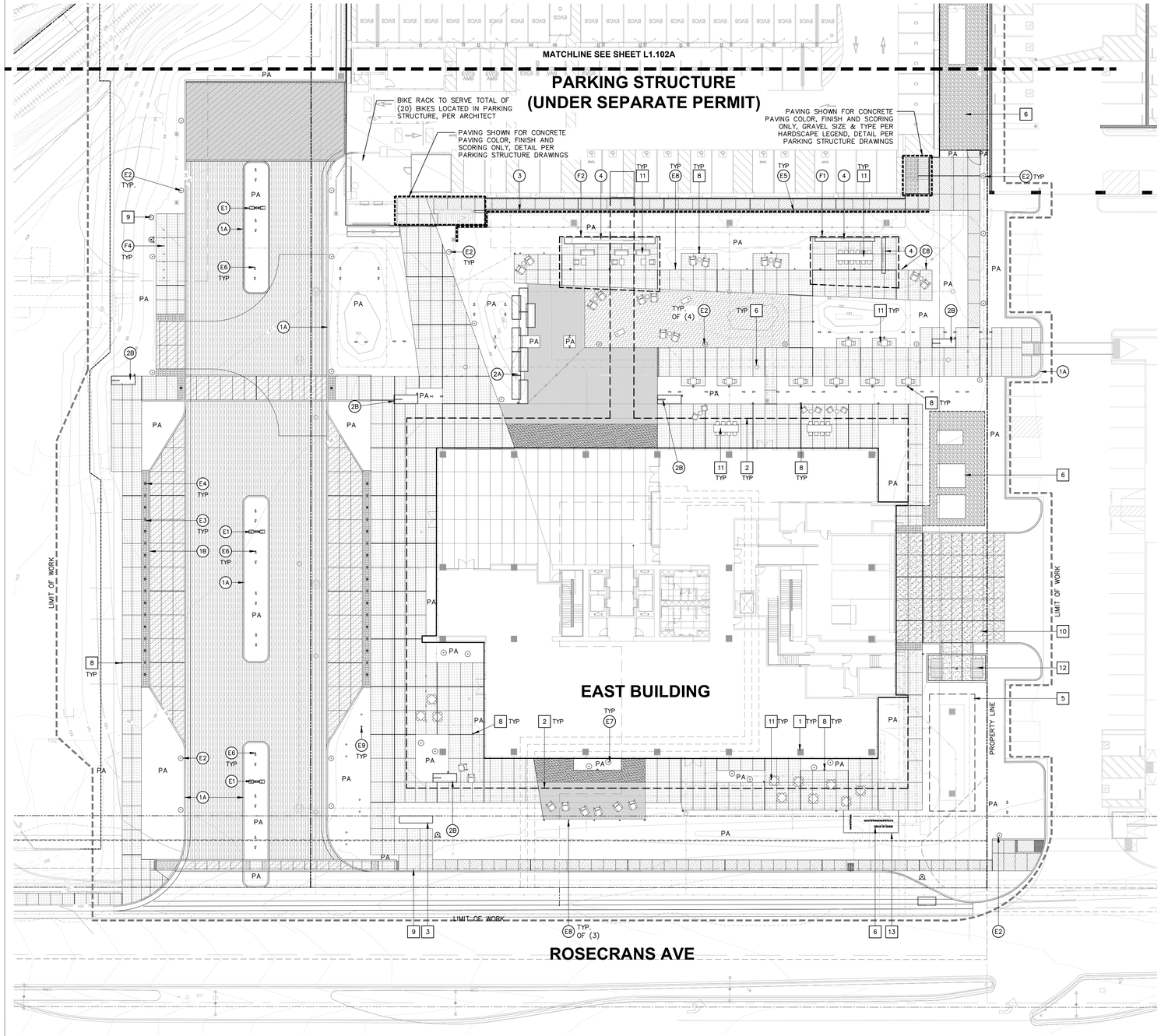
PAVING PLAN

Scale

C1.600

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HARDSCAPE LEGEND

SEE SHEET L1.200 FOR FULL HARDSCAPE LEGEND

SYMBOL VEH	SYMBOL PED	HARDSCAPE PAVING	DETAIL
		C.I.P. CONCRETE PAVING, TYPE 1	1,2 / L1.301
		C.I.P. CONCRETE PAVING, TYPE 2	1,2 / L1.301
		C.I.P. CONCRETE PAVING, TYPE 3	PER CIVIL
		PERMEABLE CONCRETE PAVERS, SAND BASE	4 / L1.301
		PERMEABLE CONCRETE PAVERS, CONCRETE BASE	4 / L1.301
		VEHICULAR PERMEABLE CONCRETE PAVERS	PER CIVIL
		ARTIFICIAL TURF	7 / L1.301
		TRUNCATED DOMES	3 / L1.301
		VEHICULAR PAVING	PER CIVIL
		GRAVEL	
	EJ	HIDDEN EXPANSION JOINT	2 / L1.301
		CONSTRUCTION JOINT	2 / L1.301
	DJ	DECORATIVE JOINT	2 / L1.301

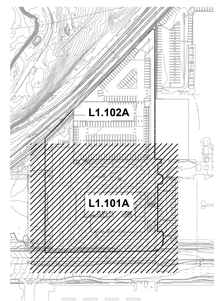
SYMBOL	CURB/WALL/EDGING	
1A	C.I.P. CONCRETE CURB	PER CIVIL
1B	C.I.P. CONCRETE ZERO CURB	PER CIVIL
2A	PRECAST CONCRETE STEPPED SEAT WALL	1 / L1.303
2B	PRECAST CONCRETE SEAT WALL	2 / L1.303
3	C.I.P. CONCRETE RETAINING WALL	1 / L1.302
4	MEDIA WALL	PER ARCHITECT
5	STEEL EDGING	8 / L1.301

SYMBOL	SITE FURNITURE	
F1	TRELLIS TYPE 1	PER ARCHITECT
F2	TRELLIS TYPE 2	PER ARCHITECT
F3	FREE-STANDING PLANTER ON STRUCTURE	
F4	BIKE RACK	3 / L1.302
F5	BUILT-IN PLANTER ON-STRUCTURE	PER ARCHITECT

SYMBOL	MISC. SITE IMPROVEMENTS	
1	BUILDING COLUMN	PER ARCHITECT
2	BUILDING OVERHANG / BRIDGE	PER ARCHITECT
3	SITE SIGNAGE	BY OTHERS
4	SURFACE PARKING	PER CIVIL
5	BIOSWALE TREATMENT BASIN	PER CIVIL
6	SURFACE UTILITY	PER CIVIL
7	WHEEL STOP	PER CIVIL
8	POWER PEDESTAL	4 / L1.302
9	FIRE HYDRANT	PER CIVIL
10	FIRE TANK	PER ARCHITECT
11	SITE FURNITURE, OWNER TO PROVIDE, CONTRACTOR TO INSTALL	
12	TRASH ENCLOSURE	PER ARCHITECT
13	UTILITY SCREEN	PER ARCHITECT
PA	PLANTING AREA	
	LIMIT OF WORK	
	PROPERTY LINE	

LIGHTING LEGEND

SYMBOL	LIGHTING TYPE	DETAIL
E1	STREET POLE	
E2	PEDESTRIAN POLE	2 / L1.302
E3	ILLUMINATED BOLLARD AT DROP-OFF	5 / L1.301
E4	NON-ILLUMINATED BOLLARD AT DROP-OFF	5 / L1.301
E5	RECESSED STEP LIGHT	1 / L1.302
E6	STAKED MOUNTED TREE LIGHT	
E7	DECORATIVE EXTERIOR GLOW BALL	
E8	BOLLARD LIGHT AT WALKWAY	5 / L1.302
E9	ON GRADE TREE UPLIGHT	



KEYMAP
N.T.S.

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Los Angeles, California 90071
United States

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Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
spurlock-land.com

Date	Description
12.23.2021	100% SCHEMATIC DESIGN
06.10.2022	75% DESIGN DEVELOPMENT
07.08.2022	100% DESIGN DEVELOPMENT
08.11.2022	CD PROGRESS SET
09.01.2022	50% CONSTRUCTION DOCUMENT
12.09.2022	95% CONSTRUCTION DOCUMENT
04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT KYLE SPURLOCK 5617 09/15/21 Date STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

HARDSCAPE PLAN

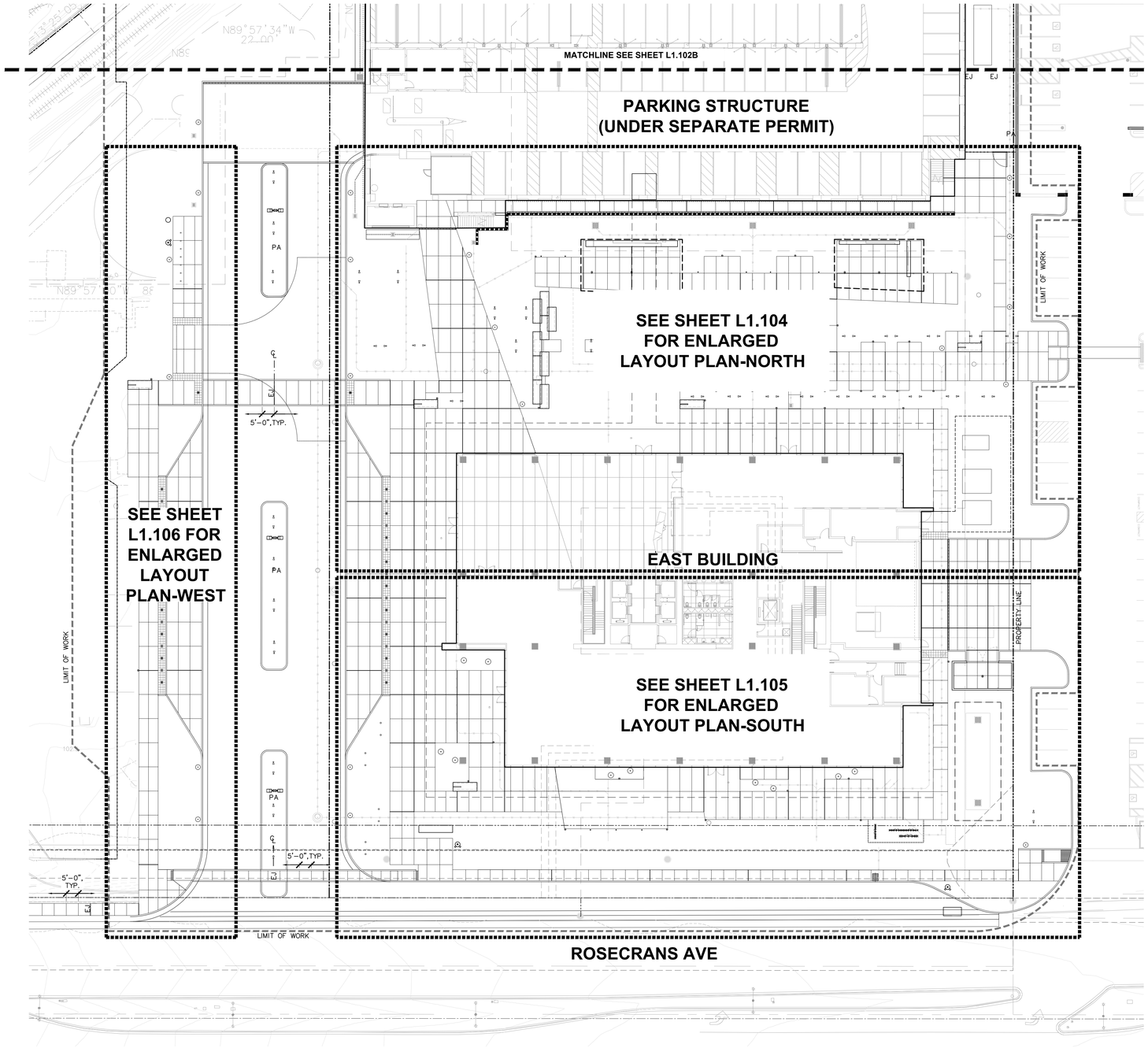
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AS SHOWN

L1.101A

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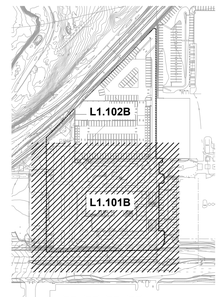


LAYOUT LEGEND

SYMBOL	ITEM	DETAIL
EJ	HIDDENT EXPANSION JOINT	2 L1.301
	CONSTRUCTION JOINT	2 L1.301
DJ	DECORATIVE JOINT	2 L1.301
	CENTER LINE	
EQ	EQUAL	
	ALIGN	
	PROPERTY LINE	
	LIMIT OF WORK	

NOTES:

1. SEE SHEETS L1.101A,L1.102A & L1.103 FOR HARDSCAPE MATERIALS.
2. REFER TO CIVIL SHEETS FOR TOP OF WALL & FINISH GRADE ELEVATIONS.
3. CIVIL TO PROVIDE CONTRACTOR DIGITAL FILES TO COMPLETE CONSTRUCTION STAKING AND HORIZONTAL CONTROL FOR ALL IMPROVEMENTS, TYP.
4. CONTRACTOR TO PROVIDE LAYOUT OF EXPANSION JOINTS, CONSTRUCTION JOINTS AND DECORATIVE JOINTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.



KEYMAP
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Project Name
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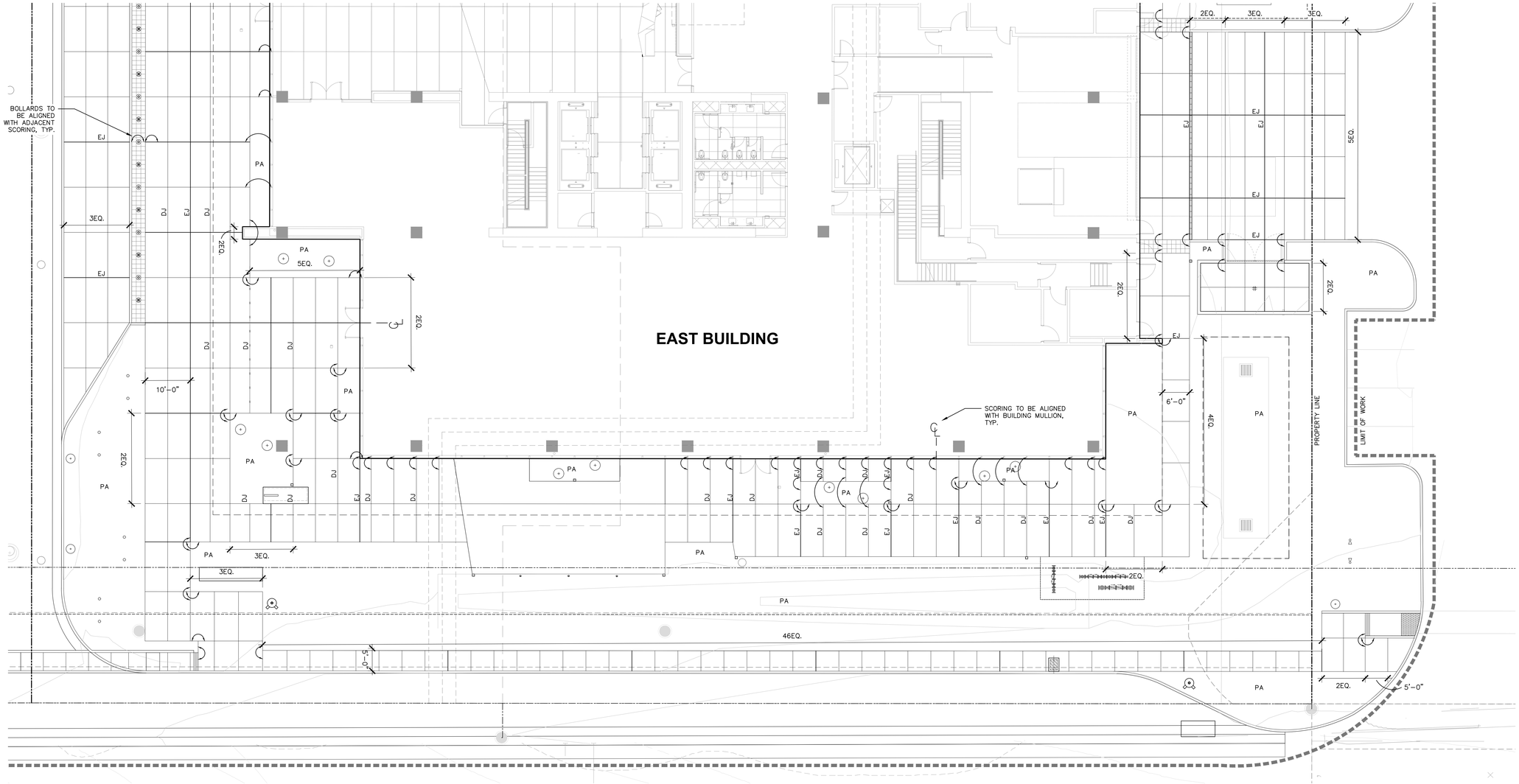
Description
HARDSCAPE LAYOUT PLAN

Scale
AS SHOWN

L1.101B

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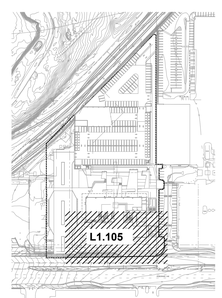


LAYOUT LEGEND

SYMBOL	ITEM	DETAIL
EJ	HIDDENT EXPANSION JOINT	2 / L1.301
	CONSTRUCTION JOINT	2 / L1.301
DJ	DECORATIVE JOINT	2 / L1.301
	CENTER LINE	
EQ	EQUAL	
	ALIGN	
	PROPERTY LINE	
	LIMIT OF WORK	

NOTES:

1. SEE SHEETS L1.101A,L1.102A & L1.103 FOR HARDSCAPE MATERIALS.
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NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED LAYOUT PLAN-SOUTH

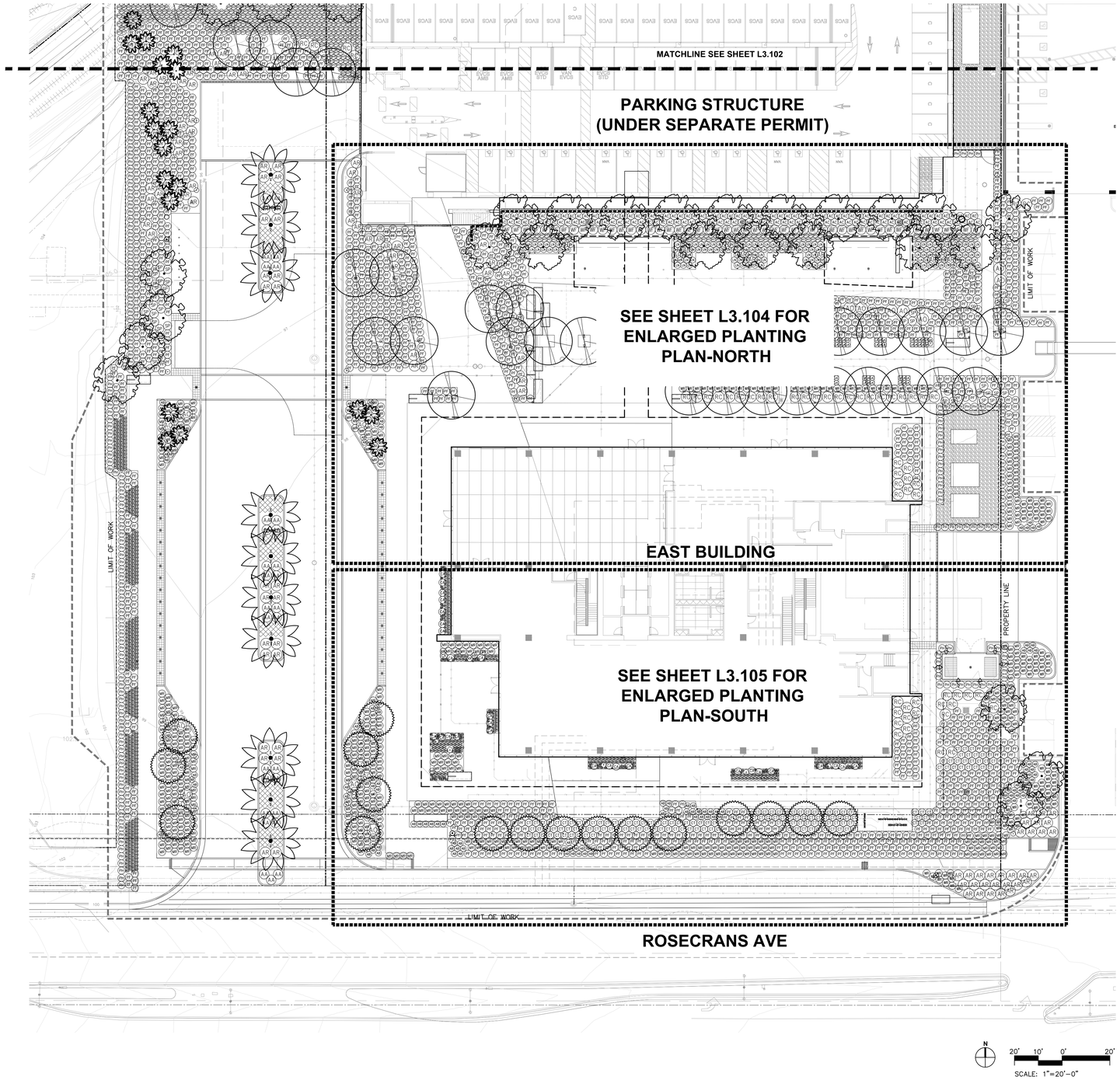
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PLANTING LEGEND

SEE SHEET L3.200 FOR FULL PLANTING LEGEND

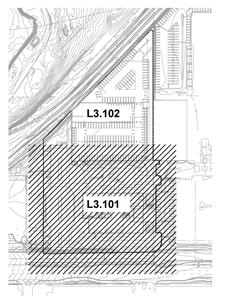
TREES	BOTANICAL / COMMON NAME
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE
	PHOENIX DACTYLIFERA DATE PALM
	PINUS CANARIENSIS CANARY ISLAND PINE
	RHUS LANCEA AFRICAN SUMAC

SHRUBS		BOTANICAL / COMMON NAME
AC	AC	ACACIA COGNATA 'COUSIN ITT' LITTLE RIVER WATTLE
AL	AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW
AG	AG	AGAVE OVATIFOLIA WHALE'S TONGUE AGAVE
AP	AP	AGAVE PARRYI ARTICHOKE AGAVE
A	A	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE
AB	AB	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE
AA	AA	ALOE ARBORESCENS 'YELLOW TORCH' YELLOW TORCH ALOE
AR	AR	ALOE RUBROVIOLACEA ARABIAN ALOE
B	B	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
CT	CT	CHONDROPETALUM TECTORUM DWARF CAPE RUSH
CA	CA	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA RIPPLE SILVER DOLLAR JADE
E	E	ECHEVERIA X 'AFTERGLOW' AFTERGLOW ECHEVERIA
KR	KR	KALANCHOE ROTUNDIFOLIA COMMON KALANCHOE
LA	LA	LAVANDULA X ALLARDII 'MEERLO' MEERLO LAVENDER
LN	LN	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
MR	MR	MUHLENBERGIA RIGENS DEER GRASS
PF	PF	PENNISETUM X 'FAIRY TAILS' FAIRY TAILS FOUNTAIN GRASS
PI	PI	PITTOSPORUM TOBIRA 'CREAM DE MINT' DWARF MOCK ORANGE
PH	PH	PODOCARPUS HENKELII LONG LEAFED YELLOW WOOD
RC	RC	RHAMNUS CALIFORNICA 'EVE CASE' EVE CASE COFFEE BERRY
SP	SP	SALVIA X 'POZO BLUE' POZO BLUE SAGE
WF	WF	WESTRINGIA FRUTICOSA LOW COAST ROSEMARY
WR	WR	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY

VINES	BOTANICAL / COMMON NAME
	FICUS PUMILA CREEPING FIG

SHRUB AREAS	BOTANICAL / COMMON NAME
	HYDROSEED MIX SPP LINUM LEWISI/ BLUE FLAX LUPINUS NANUS 'PIXIE DELIGHT'/ SKY LUPINE NEMOPHILIA MENZIESII/ BABY BLUE EYES PHACELIA CAMPANULARIA/ CALIF. BLUEBELLS VERBENA TENUISECTA/ FUSCHIA MOSS VERBENA

GROUND COVERS	BOTANICAL / COMMON NAME
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE



KEYMAP
N.T.S.

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
spurlock-land.com

△ Date	Description
12.23.2021	100% SCHEMATIC DESIGN
06.10.2022	75% DESIGN DEVELOPMENT
07.08.2022	100% DESIGN DEVELOPMENT
08.11.2022	CD PROGRESS SET
09.01.2022	50% CONSTRUCTION DOCUMENT
12.09.2022	95% CONSTRUCTION DOCUMENT
04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature



NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

PLANTING PLAN

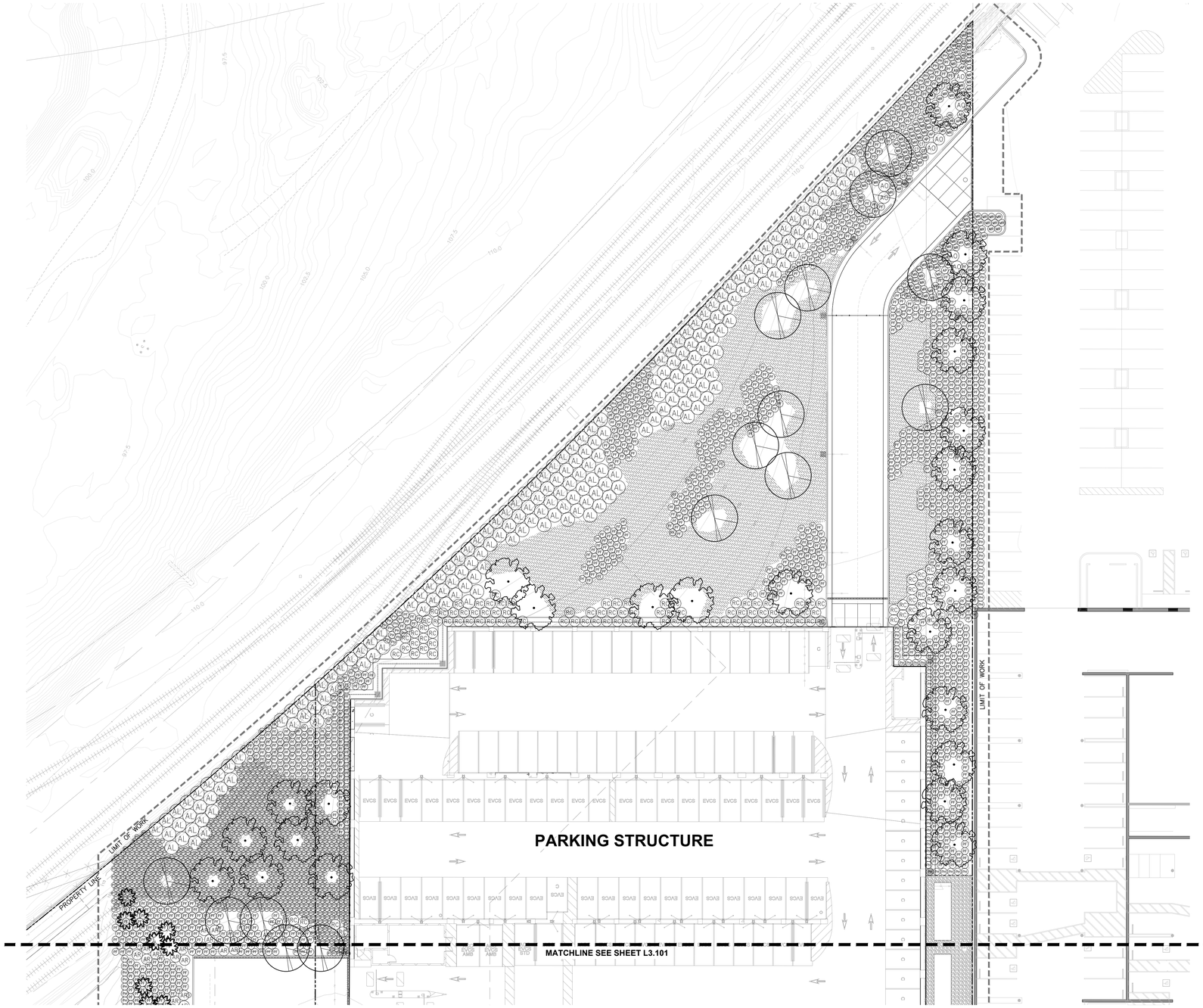
Scale

AS SHOWN

L3.101

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N

20' 10' 0' 20'

SCALE: 1"=20'-0"

PLANTING LEGEND

SEE SHEET L3.200 FOR FULL PLANTING LEGEND

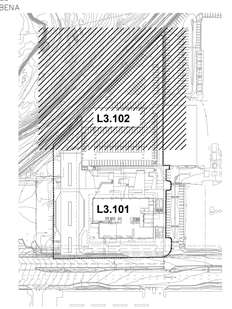
TREES	BOTANICAL / COMMON NAME
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE
	PHOENIX DACTYLIFERA DATE PALM
	PINUS CANARIENSIS CANARY ISLAND PINE
	RHUS LANCEA AFRICAN SUMAC

SHRUBS		BOTANICAL / COMMON NAME
AC	AC	ACACIA COGNATA 'COUSIN ITT' LITTLE RIVER WATTLE
AL	AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW
AO	AO	AGAVE OVATIFOLIA WHALE'S TONGUE AGAVE
AP	AP	AGAVE PARRYI ARTICHOKE AGAVE
A	A	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE
AB	AB	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE
AA	AA	ALOE ARBORESCENS 'YELLOW TORCH' YELLOW TORCH ALOE
AR	AR	ALOE RUBROVIOLACEA ARABIAN ALOE
B	B	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
CT	CT	CHONDROPETALUM TECTORUM DWARF CAPE RUSH
CA	CA	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA RIPPLE SILVER DOLLAR JADE
E	E	ECHEVERIA X 'AFTERGLOW' AFTERGLOW ECHEVERIA
KR	KR	KALANCHOE ROTUNDIFOLIA COMMON KALANCHOE
LV	LV	LAVANDULA X ALLARDII 'MEERLO' MEERLO LAVENDER
LN	LN	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
MR	MR	MUHLENBERGIA RIGENS DEER GRASS
PT	PT	PENNISETUM X 'FAIRY TAILS' FAIRY TAILS FOUNTAIN GRASS
PI	PI	PITTOSPORUM TOBIRA 'CREAM DE MINT' DWARF MOCK ORANGE
PH	PH	PODOCARPUS HENKELII LONG LEAFED YELLOW WOOD
RC	RC	RHAMNUS CALIFORNICA 'EVE CASE' EVE CASE COFFEE BERRY
SP	SP	SALVIA X 'POZO BLUE' POZO BLUE SAGE
WF	WF	WESTRINGIA FRUTICOSA LOW COAST ROSEMARY
WR	WR	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY

VINES	BOTANICAL / COMMON NAME
	FICUS PUMILA CREEPING FIG

SHRUB AREAS	BOTANICAL / COMMON NAME
	HYDROSEED MIX SPP LINUM LEWISI/ BLUE FLAX LUPINUS NANUS 'PIXIE DELIGHT'/ SKY LUPINE NEMOPHILIA MENZIESII/ BABY BLUE EYES PHACELIA CAMPAXIULARIA/ CALIF. BLUEBELLS VERBENA TENUISECTA/ FUSCHIA MOSS VERBENA

GROUND COVERS	BOTANICAL / COMMON NAME
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE



KEYMAP
N.T.S.

N

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
spurlock-land.com

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	08.11.2022	CD PROGRESS SET
	09.01.2022	50% CONSTRUCTION DOCUMENT
	12.09.2022	95% CONSTRUCTION DOCUMENT
	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED LANDSCAPE ARCHITECT
KYLE THOMAS LEWIS
LICENSE NO. 6482
09/15/21
DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

PLANTING PLAN

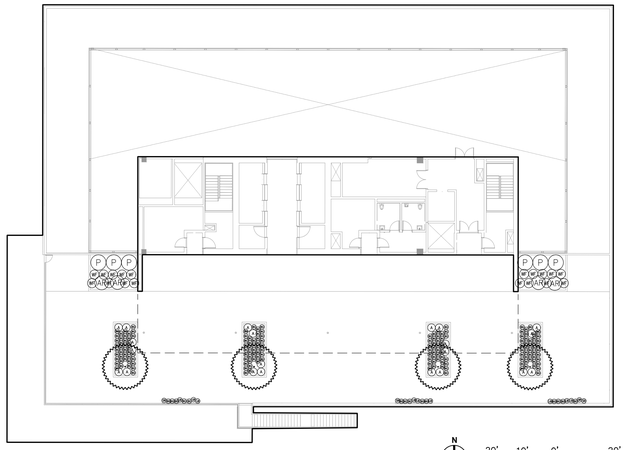
Scale

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ROOF

N

20' 10' 0' 20'

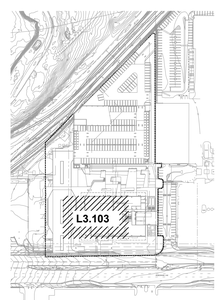
SCALE: 1"=20'-0"

PLANTING LEGEND

SEE SHEET L3.200 FOR FULL PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE

SHRUBS	BOTANICAL / COMMON NAME
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE
AR	ALOE RUBROVIOLACEA ARABIAN ALOE
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	LOTUS BERTHELOTII PARROT'S BEAK
P	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' MARJORIE CHANNON TAWHIWHI
	SENECIO ROWLEYANUS STRING OF PEARLS
W	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY



KEYMAP
N.T.S.

N

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
spurlock-land.com

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
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	08.11.2022	CD PROGRESS SET
	09.01.2022	50% CONSTRUCTION DOCUMENT
	12.09.2022	95% CONSTRUCTION DOCUMENT
	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
BRANDON KYLE SPURLOCK
09/15/21
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

PLANTING PLAN

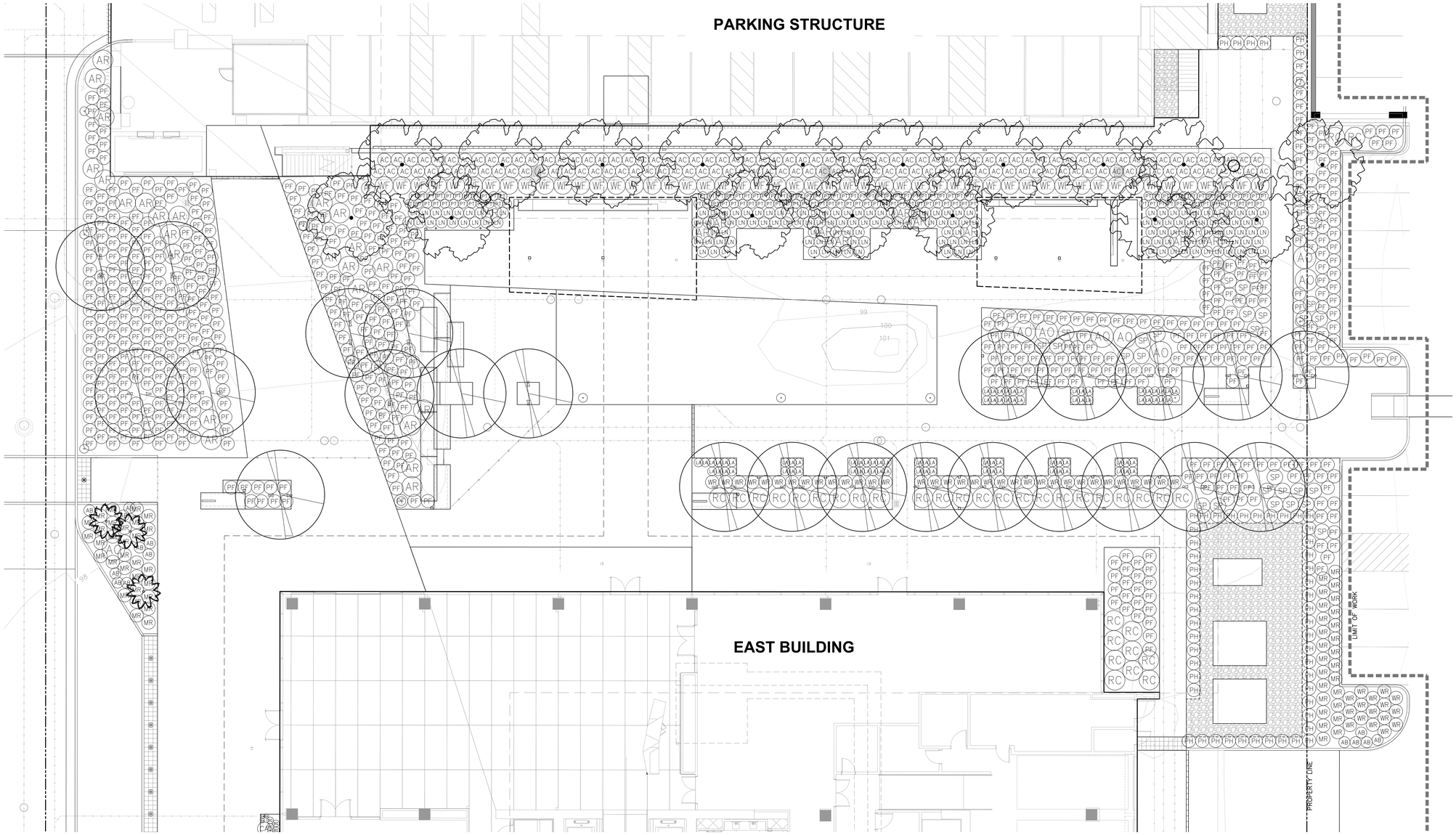
Scale

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PLANTING LEGEND

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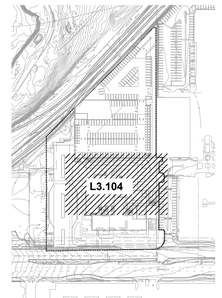
TREES	BOTANICAL / COMMON NAME
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE
	PHOENIX DACTYLIFERA DATE PALM
	PINUS CANARIENSIS CANARY ISLAND PINE
	RHUS LANCEA AFRICAN SUMAC

SHRUBS	BOTANICAL / COMMON NAME
AC	ACACIA COGNATA 'COUSIN ITT' LITTLE RIVER WATTLE
AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW
AO	AGAVE OVATIFOLIA WHALE'S TONGUE AGAVE
AP	AGAVE PARRYI ARTICHOKE AGAVE
A	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE
AB	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE
AA	ALOE ARBORESCENS 'YELLOW TORCH' YELLOW TORCH ALOE
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CA	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA RIPPLE SILVER DOLLAR JADE
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KR	KALANCHOE ROTUNDIFOLIA COMMON KALANCHOE
LV	LAVANDULA X ALLARDII 'MEERLO' MEERLO LAVENDER
LN	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
MR	MUHLENBERGIA RIGENS DEER GRASS
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SP	SALVIA X 'POZO BLUE' POZO BLUE SAGE
WF	WESTRINGIA FRUTICOSA LOW COAST ROSEMARY
WR	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY

VINES	BOTANICAL / COMMON NAME
	FICUS PUMILA CREEPING FIG

SHRUB AREAS	BOTANICAL / COMMON NAME
	HYDROSEED MIX SPP LINUM LEWISI/ BLUE FLAX LUPINUS NANUS 'PIXIE DELIGHT'/ SKY LUPINE NEMOPHILIA MENZIESII/ BABY BLUE EYES PHACELIA CAMPAXIULARIA/ CALIF. BLUEBELLS VERBENA TENUISECTA/ FUSCHIA MOSS VERBENA

GROUND COVERS	BOTANICAL / COMMON NAME
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE



KEYMAP
N.T.S.

BEACH CITIES
2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION
Mar Ventures, Inc.
bxp Boston Properties

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.681.0090
spurlock-land.com

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	12.09.2022	95% CONSTRUCTION DOCUMENT
	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
SHANNON KYLE SPURLOCK
09/15/21
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

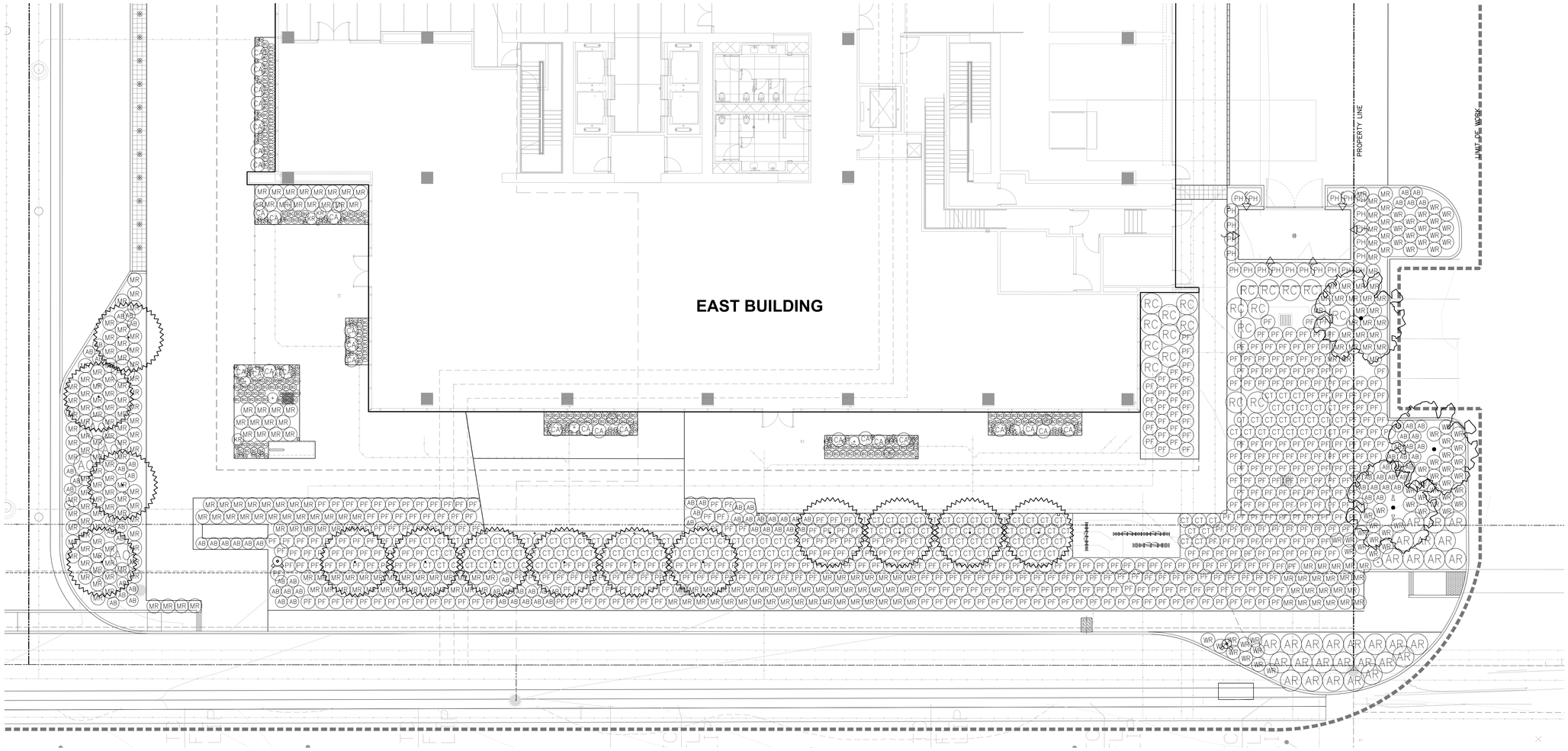
Description
ENLARGED PLANTING PLAN-NORTH

Scale
AS SHOWN

L3.104

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PLANTING LEGEND

SEE SHEET L3.200 FOR FULL PLANTING LEGEND

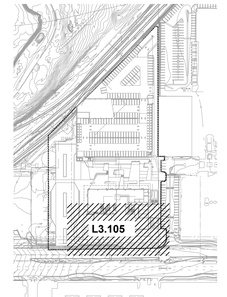
TREES	BOTANICAL / COMMON NAME
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE
	PHOENIX DACTYLIFERA DATE PALM
	PINUS CANARIENSIS CANARY ISLAND PINE
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LN	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
MR	MUHLENBERGIA RIGENS DEER GRASS
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WF	WESTRINGIA FRUTICOSA LOW COAST ROSEMARY
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	FICUS PUMILA CREEPING FIG

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GROUND COVERS	BOTANICAL / COMMON NAME
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE



KEYMAP
N.T.S.

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

Gensler

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Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
spurlock-land.com

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	12.09.2022	95% CONSTRUCTION DOCUMENT
	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED LANDSCAPE ARCHITECT
WILLIAM KYLE SPURLOCK
No. 5854
09/15/21
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED PLANTING PLAN-SOUTH

Scale

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L3.105

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NURSERY LIST

BUSINESS	PHONE
ABC NURSERY	(800) 654-8062
ALTMAN SPECIALTY PLANTS	(760) 744-8191
ARBOR NURSERY	(626) 357-4823
AUSTRALIAN NATIVE PLANTS	(805) 649-3362
B & B NURSERYTOWN	(951) 926-1134
BARON BROTHERS NURSERY, INC.	(805) 484-0085
BARRELS & BRANCHES	(760) 753-2852
BERYLWOOD TREE FARM	(805) 485-7601
BIG TREES NURSERY, INC.	(858) 487-5553
BOETHING TREELAND FARMS	(818) 883-1222
BOTANICAL PARTNERS	(760) 758-6181
BRIGGS TREE NURSERY	(760) 727-2727
BUENA CREEK GARDENS	(760) 744-2810
CALIFORNIA CACTUS CENTER	(626) 795-2788
CAL-TOKYO NURSERY	(562) 208-9534
CEDROS GARDENS	(858) 792-8640
CHIA NURSERY	(805) 684-3382
CHOICE NURSERY	(858) 481-4151
CLAUSON NURSERY	(760) 724-3143
COLOR CONNECTION	(951) 927-1331
CYCADS N PALMS	(760) 728-4874
DURLING NURSERY	(760) 728-9572
E&K GROUNDCOVER	(760) 789-0924
EL NATIVO GROWERS	(626) 969-8449
ELLIS FARMS	(760) 767-5234
ETERA-NORTHWEST HORTICULTURE	(800) 7SETERA
EVERGREEN NURSERY	(858) 481-0622
FOUR SEASONS WHOLESALE	(818) 700-0092
FOXTAIL FARMS OF CALIFORNIA	(619) 669-7242
GANTERS	(760) 758-8375
GOOD EARTH NURSERY	(760) 728-5177
GREELEE NURSERY	(909) 629-9045
GREEN MEADOW GROWERS	(760) 751-0793
GRIGSBY CACTUS	(760) 727-1323
GROWEST	(714) 528-0761
HINES FALLBROOK	(800) 258-6472
HORAKH NURSERY	(760) 749-2108
HUNTER'S NURSERY	(619) 463-9341
JUNGLE MUSIC	(619) 291-4605
KINGS RIVER NURSERY	(559) 787-3073
LAS PILITAS NURSERY	(760) 749-5930
MAGIC GROWERS	(800) 640-6244
MIRAMAR WHOLESALE	(858) 552-0658
MIRAMAR WHOLESALE	(949) 951-7999
MIRAMAR WHOLESALE NURSERY	(949) 951-7999
MITSUWA NURSERY	(800) 824-0564
MONROVIA NURSERY	(760) 489-9203
MOUNTAIN HERB GARDEN	(619) 445-8352
NATIVE SONS WHL. NURSERY	(805) 481-5996
NORMANS NURSERY	(626) 285-9795
ORANGE COUNTY NURSERY	(800) 569-0169
OTTO & SONS NURSERY	(805) 524-2123
PACIFIC WEST TREE CO.	(559) 805-5859
PARDEE TREE NURSERY	(760) 630-5400
PARKWAY NURSERY (PALMS)	(760) 639-4640
PERENNIAL ADVENTURE	(619) 660-9631
PERFORMANCE NURSERY	(805) 529-5446
PIERGROSSI LANDSCAPE	(760) 598-4882
PRICE'S NURSERY & GARDEN	(760) 777-7325
RANCHO SOLEDAD NURSERY	(858) 756-3717
ROADRUNNER TREE FARM	(760) 767-3310
ROSELAND NURSERY	(760) 728-8863
SAKIOKA WHOLESALE NURSERY	(714) 898-0345
SAN MARCOS GROWERS	(805) 683-1561
SANTA CATALINA NURSERY	(760) 751-4035
SERRA GARDENS	(310) 456-1572
SHERMAN NURSERY	(760) 471-9988
SILHOUETTES OF THE DESERT	(760) 727-2935
SOLANA SUCCULENTS	(858) 259-4568
SOUTH COAST PALMS	(760) 723-1354
SUILIN AND WHITNEY ROBINSON	(760) 758-3913
SUNCREST NURSERIES	(800) 949-5064
SUNNY SLOPE	(714) 632-5550
SWAN HILL NURSERY, LLC	(623) 935-0545
TERRA BELLA NURSERY	(619) 585-1118
THEODORE PAYNE FOUNDATION	(818) 768-1802
THE TREE PLANTATION	(951) 303-7044
TIMBERLINE TREES	(626) 447-5690
TOMLINSON SELECT NURSERIES	(760) 727-2203
TREE OF LIFE NURSERY	(949) 728-0685
TREE SOURCE, THE	(949) 347-1191
UPPER CHASE NURSERY	(951) 776-2868
VALLEY CREST TREE COMPANY	(805) 524-3939
VENTURA COUNTY NURSERY, INC.	(805) 644-7677
VILLAGE NURSERIES	(714) 279-3100
VILLAGE NURSERIES	(858) 495-3233
W D YOUNG & SONS	(760) 347-7906
WALKER-VICE NURSERY	(619) 749-1615
WALTER ANDERSON'S	(619) 224-8271
WALTER ANDERSON'S	(858) 513-4900
WEIDNER'S GARDENS	(760) 436-2194
WEST COAST NURSERIES	(760) 436-1252
WESTERN CACTUS	(760) 726-1710
YASUDA TREE NURSERY	(619) 262-0555

GENERAL PLANTING NOTE

PLANT LOCATIONS SHALL BE CHECKED FOR POSSIBLE INTERFERENCE WITH EXISTING UNDERGROUND PIPING, PRIOR TO EXCAVATION OF HOLES. IF UNDERGROUND CONSTRUCTION OR UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, NOTIFY THE OWNER. EXPENSES FOR REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:

A TRAFFIC SIGNALS (STOP SIGNS) – 20 FEET
B UNDERGROUND UTILITY LINES – 5 FEET
C ABOVE GROUND UTILITY STRUCTURES – 10 FEET
D DRIVEWAY (ENTRIES) – 10 FEET
E INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) – 25 FEET

COMPLETE PLANTING LEGEND - ROOF

TREES	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	O.C. SPACING	WATER USE	FORM	QTY
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	48" BOX	15'-25' H X 15'-20' W	AS SHOWN	LOW	STANDARD	4

SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	O.C. SPACING	PAV OFFSET	WATER USE	QTY
A	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	2'-3" H X 2'-3" W	30"		LOW	21
AR	ALOE RUBROVIOLACEA ARABIAN ALOE	5 GAL	2'-3" H X 4'-6" W	60"	36"	LOW	4
BR	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	15 GAL	2' H X 2' W	18"	12"	LOW	175
LB	LOTUS BERTHELOTII PARROT'S BEAK	5 GAL	SPREADING			MODERATE	9
P	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' MARJORIE CHANNON TAWHIWHI	5 GAL	8'-12" H X 6'-8" W	60"	48"	MODERATE	6
SR	SENECIO ROWLEYANUS STRING OF PEARLS	5 GAL	SPREADING			LOW	4
WF	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY	5 GAL	1-2'H X 4-6'W	36"	48"	LOW	18

COMPLETE PLANTING LEGEND - LEVEL 1

TREES	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	O.C. SPACING	WATER USE	FORM	QTY
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15" BTH	6'-15' H X 6'-20' W	PER PLAN	LOW	NATURAL	19
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	48" BOX	15'-25' H X 15'-20' W	AS SHOWN	LOW	STANDARD	17
	PHOENIX DACTYLIFERA DATE PALM	25" BTH	50'-80'H X 20'-35' W	AS SHOWN	LOW	STANDARD	15
	PINUS CANARIENSIS CANARY ISLAND PINE	60" BOX	40-60'H X 15-25'W	AS SHOWN	LOW	STANDARD	49
	RHUS LANCEA AFRICAN SUMAC	60" BOX	25" H X 25' W	AS SHOWN	LOW	STANDARD	39

SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	O.C. SPACING	PAV OFFSET	WATER USE	QTY
AC	ACACIA COGNATA 'COUSIN ITT' LITTLE RIVER WATTLE	5 GAL	2'-3" H X 4'-6" W	36"	30"	LOW	134
AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	5 GAL	1'-2'H X 10'-15'W	72"	72"	LOW	200
AO	AGAVE OVATIFOLIA WHALE'S TONGUE AGAVE	15 GAL	3'-5' H X 6'-8" W	60"	48"	LOW	30
AP	AGAVE PARRYI ARTICHOKE AGAVE	5 GAL	2-4'H X 2-4'W	36"	36"	LOW	10
A	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	2'-3" H X 2'-3" W	30"	30"	LOW	1
AB	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	1-2'H X 2-3'W	30"	30"	LOW	150
AA	ALOE ARBORESCENS 'YELLOW TORCH' YELLOW TORCH ALOE	5 GAL	6'-8' H X 4'-6" W	48"	42"	LOW	30
AR	ALOE RUBROVIOLACEA ARABIAN ALOE	5 GAL	2'-3" H X 4'-6" W	60"	36"	LOW	123
BR	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	15 GAL	2' H X 2' W	18"	12"	LOW	531
CT	CHONDROPETALUM TECTORUM DWARF CAPE RUSH	5 GAL	2-3' X 2-3'	36"	24"	LOW	155
CA	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA RIPPLE SILVER DOLLAR JADE	5 GAL	4' H X 3' W	36"	30"	LOW	30
E	ECHEVERIA X 'AFTERGLOW' AFTERGLOW ECHEVERIA	5 GAL	1-2'H X 1-2'W	18"	12"	LOW	120
KK	KALANCHOE ROTUNDIFOLIA COMMON KALANCHOE	5 GAL	3' H X 3' W	30"	24"	LOW	7
LV	LAVANDULA X ALLARDII 'MEERLO' MEERLO LAVENDER	5 GAL	2-3' H X 2-3' W	24"	18"	LOW	82
LN	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL	2'-3" H X 2'-4" W	30"	24"	LOW	148
MR	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	3'-5' H X 3'-5' W	36"	48"	MODERATE	651
PF	PENNISETUM X 'FAIRY TAILS' FAIRY TAILS FOUNTAIN GRASS	5 GAL	3'-4' H X 2'-3" W (SPREADING)	36"	30"	LOW	2,747
PT	PITTOSPORUM TOBIRA 'CREAM DE MINT' DWARF MOCK ORANGE	5 GAL	2'-2.5' H X 2'-2.5' W	24"	18"	MODERATE	1,374
PH	PODOCARPUS HENKELII LONG LEAFED YELLOW WOOD	5 GAL	25-40' H X 15-20' W	36"	30"	MODERATE	353
RC	RHAMNUS CALIFORNICA 'EVE CASE' EVE CASE COFFEE BERRY	5 GAL	8'-10' H X 8'-10' W	54"	48"	MODERATE	176
SP	SALVIA X 'POZO BLUE' POZO BLUE SAGE	5 GAL	4" H X 4' W	42"	36"	LOW	48
WF	WESTRINGIA FRUTICOSA LOW COAST ROSEMARY	15 GAL	4'-6' H X 6'-12" W	48"	48"	LOW	51
WF	WESTRINGIA FRUTICOSA 'MUNDI' LOW COAST ROSEMARY	5 GAL	1-2'H X 4-6'W	4.00 3.00 2.00 3.00 6.00	48"	LOW	114

VINES	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	O.C. SPACING	PAV OFFSET	WATER USE	QTY
	FICUS PUMILA CREEPING FIG	5 GAL	SPREADING	AS SHOWN		LOW	6

SHRUB AREAS	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	APPL. RATE	PAV OFFSET	WATER USE	QTY
	HYDROSEED MIX SPP	OVERSEED					9,745 SF
	LINUM LEWISI/ BLUE FLAX LUPINUS NANUS 'PIXIE DELIGHT'/ SKY LUPINE NEMOPHILIA MENZIESII/ BABY BLUE EYES PHACELIA CAMPANULARIA/ CALIF. BLUEBELLS VERBENA TENUISECTA/ FUSCHIA MOSS VERBENA						

GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	APPL. RATE	PAV OFFSET	WATER USE	QTY
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL	1' H X 1' W	12"	14"	LOW	1,090

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

Gensler

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United States

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Fax 213.327.3601

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
spurlock-land.com

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	08.11.2022	CD PROGRESS SET
	09.01.2022	50% CONSTRUCTION DOCUMENT
	12.09.2022	95% CONSTRUCTION DOCUMENT
	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
JOHN KYLE
09/15/21
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

PLANTING LEGEND & NOTES

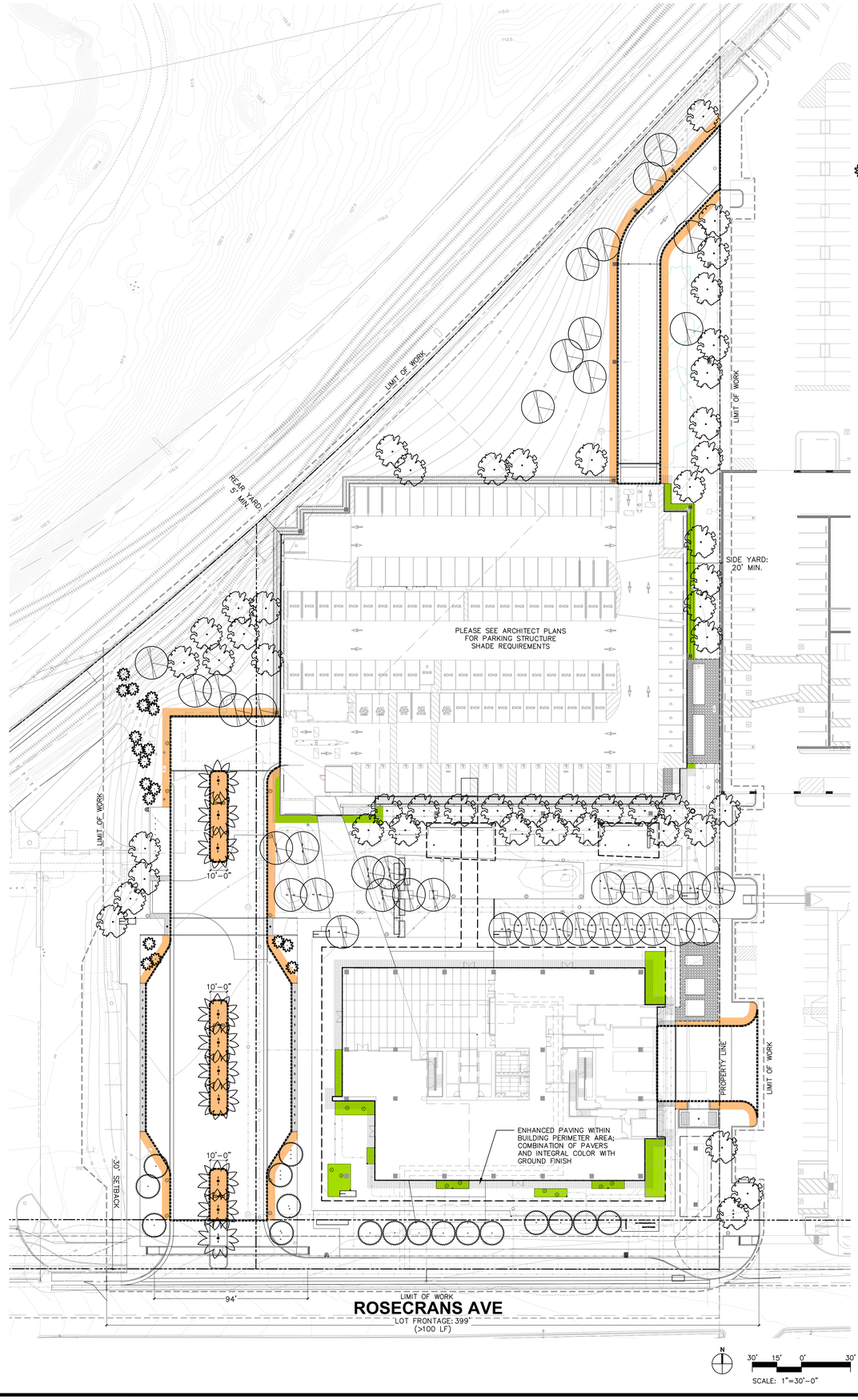
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L3.200

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LEGEND

- LIMITS OF VEHICULAR USE AREA
- PLANTING AREA WITH VEHICULAR USE AREA (5' WIDE)
- BUILDING PERIMETER AREA (5' WIDE)
- PLANTING AREA WITHIN AND ADJACENT TO BUILDING PERIMETER AREA

TREES (SEE PLANTING PLAN)

PLANT MATERIAL SIZES:
(SEE SHEET L3.200 FOR FULL PLANTING LEGEND WITH SIZES)

TREE SIZES:
60" BOX – 64% OF TREES
48" BOX – 13% OF TREES
25' BTH (PALMS) – 10% OF TREES
15' BTH (PALMS) – 13% OF TREES

SHRUB SIZES:
1 GAL. – 12% OF SHRUBS
5 GAL. – 81% OF SHRUBS
15 GAL. – 7% OF SHRUBS
HYDROSEED MIX – 9,745 SF

*NOTE: AT LEAST 20% OF ALL TREES ON-SITE MUST BE 36" BOX SIZE OR LARGER. AT LEAST 30% OF ALL TREES ON-SITE MUST BE 24" BOX SIZE OR LARGER. THE REMAINING 50% MUST BE 15 GAL. SIZE OR LARGER. THE DIRECTOR OF DEVELOPMENT SERVICES MAY APPROVE SMALLER TREE CONTAINER SIZES THAN REQUIRED BASED ON SITE CONDITIONS, HOWEVER NO TREE MAY BE SMALLER THAN A 15 GAL. SIZE. SHRUBS MUST BE PLANTED FROM A MINIMUM 5 GAL. SIZE CONTAINER. 1 GAL. SIZE CONTAINERS MAY BE ALLOWED FOR SHRUBS THAT ARE NOT COMMONLY AVAILABLE IN 5 GAL. SIZE CONTAINERS, SUBJECT TO APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES.

CITY OF EL SEGUNDO LANDSCAPE CALCULATIONS

VEHICULAR USE AREA (30,584 SF) [15-2-14-B-1]

TREES REQUIRED:	TREES PROVIDED	EXCESS TREES PROVIDED
28,700 SF OF VUA / 3,000 = 10 TREES (1 TREE / 3,000 SF)	11 TREES	1 TREES

*NOTE: TREES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE AUTOMOBILE PARKING AREA TO PROVIDE SHADE AND PROVIDED AROUND THE PERIMETER OF TRUCK LOADING/WAITING AREAS TO PROVIDE SCREENING. INDIVIDUAL TREE AREAS SHALL NOT BE LESS THAN THREE FEET (3') IN WIDTH, EXCLUDING CURBS.

LANDSCAPE AREA REQUIRED:	LANDSCAPE AREA PROVIDED	EXCESS LANDSCAPE AREA PROVIDED
28,700 SF x 5% = 1,435 SF	6,309 SF	4,874 SF

*NOTE: LANDSCAPING SHALL BE DISTRIBUTED UNIFORMLY THROUGHOUT THE VUA, AND SHALL BE IN ADDITION TO THE REQUIRED PROPERTY PERIMETER AND BUILDING PERIMETER LANDSCAPING. INDIVIDUAL PLANTER AREAS SHALL NOT BE LESS THAN THREE FEET (3') IN WIDTH, EXCLUDING CURBS.

BUILDING PERIMETER [15-2-14-B-2]

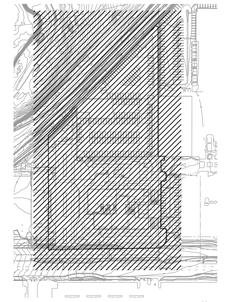
REQUIRED LANDSCAPE AREA:	LANDSCAPE AREA PROVIDED	EXCESS LANDSCAPE AREA PROVIDED
7,575 SF	7,575 SF	0 SF

ALL BUILDINGS SHALL HAVE LANDSCAPE AREAS AND PERMANENT IRRIGATION SYSTEMS AROUND THEIR PERIMETER. A MINIMUM HORIZONTAL DEPTH OF FIVE FEET (5') OF LANDSCAPE MATERIALS, EXCLUDING CURBS, SHALL BE PROVIDED AROUND THE BUILDINGS. A COMBINATION OF SOFT AND HARD LANDSCAPE MATERIALS MAY BE INSTALLED, PROVIDED THE USE OF SUCH MATERIALS FORM A COHESIVE, ATTRACTIVE AND FUNCTIONAL DESIGN.

PROPERTY PERIMETER [15-2-14-B-3]

ROSECRANS AVE. SHADE TREES REQUIRED:	TREES PROVIDED	EXCESS TREES PROVIDED
305 LF / 25 = 12 TREES (1 TREE / 25 LF)	13 TREES	1 TREES

1. DOES NOT INCLUDE DRIVEWAY CURB CUT
2. INCLUDES STREET TREES WITHIN 10' OF PUBLIC SIDEWALK
3. LANDSCAPING MUST INCORPORATE THE THEME UTILIZED FOR THE PUBLIC RIGHTS-OF-WAY.



KEYMAP
N.T.S.

BEACH CITIES
2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION
Mar Ventures, Inc.
bxp Boston Properties

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
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04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LANDSCAPE ARCHITECT KYLE SPURLOCK No. 5446 09/15/21 Date STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

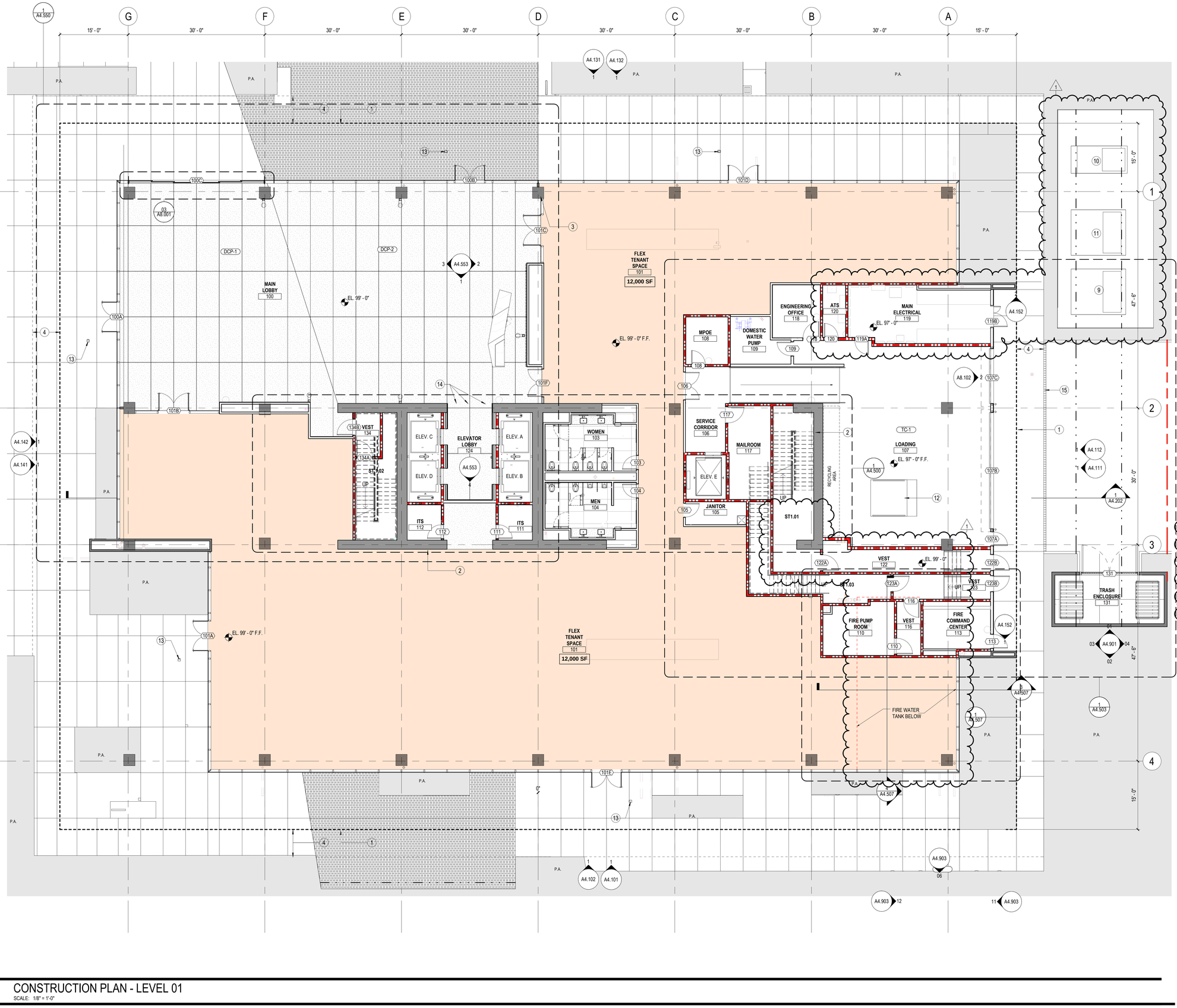
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LANDSCAPE CALCULATIONS

Scale
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CONSTRUCTION PLAN - LEVEL 01

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

SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

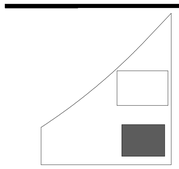
GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
3. FLOOR ELEVATIONS ARE TO THE TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED.
4. ALL NON-RATED DOORS REQUIRING UNDERCUT SHALL BE 3/4" MIN., UNLESS NOTED OTHERWISE. ALL FIRE-RATED DOORS REQUIRING UNDERCUT SHALL BE: DOUBLE DOORS NOT TO EXCEED 1/4" AND SINGLE DOORS NOT TO EXCEED 3/8". ALL UNDERCUTS TO BE COORDINATED WITH THE ARCHITECTURAL DOOR SCHEDULE AND SPECIFICATIONS.
5. "THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM", CFC 510
6. A KNOX-BOX SHALL BE PROVIDED AT THE EXTERIOR BUILDING ENTRY AT AN APPROVED LOCATION BY THE CITY OF EL SEGUNDO FIRE INSPECTOR. KEYS FOR THE MAIN ENTRY DOOR SHALL BE PLACED IN THE BOX FOR FIREFIGHTER ACCESS.
7. TRADE WORK, INCLUDING BUT NOT LIMITED TO AUTOMATIC SPRINKLER, FIRE ALARM, TENANT IMPROVEMENT, SHALL NOT COMMENCE UNTIL CORE AND SHELL PERMIT INSPECTIONS ARE FINALIZED. TCO'S ARE NOT ACCEPTED IN LIEU OF FINAL FOR CORE AND SHELL.

LEGEND

- XXXX — FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL
	05.05.2023	SITE PLAN REVIEW

Seal / Signature

LICENSED ARCHITECT — JOSHUA SOO KWON — C-33199 — STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

FLOOR PLAN - LEVEL 01

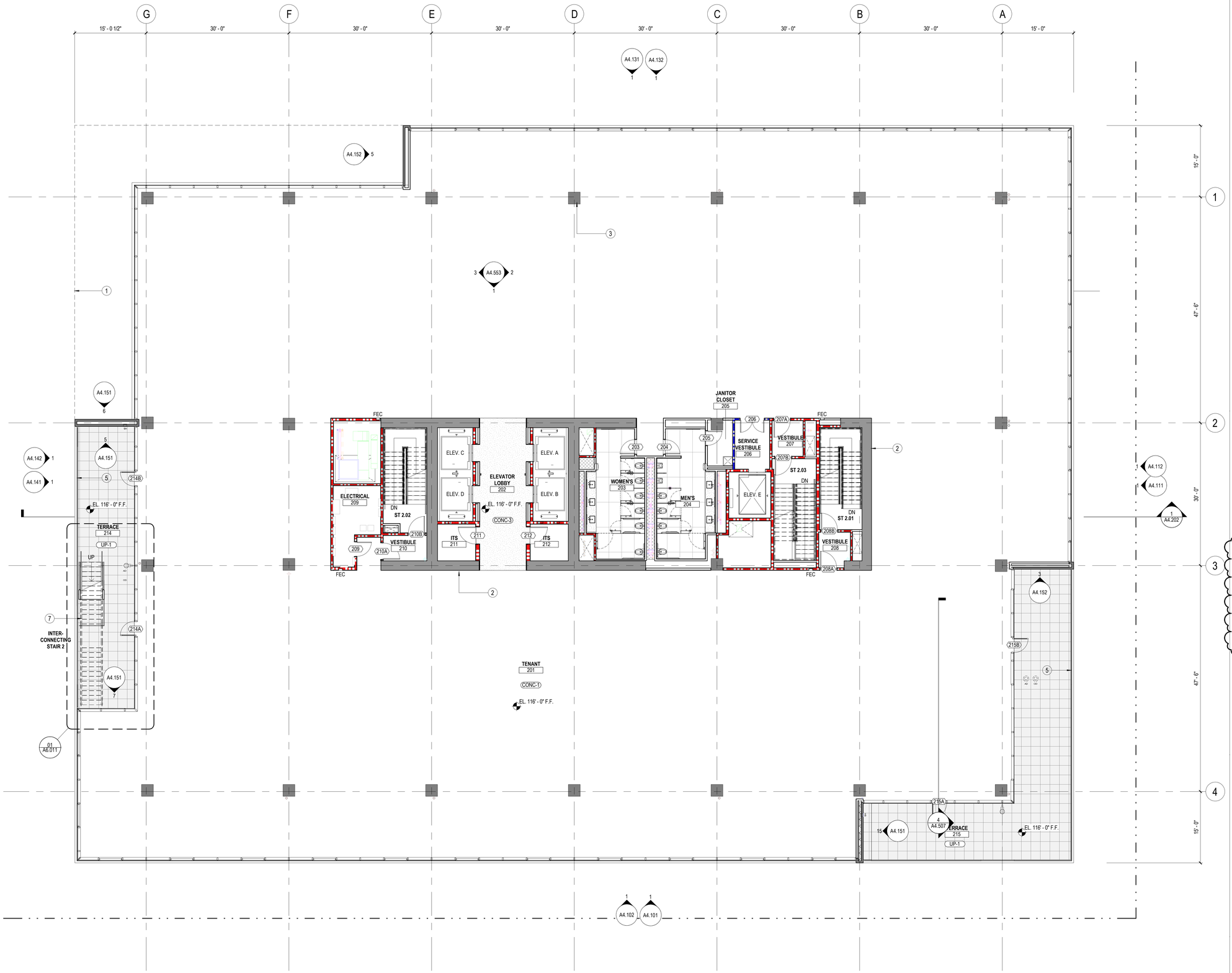
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1 CONSTRUCTION PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

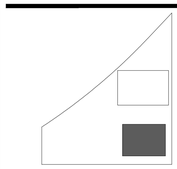
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LEGEND

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- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT — EDWARD SOO HYUN — C-33196 — STATE OF CALIFORNIA

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

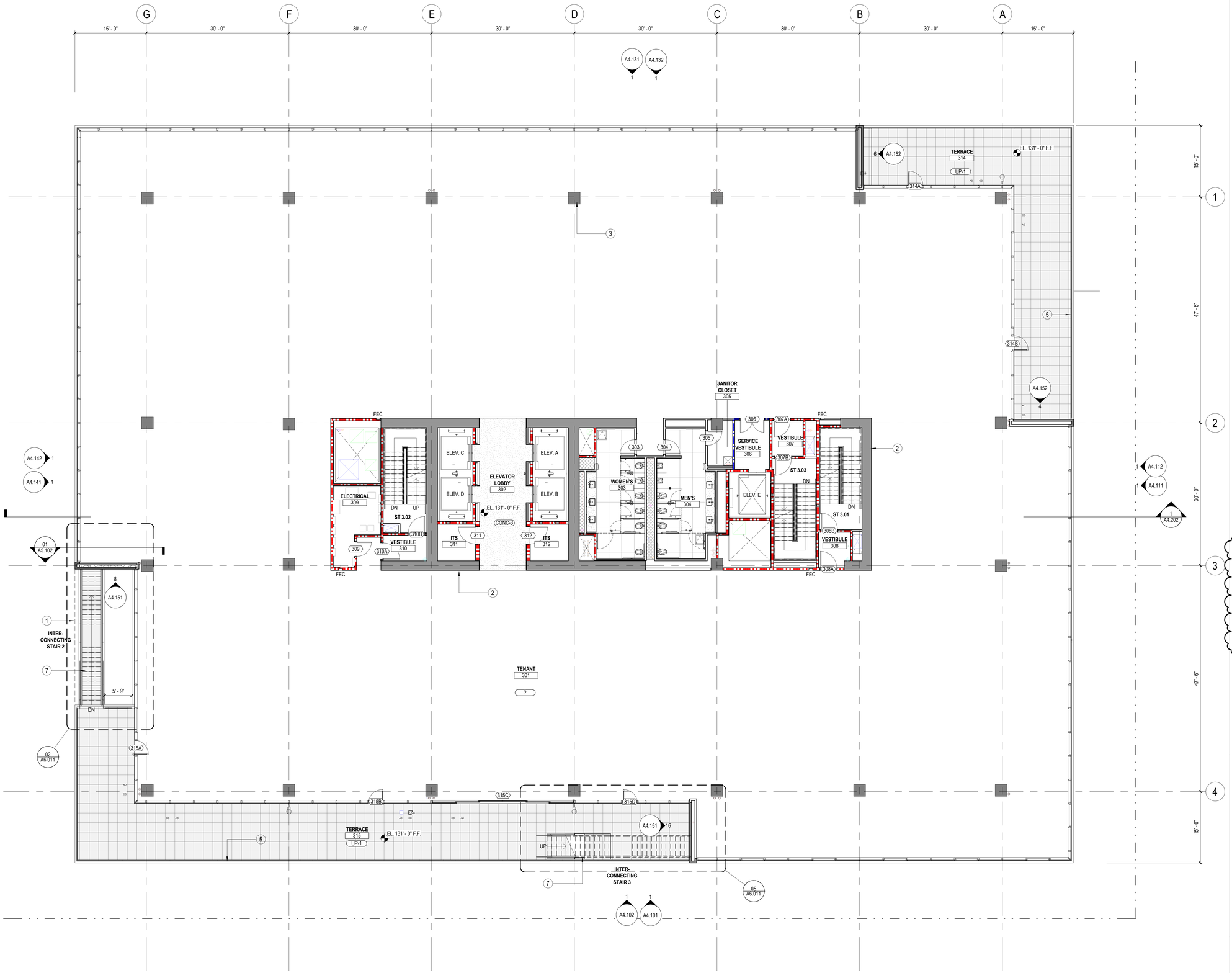
Description
FLOOR PLAN - LEVEL 02

Scale
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A2.102

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SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
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4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
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15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

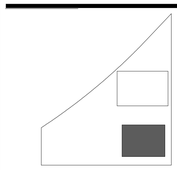
GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
3. FLOOR ELEVATIONS ARE TO THE TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED.
4. ALL NON-RATED DOORS REQUIRING UNDERCUT SHALL BE 3/4" MIN., UNLESS NOTED OTHERWISE. ALL FIRE-RATED DOORS REQUIRING UNDERCUT SHALL BE: DOUBLE DOORS NOT TO EXCEED 1/4" AND SINGLE DOORS NOT TO EXCEED 3/8". ALL UNDERCUTS TO BE COORDINATED WITH THE ARCHITECTURAL DOOR SCHEDULE AND SPECIFICATIONS.
5. "THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM". CFC 510
6. A KNOX-BOX SHALL BE PROVIDED AT THE EXTERIOR BUILDING ENTRY AT AN APPROVED LOCATION BY THE CITY OF EL SEGUNDO FIRE INSPECTOR. KEYS FOR THE MAIN ENTRY DOOR SHALL BE PLACED IN THE BOX FOR FIREFIGHTER ACCESS.
7. TRADE WORK, INCLUDING BUT NOT LIMITED TO AUTOMATIC SPRINKLER, FIRE ALARM, TENANT IMPROVEMENT, SHALL NOT COMMENCE UNTIL CORE AND SHELL PERMIT INSPECTIONS ARE FINALIZED. TCO'S ARE NOT ACCEPTED IN LIEU OF FINAL FOR CORE AND SHELL.

LEGEND

- XXXX — FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES
2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION
Mar Ventures, Inc.
bxp Boston Properties

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT — YOUNG SOO WON — C-33196 — STATE OF CALIFORNIA

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

Description
FLOOR PLAN - LEVEL 03

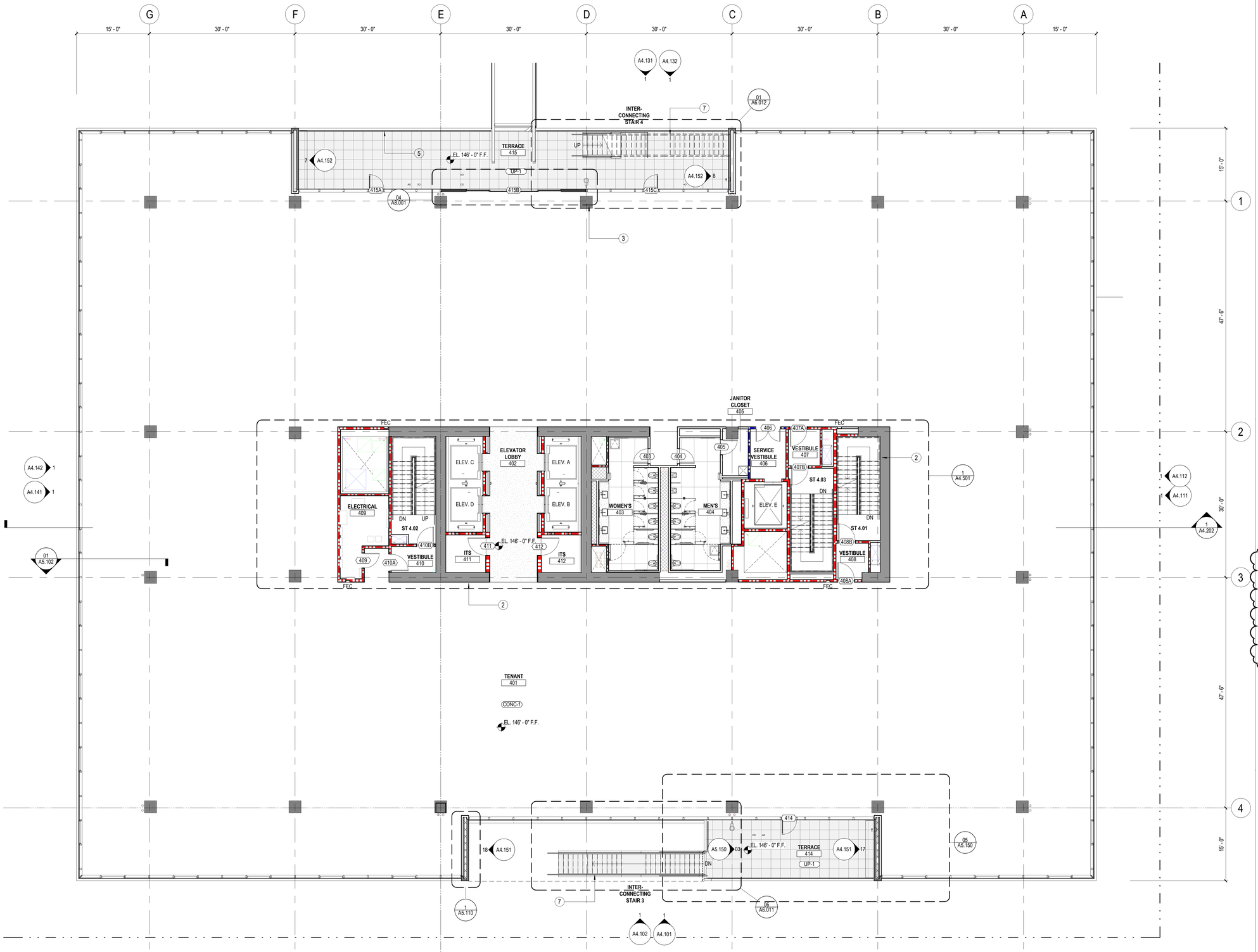
Scale
As indicated

A2.103

1 CONSTRUCTION PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"

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SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

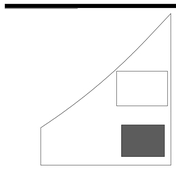
GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
3. FLOOR ELEVATIONS ARE TO THE TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED.
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6. A KNOX-BOX SHALL BE PROVIDED AT THE EXTERIOR BUILDING ENTRY AT AN APPROVED LOCATION BY THE CITY OF EL SEGUNDO FIRE INSPECTOR. KEYS FOR THE MAIN ENTRY DOOR SHALL BE PLACED IN THE BOX FOR FIREFIGHTER ACCESS.
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LEGEND

- XXXX — FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
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	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT — EDWARD SOO WON — C-33199 — STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

FLOOR PLAN - LEVEL 04

Scale

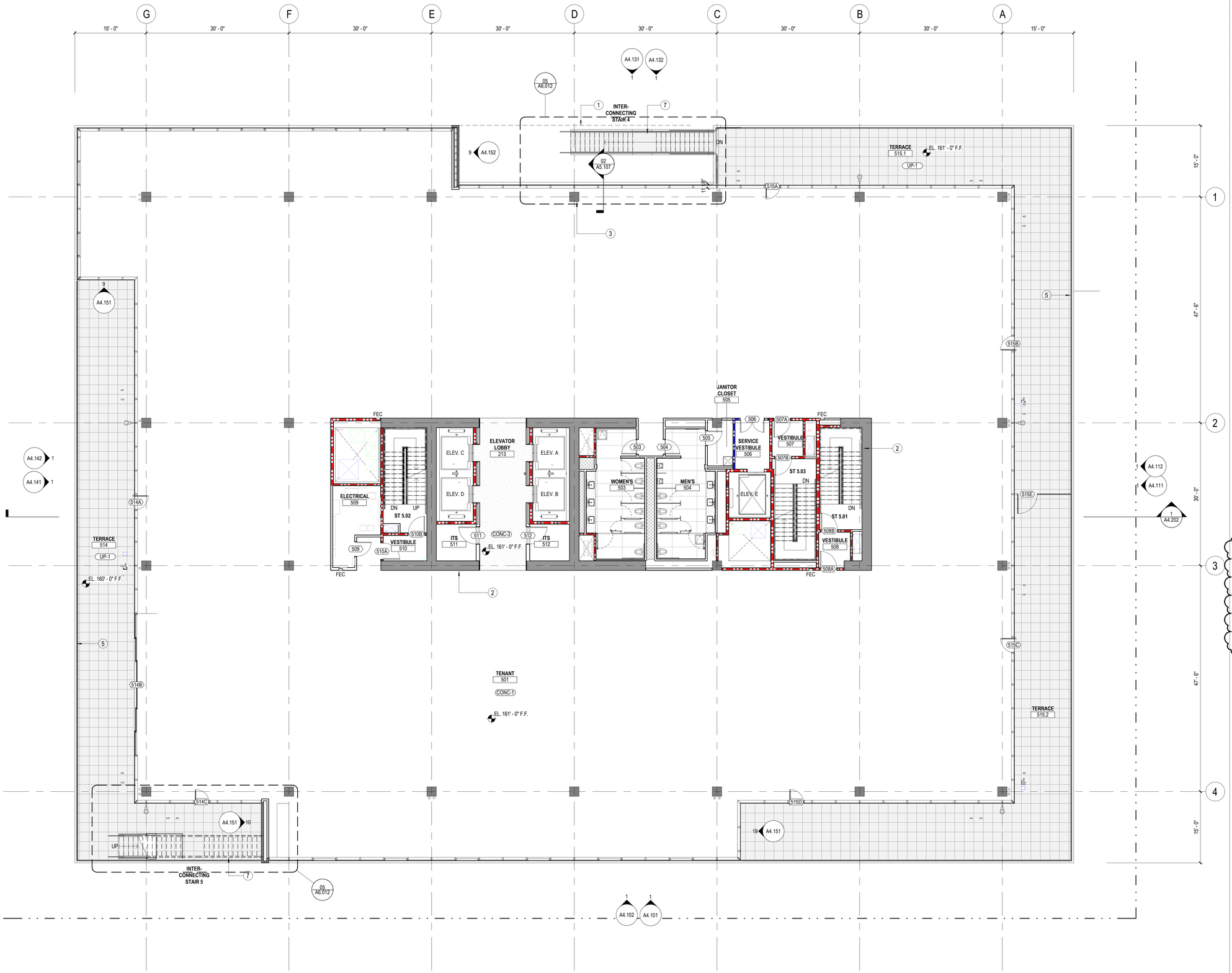
As indicated

A2.104

1 CONSTRUCTION PLAN - LEVEL 04
SCALE: 1/8" = 1'-0"

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1 CONSTRUCTION PLAN - LEVEL 05

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

SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

GENERAL NOTES

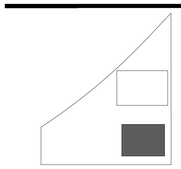
1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
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1

LEGEND

- (XXXX) FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

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	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT · EDWARD SOO HYUN · C-33196 · STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

FLOOR PLAN - LEVEL 05

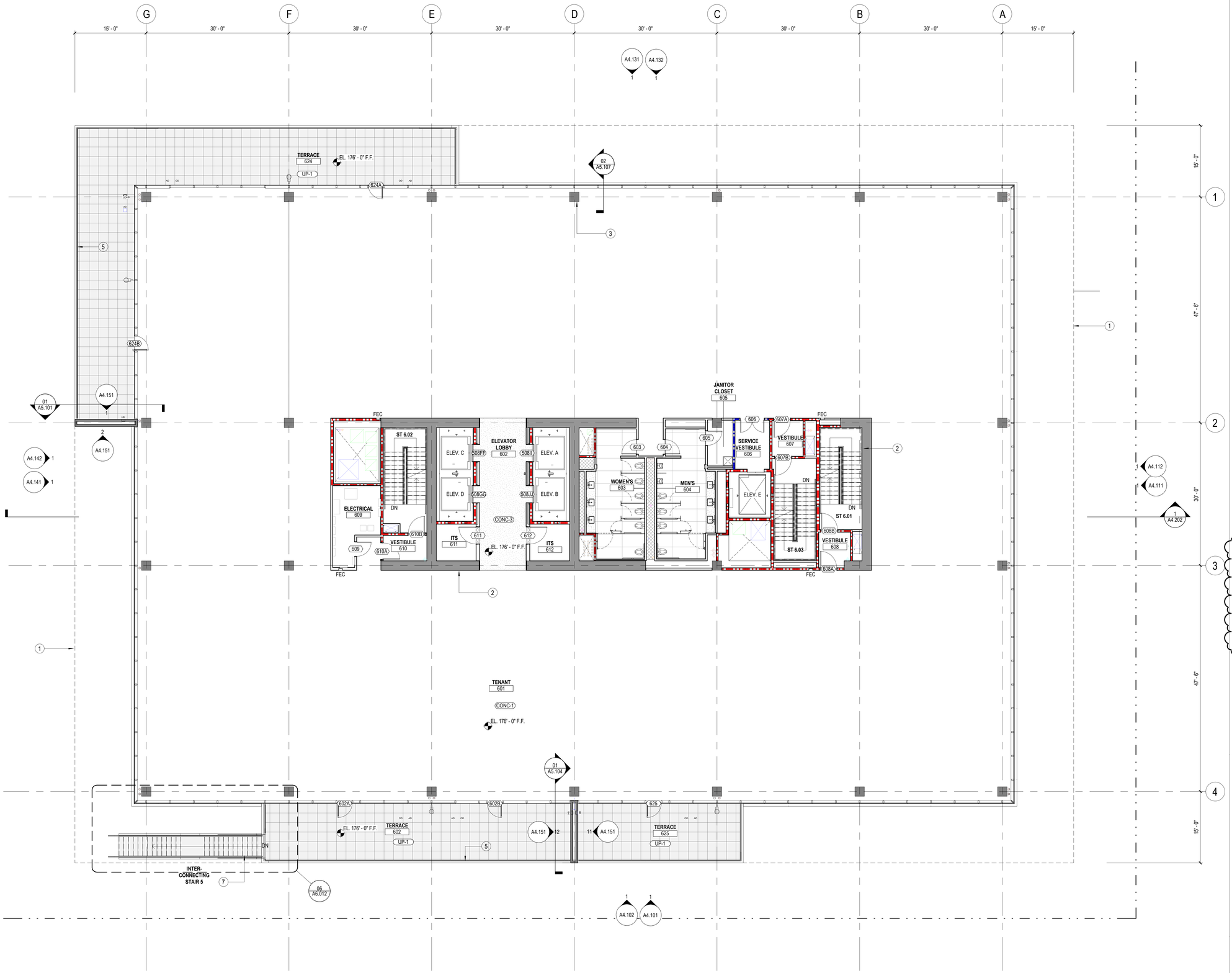
Scale

As indicated

A2.105

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SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

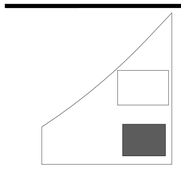
GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
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5. "THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM". CFC 510
6. A KNOX-BOX SHALL BE PROVIDED AT THE EXTERIOR BUILDING ENTRY AT AN APPROVED LOCATION BY THE CITY OF EL SEGUNDO FIRE INSPECTOR. KEYS FOR THE MAIN ENTRY DOOR SHALL BE PLACED IN THE BOX FOR FIREFIGHTER ACCESS.
7. TRADE WORK, INCLUDING BUT NOT LIMITED TO AUTOMATIC SPRINKLER, FIRE ALARM, TENANT IMPROVEMENT, SHALL NOT COMMENCE UNTIL CORE AND SHELL PERMIT INSPECTIONS ARE FINALIZED. TCO'S ARE NOT ACCEPTED IN LIEU OF FINAL FOR CORE AND SHELL.

LEGEND

- XXXX — FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT — EDWARD SOO WON — C-33196 — STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

FLOOR PLAN - LEVEL 06

Scale

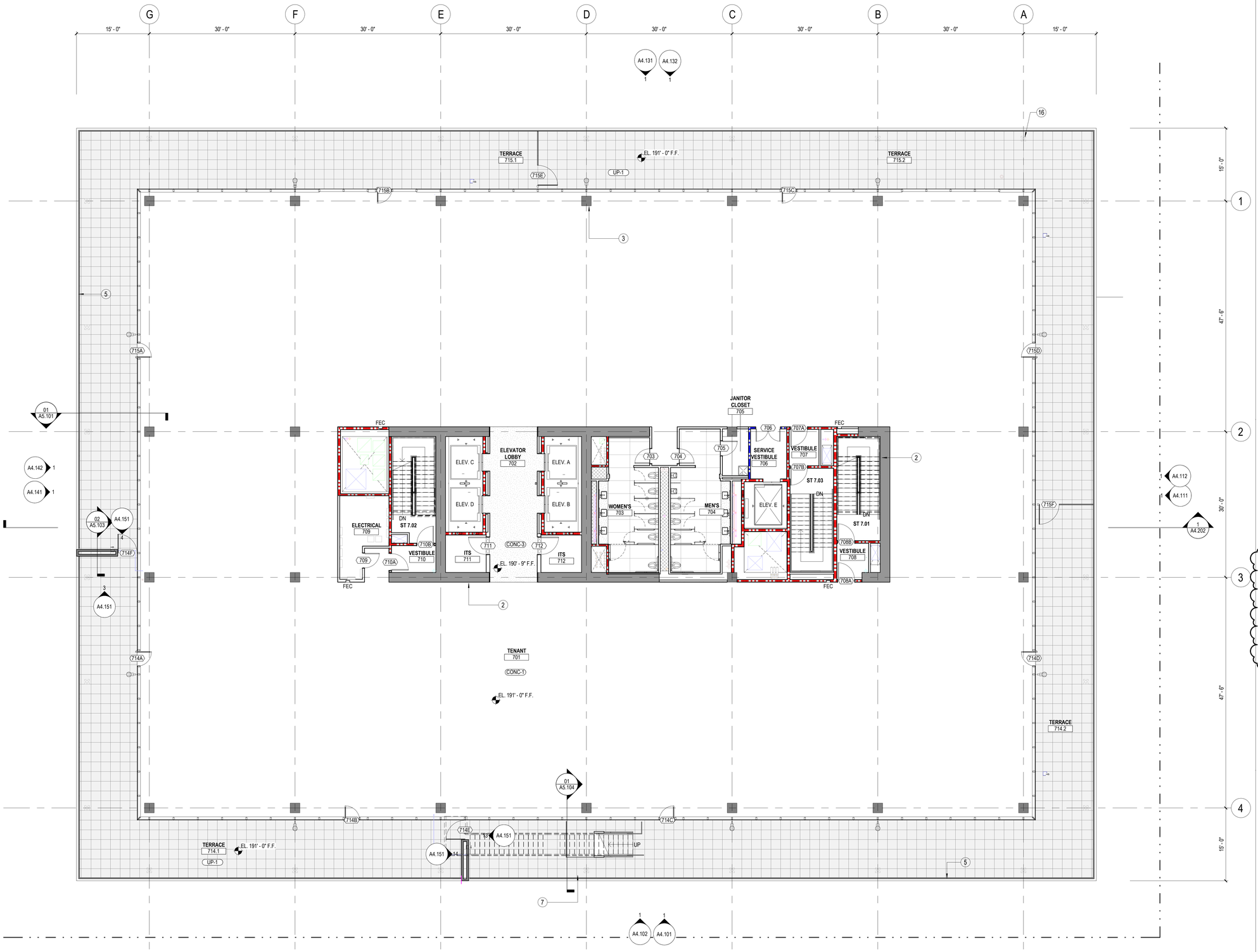
As indicated

A2.106

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1 CONSTRUCTION PLAN - LEVEL 06
SCALE: 1/8" = 1'-0"

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SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

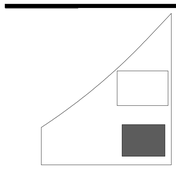
GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
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4. ALL NON-RATED DOORS REQUIRING UNDERCUT SHALL BE 3/4" MIN., UNLESS NOTED OTHERWISE. ALL FIRE-RATED DOORS REQUIRING UNDERCUT SHALL BE: DOUBLE DOORS NOT TO EXCEED 1/4" AND SINGLE DOORS NOT TO EXCEED 3/8". ALL UNDERCUTS TO BE COORDINATED WITH THE ARCHITECTURAL DOOR SCHEDULE AND SPECIFICATIONS.
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LEGEND

- XXXX — FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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bxp Boston Properties

Gensler

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United States

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	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT — EDWARD SOO WON — C-33106 — STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

FLOOR PLAN - LEVEL 07

Scale

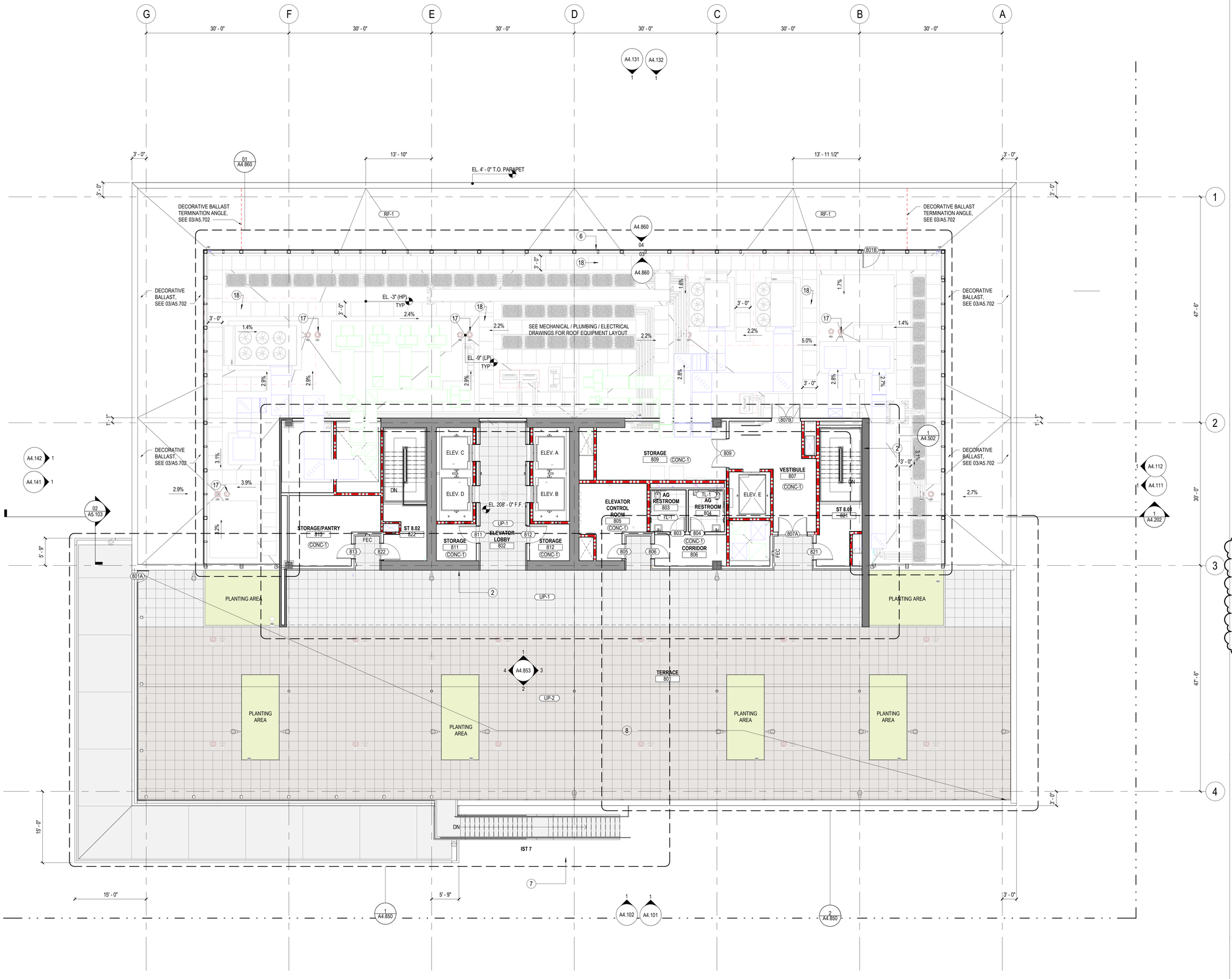
As indicated

A2.107

1 CONSTRUCTION PLAN - LEVEL 07
SCALE: 1/8" = 1'-0"

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1 CONSTRUCTION PLAN - ROOF
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
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9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

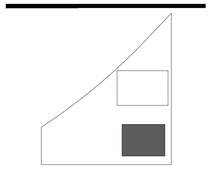
GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
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4. ALL NON-RATED DOORS REQUIRING UNDERCUT SHALL BE 3/4" MIN., UNLESS NOTED OTHERWISE. ALL FIRE-RATED DOORS REQUIRING UNDERCUT SHALL BE: DOUBLE DOORS NOT TO EXCEED 1/4" AND SINGLE DOORS NOT TO EXCEED 3/8". ALL UNDERCUTS TO BE COORDINATED WITH THE ARCHITECTURAL DOOR SCHEDULE AND SPECIFICATIONS.
5. "THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM", CFC 510
6. A KNOX-BOX SHALL BE PROVIDED AT THE EXTERIOR BUILDING ENTRY AT AN APPROVED LOCATION BY THE CITY OF EL SEGUNDO FIRE INSPECTOR. KEYS FOR THE MAIN ENTRY DOOR SHALL BE PLACED IN THE BOX FOR FIREFIGHTER ACCESS.
7. TRADE WORK, INCLUDING BUT NOT LIMITED TO AUTOMATIC SPRINKLER, FIRE ALARM, TENANT IMPROVEMENT, SHALL NOT COMMENCE UNTIL CORE AND SHELL PERMIT INSPECTIONS ARE FINALIZED. TCO'S ARE NOT ACCEPTED IN LIEU OF FINAL FOR CORE AND SHELL.

LEGEND

- XXXX — FLOOR FINISH, SEE FINISH SCHEDULE
- XXXXX — DOOR IDENTIFICATION, SEE DOOR SCHEDULE
- CONCRETE TOPPING SLAB, SEE SLAB PLAN
- CIP CONCRETE STRUCTURE, SEE STRUCTURAL
- UP-1, PEDESTAL PAVER
- HB — HOSE BIB
- POWER PEDESTAL

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

	Date	Description
	12.23.2021	100% SCHEMATIC DESIGN
	06.10.2022	75% DESIGN DEVELOPMENT
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT — JOUNG SOO KIM — C-33199 — STATE OF CALIFORNIA

Project Name
BEACH CITIES MEDIA CAMPUS

Project Number
05.2324.000

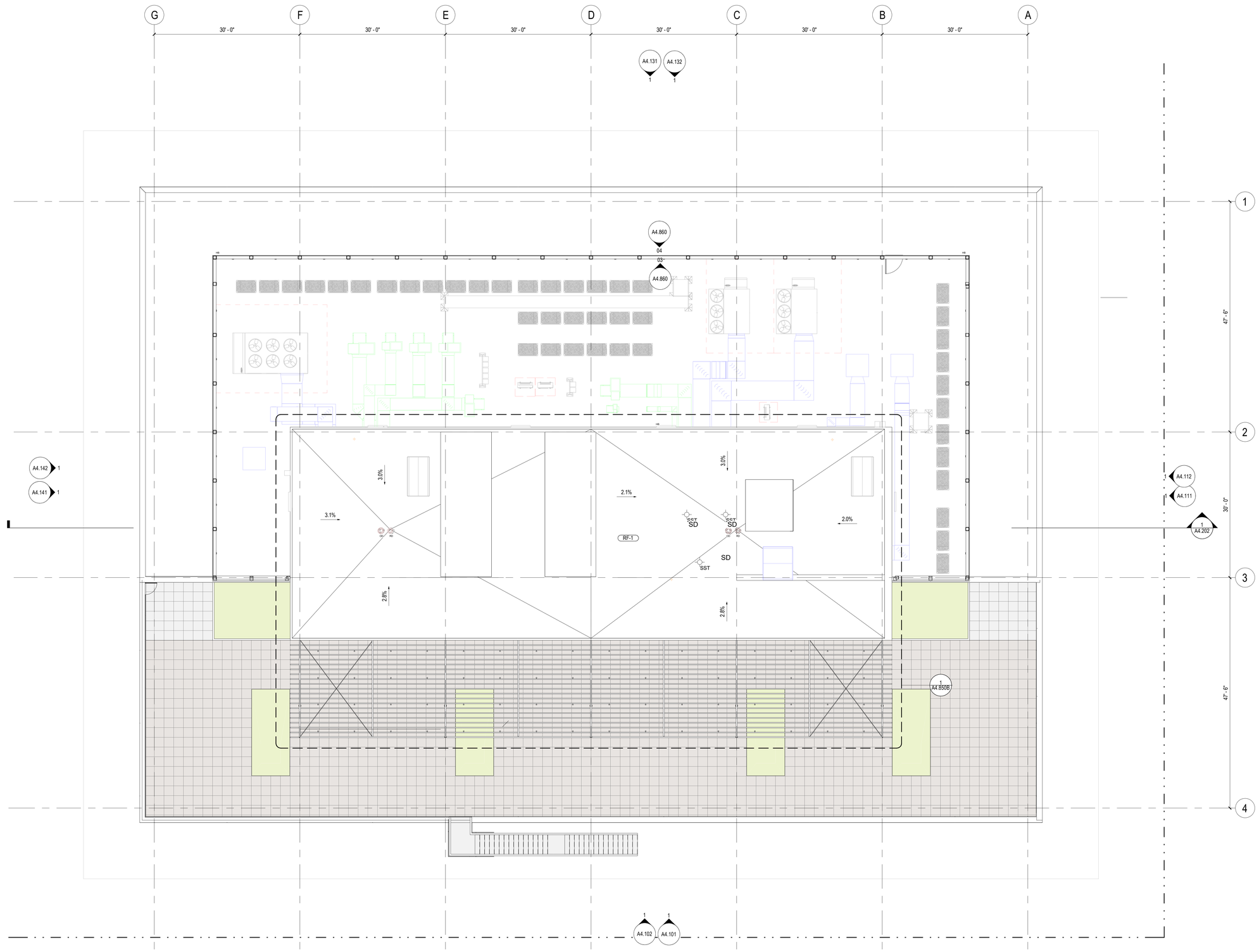
Description
FLOOR PLAN - ROOF

Scale
As indicated

A2.108

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SHEET NOTES

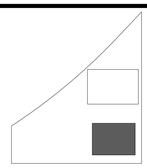
1. LINE OF ROOF/TERRACE ABOVE
2. CONC. SHEAR WALL, S.S.D.
3. CONC. COLUMN. S.S.D.
4. FACADE MAINTENANCE ZONE (KEEP CLEAR)
5. RL-1 GLASS GUARDRAIL
6. MT-1 METAL WALL PANEL ROOF SCREEN
7. FUTURE CONVENIENCE STAIR BY TENANT
8. ROOF TERRACE PLANTER AND PAVER
9. SCE TRANSFORMER #1
10. SWITCH STRUCTURE
11. CAPACITOR PAD
12. DOCK LIFT
13. DOOR ACTIVATION BOLLARD
14. PEDESTRIAN ACCESS CONTROL GATE, FUTURE
15. TRENCH DRAIN
16. ROOF DAVIT PEDESTAL, BELOW PEDESTAL PAVER
17. ROOF DRAIN / OVER FLOW DRAIN, SEE 05/A5.702
18. ROOF MAINTENANCE PATH

GENERAL NOTES

1. SEE SLAB LAYOUT DRAWINGS FOR REQUIRED SLAB DEPRESSIONS, SLAB OPENINGS AND CURBS TYPICAL.
2. SEE DISABLED ACCESS DRAWINGS FOR TYPICAL MINIMUM ACCESSIBLE CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES WITH THE PLANS OR ANTICIPATED CONSTRUCTION TOLERANCES PRIOR TO THE START OF WORK.
3. FLOOR ELEVATIONS ARE TO THE TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED.
4. ALL NON-RATED DOORS REQUIRING UNDERCUT SHALL BE 3/4" MIN., UNLESS NOTED OTHERWISE. ALL FIRE-RATED DOORS REQUIRING UNDERCUT SHALL BE: DOUBLE DOORS NOT TO EXCEED 1/4" AND SINGLE DOORS NOT TO EXCEED 3/8". ALL UNDERCUTS TO BE COORDINATED WITH THE ARCHITECTURAL DOOR SCHEDULE AND SPECIFICATIONS.
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LEGEND

KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
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Seal / Signature



Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

FLOOR PLAN - PENTHOUSE ROOF

Scale

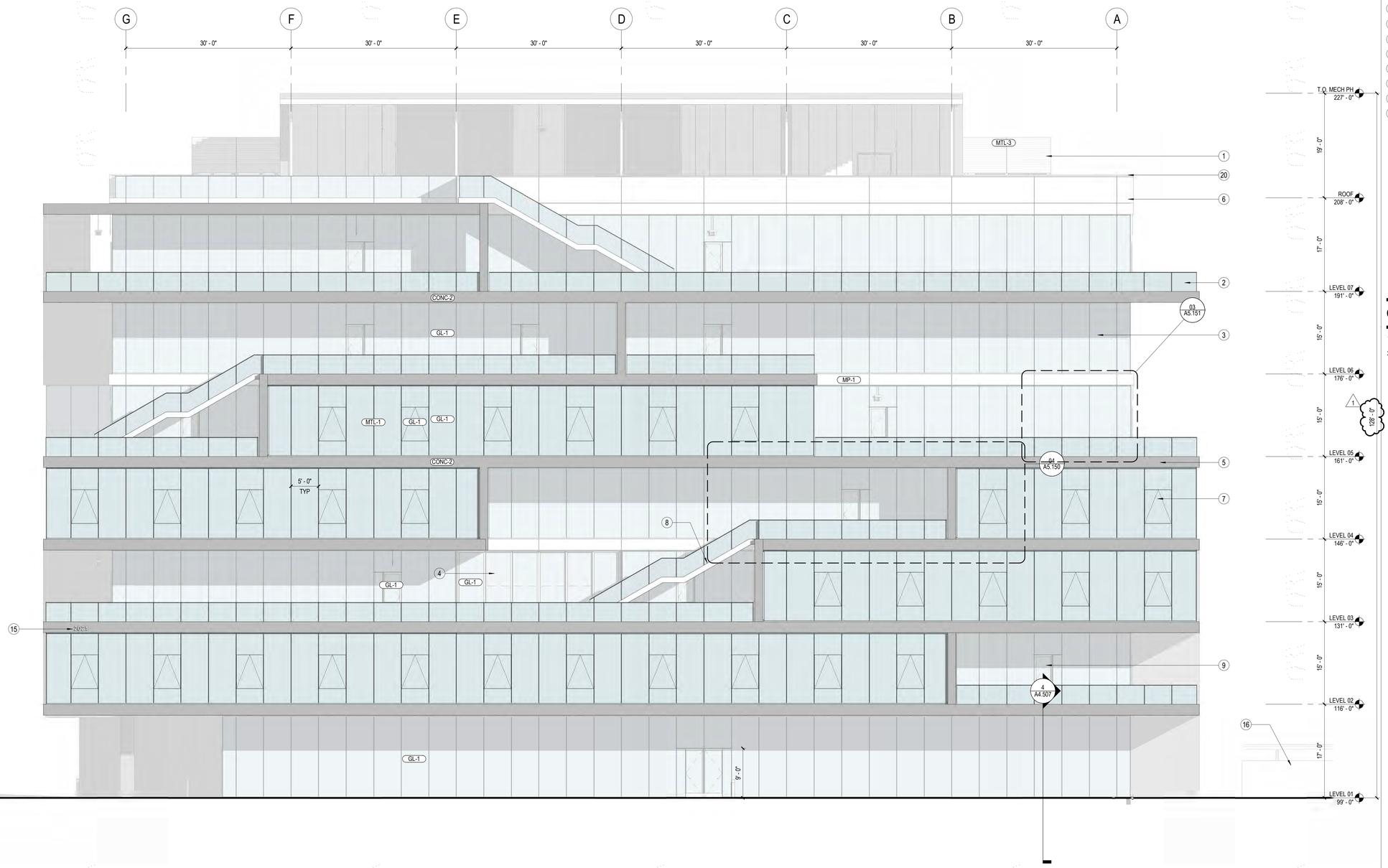
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A2.109

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1 CONSTRUCTION PLAN - PENTHOUSE ROOF
SCALE: 1/8" = 1'-0"

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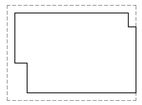
SHEET NOTES

1. MT-1 METAL WALL PANEL ROOF SCREEN
2. RL-1 GLASS GUARDRAIL
3. WW-1 WINDOW WALL GLAZING SYSTEM
4. SLIDING GLASS WALL SYSTEM
5. ARCHITECTURAL CAST-IN PLACE CONCRETE
6. MP-1 METAL COMPOSITE PANEL SYSTEM
7. OPERABLE AWNING WINDOW
8. FUTURE CONVENIENCE STAIR BY TENANT
9. NARROW STILE GLASS ENTRY DOOR
10. OVERHEAD COILING SERVICE DOOR
11. PAINTED STEEL TRELLIS STRUCTURE
12. EP-1 EXTERIOR PLASTER SYSTEM
13. EMERGENCY GENERATOR ENCLOSURE
14. BRIDGE TO PARKING STRUCTURE
15. BUILDING ADDRESS SIGN
16. TRASH ENCLOSURE
17. POWER PEDESTALS
18. EXTERIOR TRELLIS
19. VAPOR RETARDER
20. FORMED METAL PANEL COPING

GENERAL NOTES

1. ALL PARAPETS TO BE 3'-6" MINIMUM ABOVE ROOF FINISH, TYP.
2. SEE CBC FOR SAFETY GLASS REQUIREMENTS. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTUER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING.
   - A. SWING DOORS
   - B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD COSET DOOR ASSEMBLIES
   - C. STORM DOORS
   - D. UNFRAMED SWINGING DOORS
   - E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
   - F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
   - G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS
     - a. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
     - b. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
     - c. EXPOSED TOP EDGE GREATER THAN 36" ABOVE FLOOR
     - d. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLACE OF THE GLAZING
   - H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
   - I. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE: WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   - J. ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

KEY PLAN



△ 1

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

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bxp Boston Properties

Gensler

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Seal / Signature

LICENSED ARCHITECT — C-33199 — STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATION - SOUTH

Scale

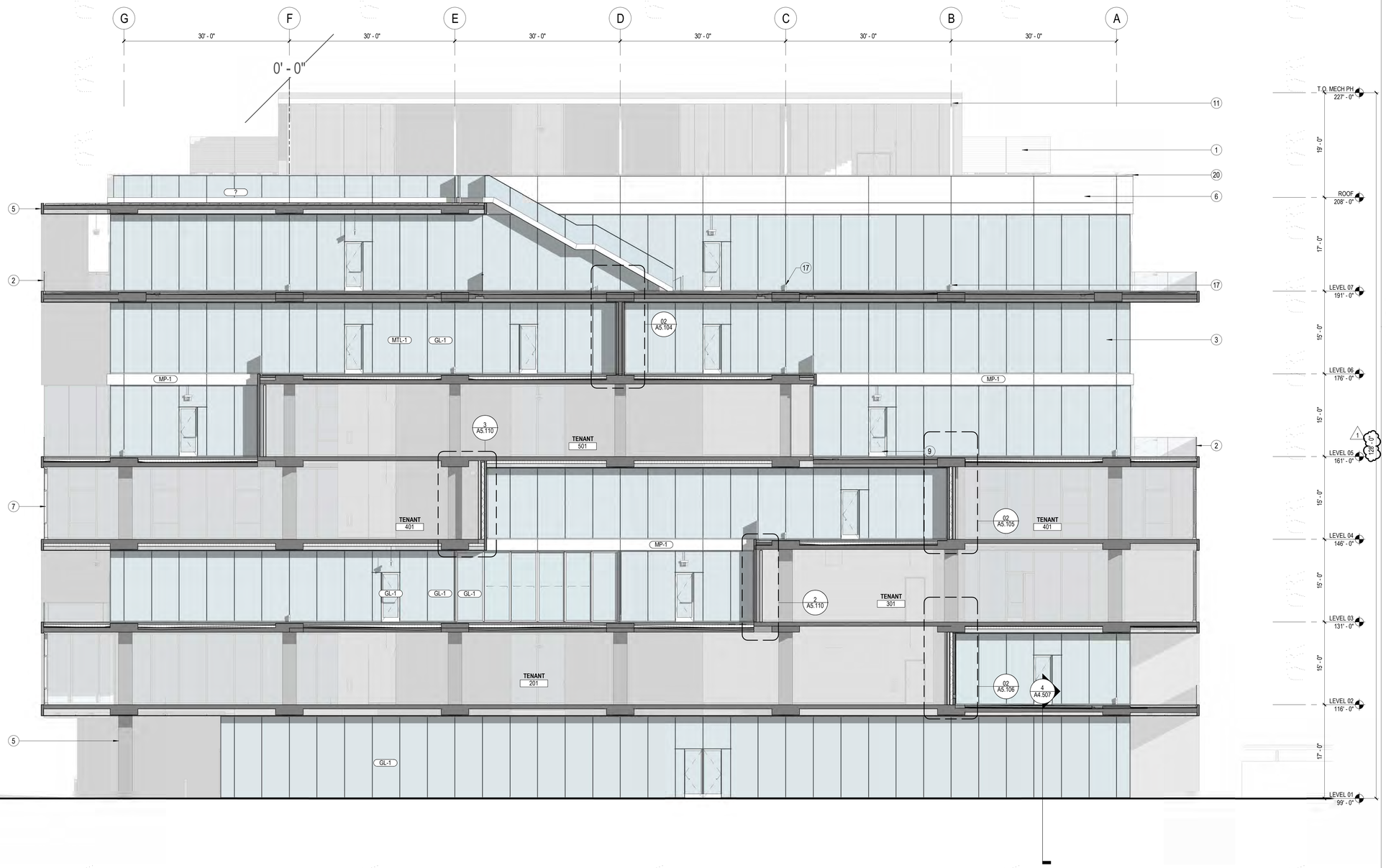
As indicated

A4.101

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

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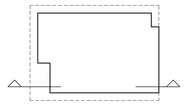
SHEET NOTES

1. MT-1 METAL WALL PANEL ROOF SCREEN
2. RL-1 GLASS GUARDRAIL
3. WW-1 WINDOW WALL GLAZING SYSTEM
4. SLIDING GLASS WALL SYSTEM
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16. TRASH ENCLOSURE
17. POWER PEDESTALS
18. EXTERIOR TRELLIS
19. VAPOR RETARDER
20. FORMED METAL PANEL COPING

GENERAL NOTES

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2. SEE CBC FOR SAFETY GLASS REQUIREMENTS. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTUER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING.
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   - C. STORM DOORS
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     - b. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
     - c. EXPOSED TOP EDGE GREATER THAN 36" ABOVE FLOOR
     - d. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLACE OF THE GLAZING
   - H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUISTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
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KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

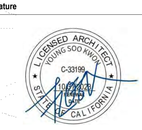
Gensler

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Seal / Signature



Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATION / SECTION - SOUTH

Scale

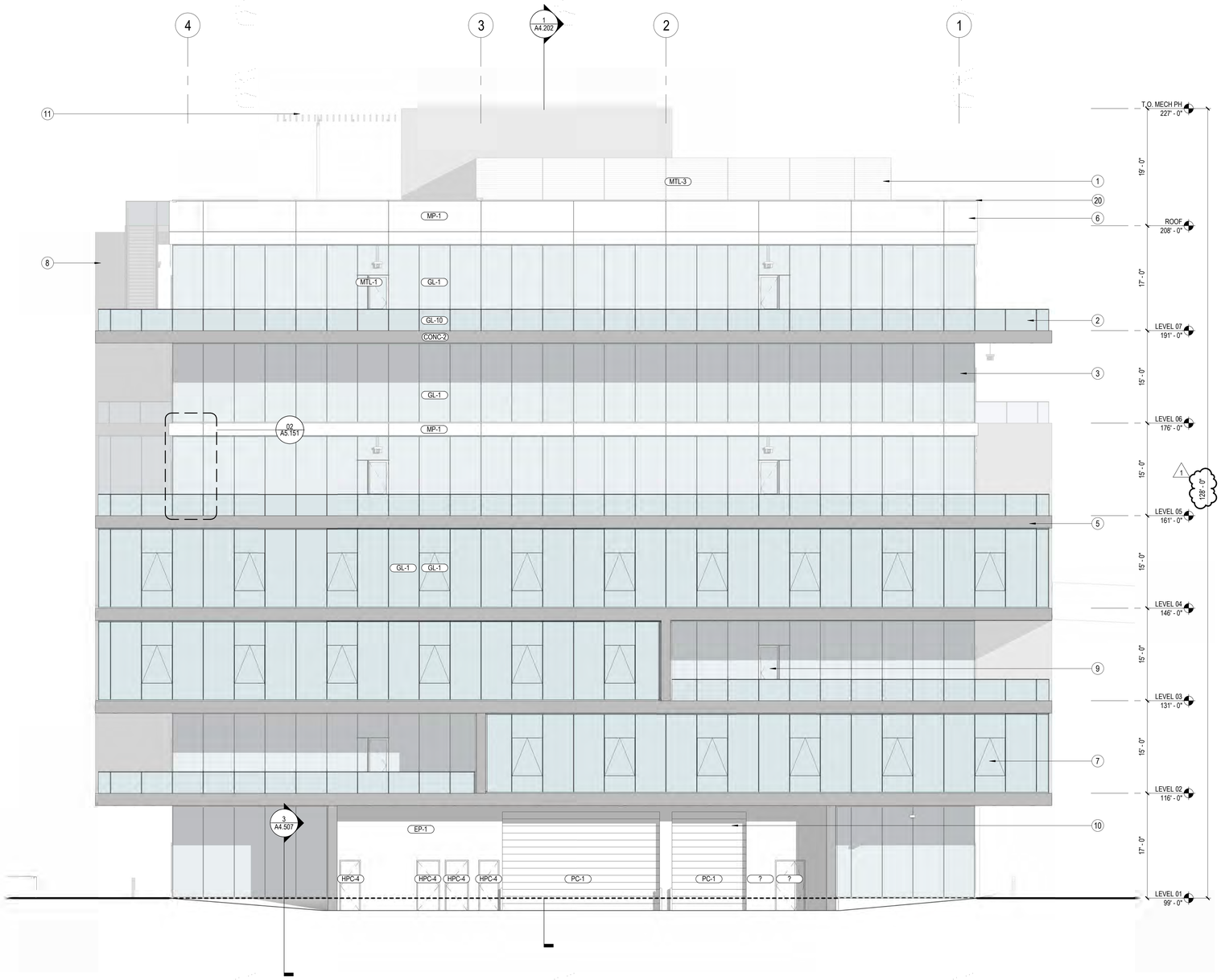
As indicated

A4.102

1 BUILDING ELEVATION / SECTION - SOUTH
SCALE: 1/8" = 1'-0"

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1 BUILDING ELEVATION - EAST

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

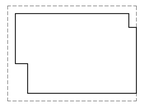
SHEET NOTES

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GENERAL NOTES

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KEY PLAN



BEACH CITIES

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Seal / Signature

LICENSED ARCHITECT · DOUG SOO PARK · C-33198 · STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATIONS - EAST

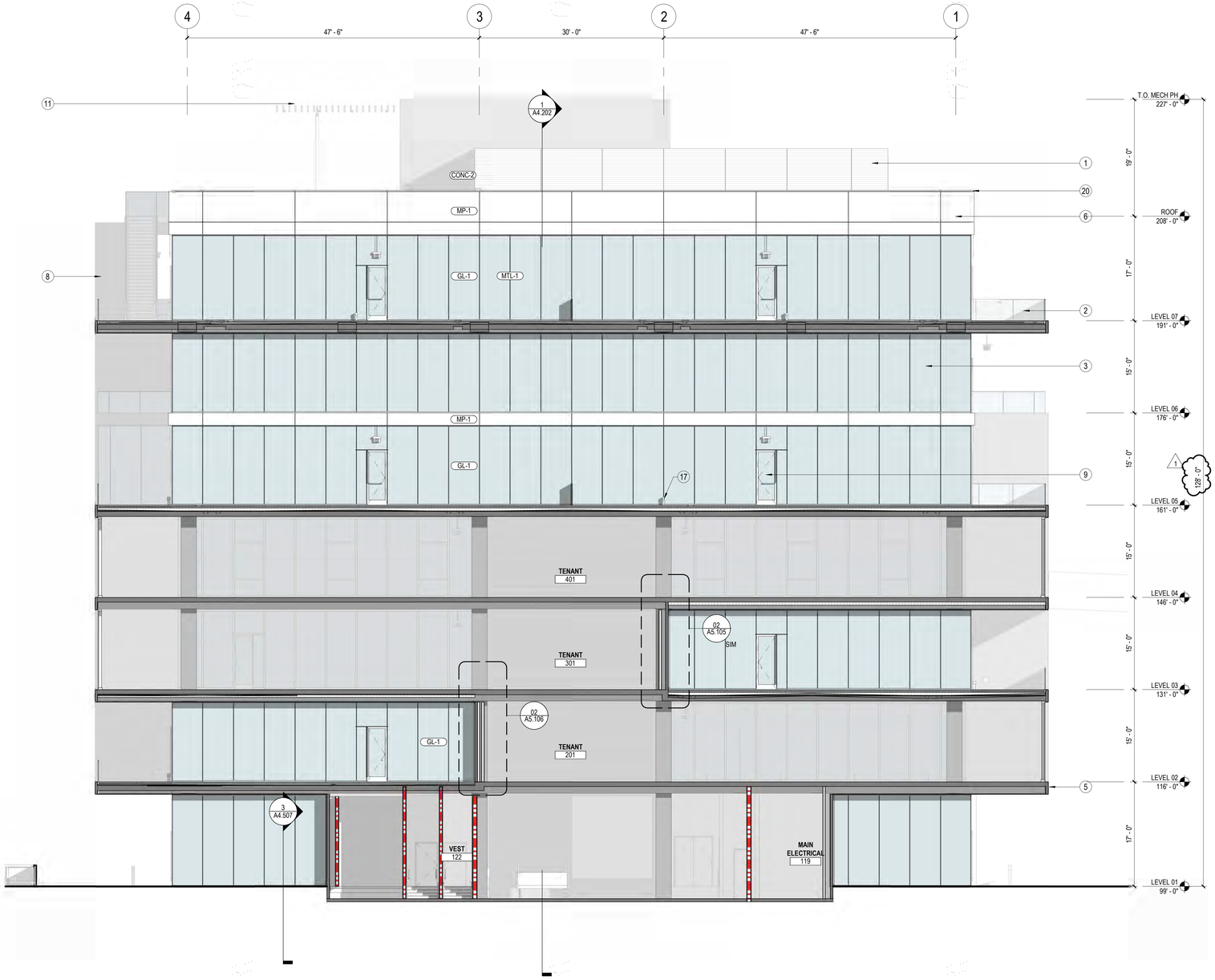
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1 BUILDING ELEVATION / SECTION - EAST

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

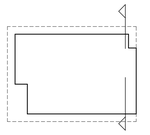
SHEET NOTES

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   - C. STORM DOORS
   - D. UNFRAMED SWINGING DOORS
   - E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
   - F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
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KEY PLAN



BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
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Seal / Signature

LICENSED ARCHITECT · JOUNG SOO KWON · C-33199 · STATE OF CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATION / SECTION - EAST

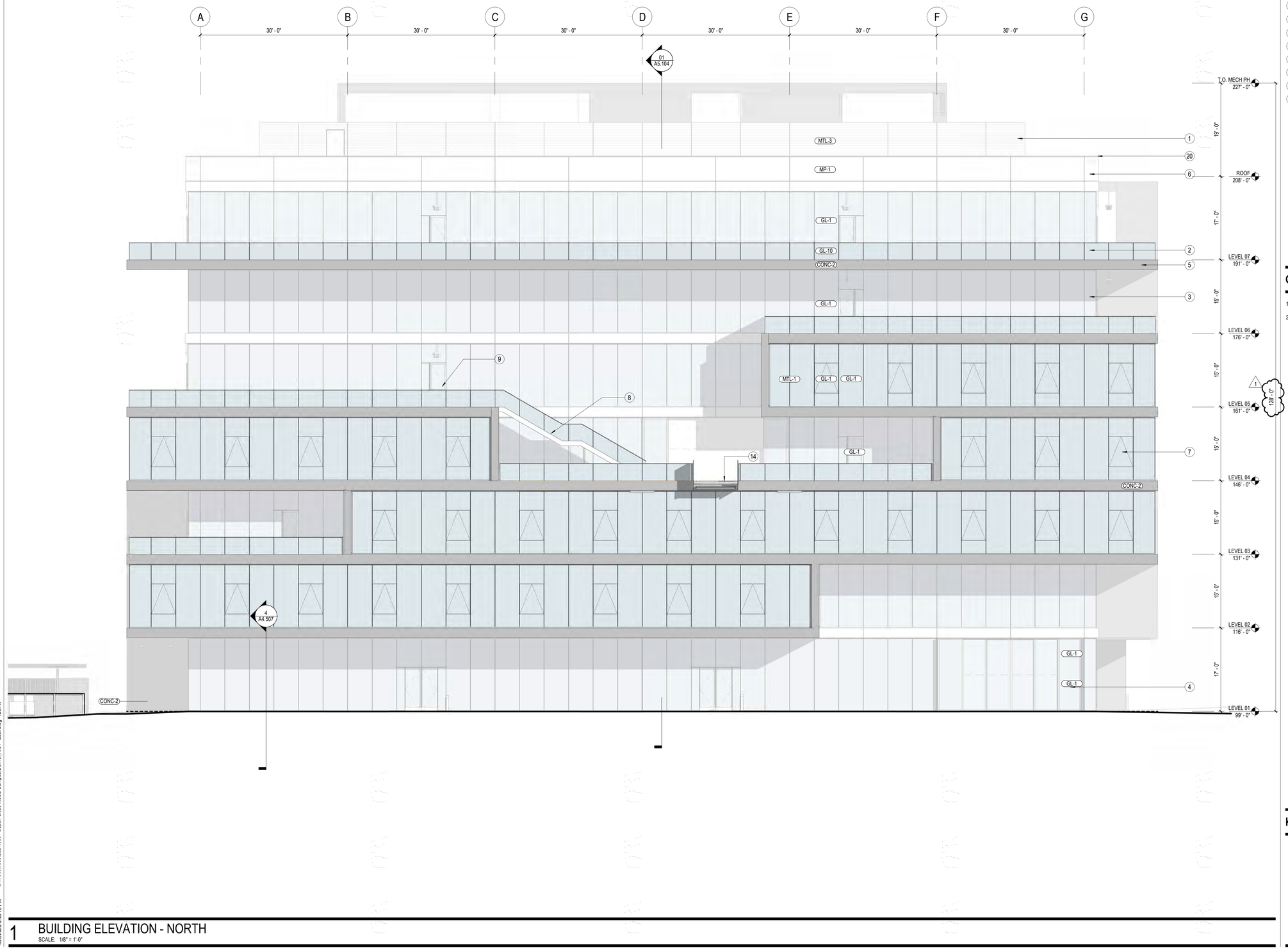
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1 BUILDING ELEVATION - NORTH

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

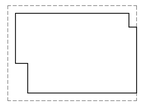
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4. SLIDING GLASS WALL SYSTEM
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Seal / Signature

LICENSED ARCHITECT — ROUING SOO WING — C-33199 — REGISTERED — CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATION - NORTH

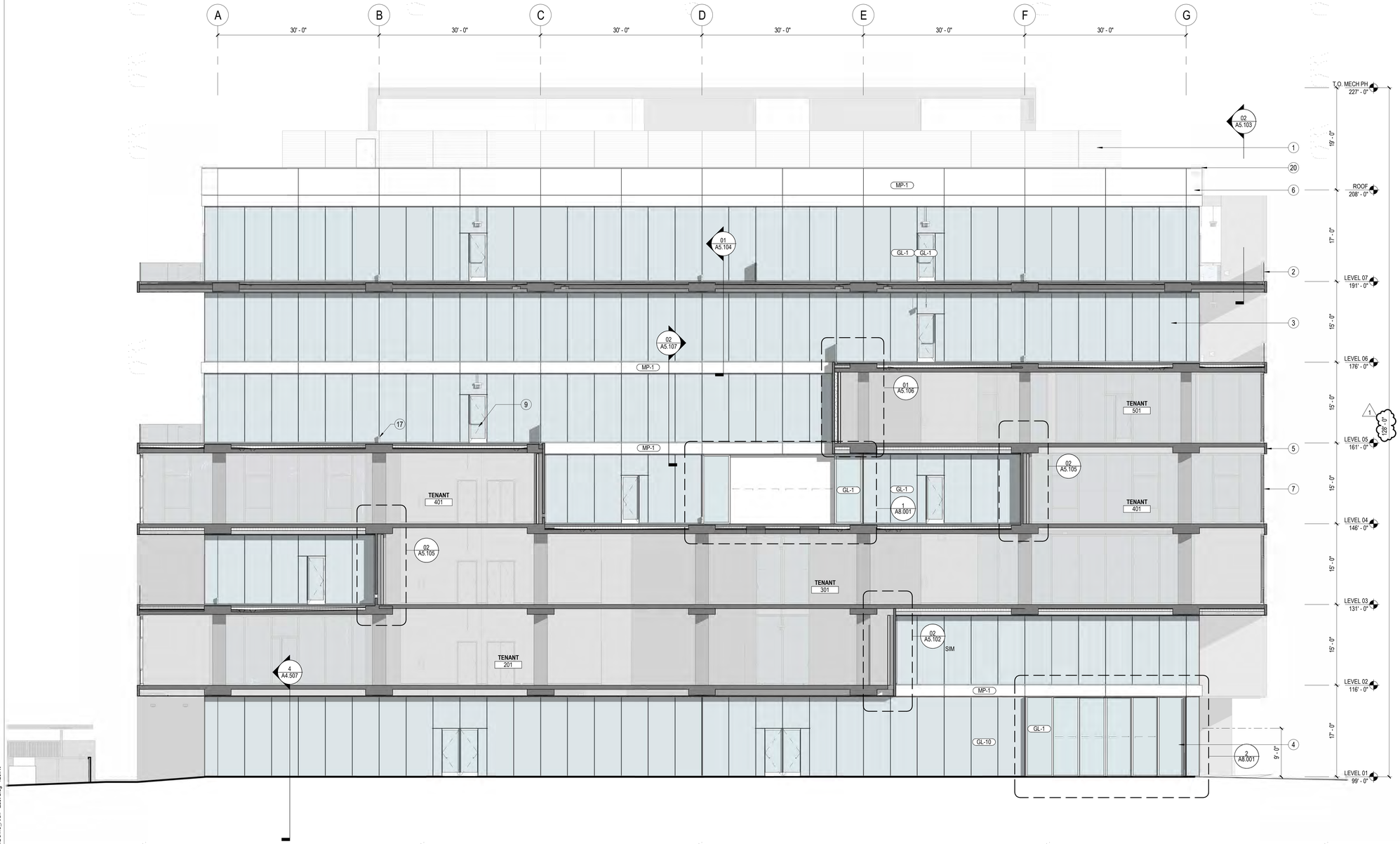
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1 BUILDING ELEVATION / SECTION - NORTH

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

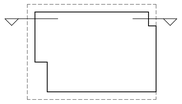
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Seal / Signature

LICENSED ARCHITECT — C-33199 — REGISTERED — CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATION / SECTION - NORTH

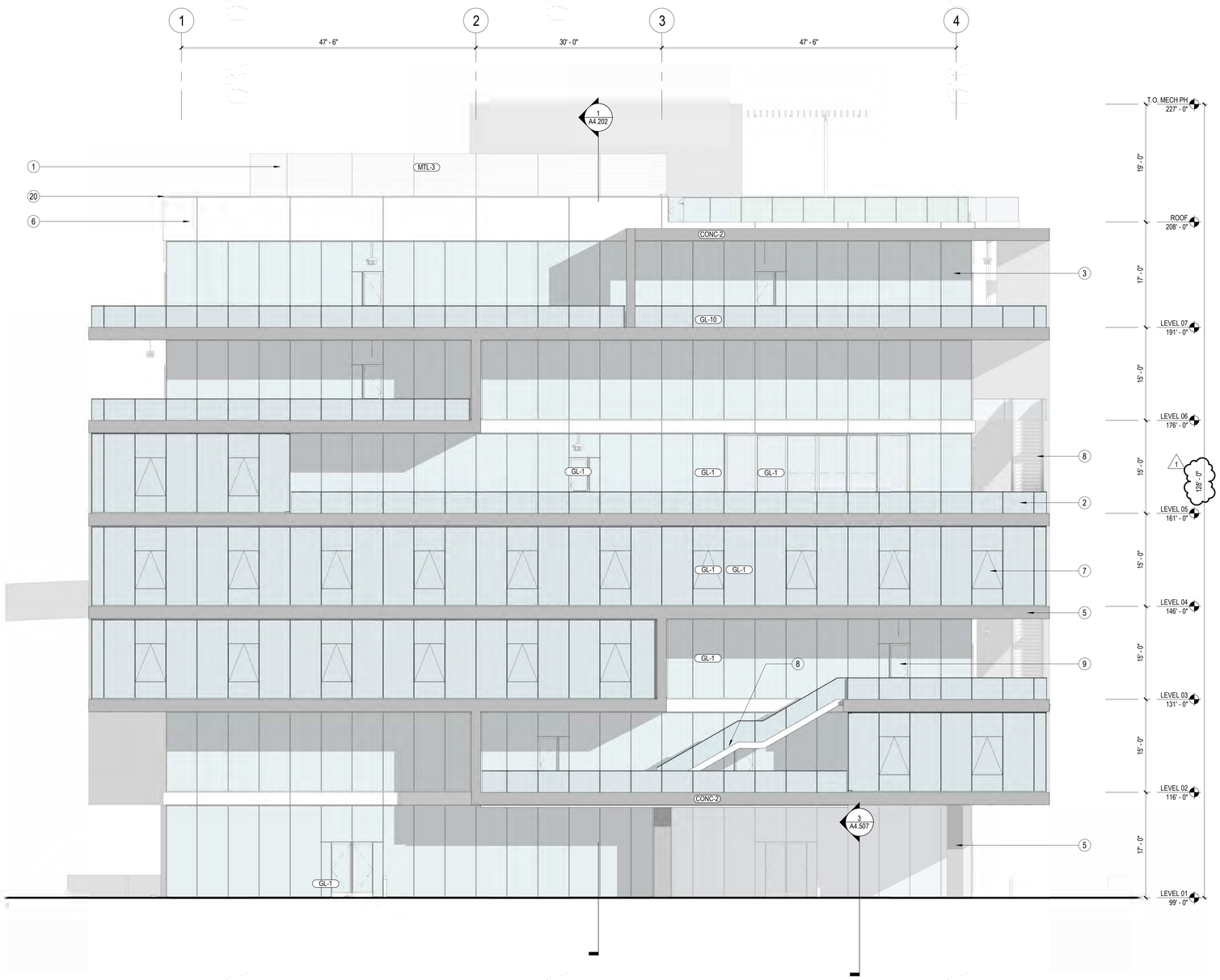
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1 BUILDING ELEVATION - WEST
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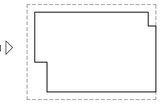
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Seal / Signature



Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

BUILDING ELEVATION - WEST

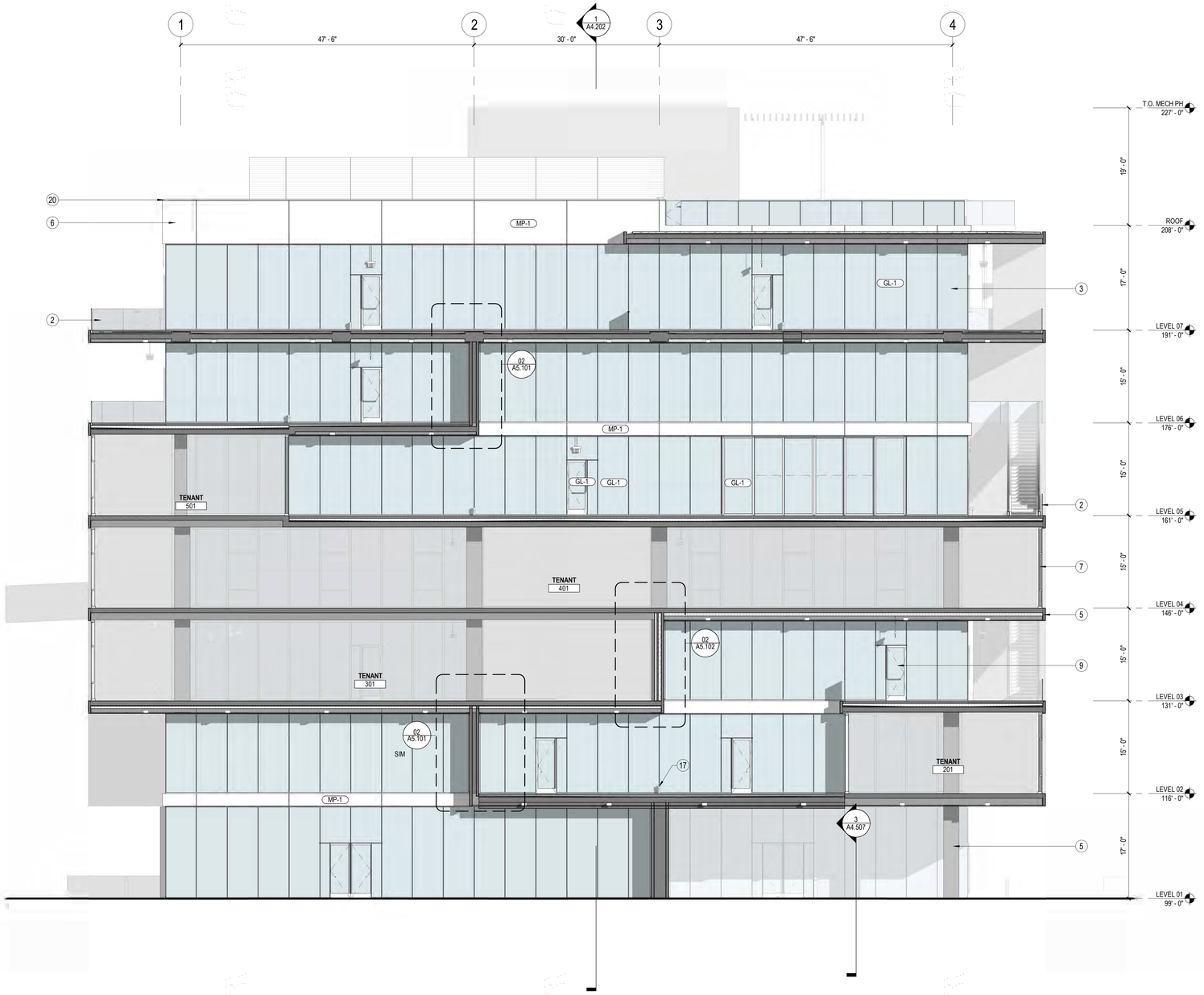
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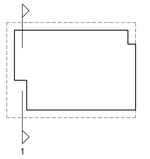
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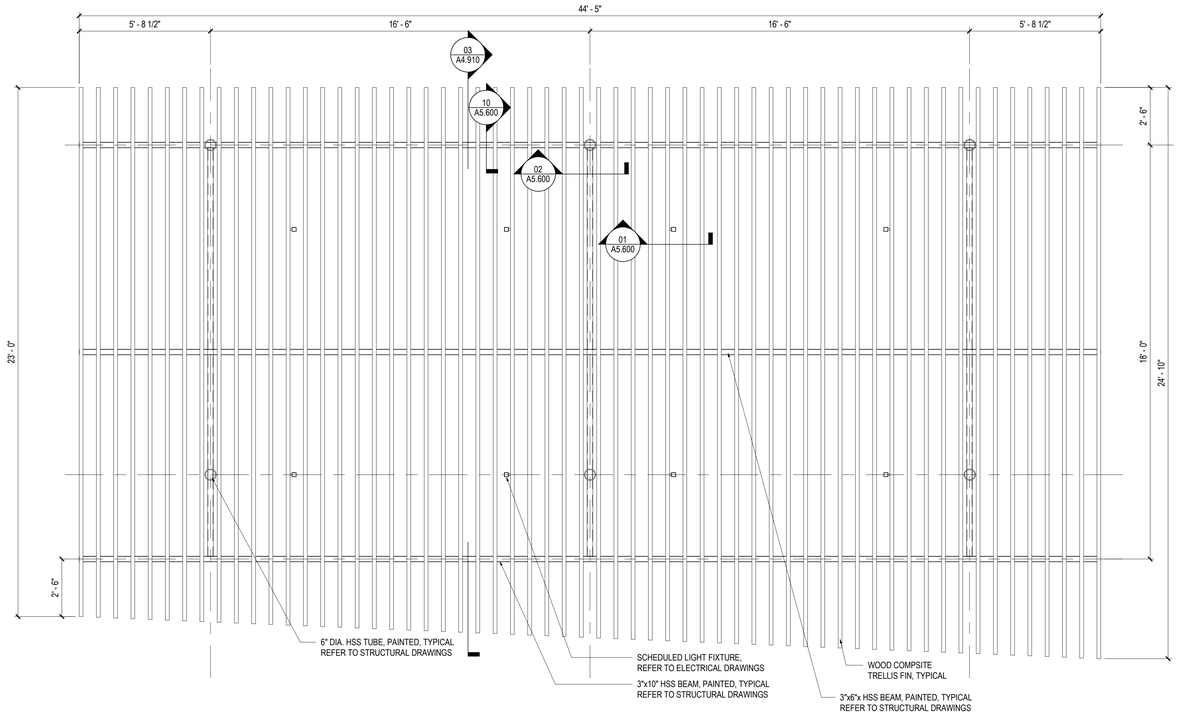
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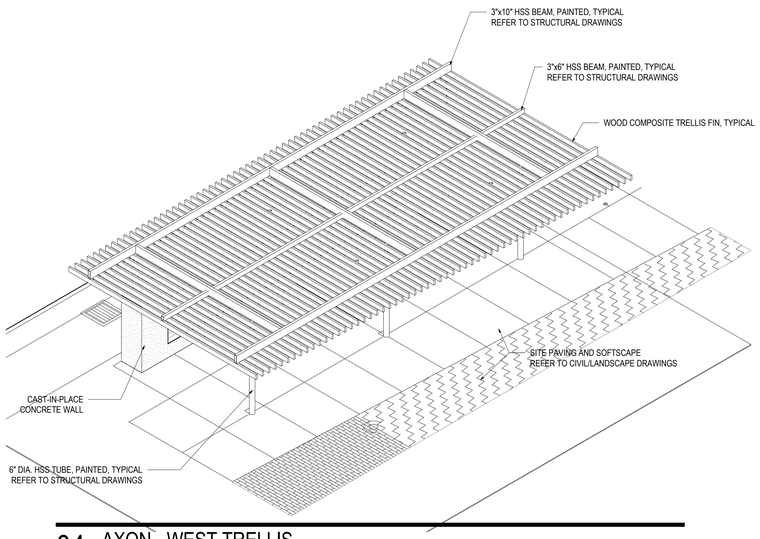
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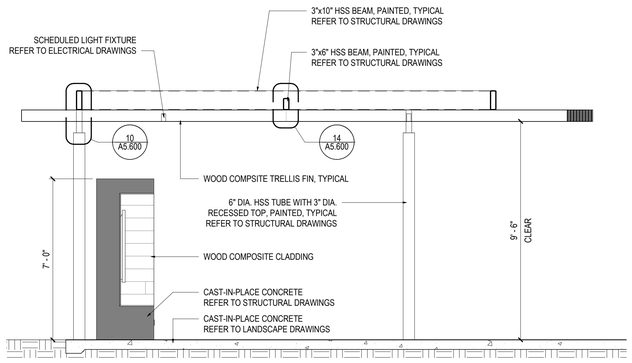
02 ENLARGED REFLECTED CEILING PLAN - WEST TRELLIS

SCALE: 3/8" = 1'-0"



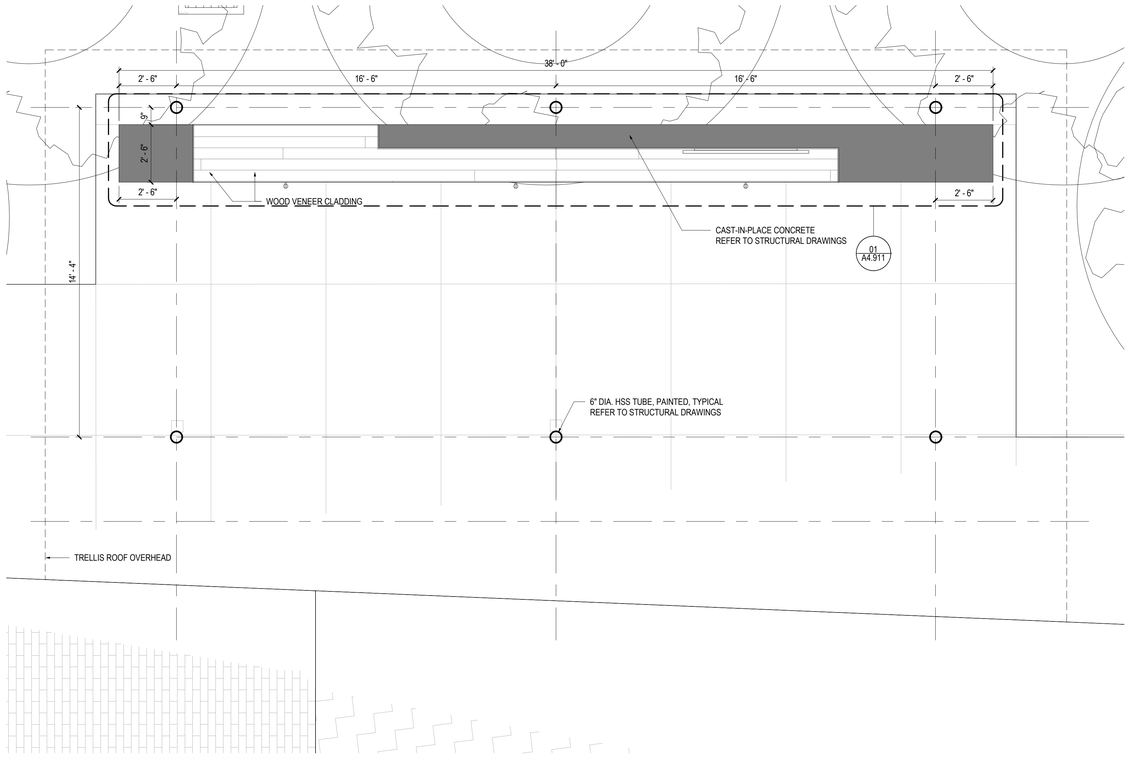
04 AXON - WEST TRELLIS

SCALE:



03 SECTION - TYPICAL WEST TRELLIS

SCALE: 3/8" = 1'-0"



01 ENLARGED PLAN - WEST TRELLIS

SCALE: 3/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

TRELLIS STEEL STRUCTURE

1. ALL EXPOSED STEEL FOR TRELLIS STRUCTURE SHALL BE CATEGORY 3 AESS ARCHITECTURAL STEEL, AS CATEGORIZED BY THE AISC, 2016 EDITION, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (ANSI/AISC 303-16).
2. FILLET WELDS ARE NOT ACCEPTABLE WHERE EXPOSED TO VIEW. USE FULL PENETRATION WELDS, GROUND BOTH FLUSH AND SMOOTH SO THAT WELDS ARE NOT VISIBLE.
3. FABRICATE CRISP 90-DEGREE WELDED INSIDE AND OUTSIDE CORNERS.
4. EXPOSED FASTENERS/ANCHORS ARE NOT ACCEPTABLE, CONCEAL AS REQUIRED.
5. SURFACE PREPARATION SHALL BE SSPC-SP6 COMMERCIAL BLAST CLEANING.
6. ALL EXPOSED AESS STELL SHALL BE PAINTED WITH A HIGH PERFORMANCE COATING SYSTEM TO MATCH CUSTOM COLOR SELECTED BY ARCHITECT.

GENERAL NOTES

1. TRELLIS IS TYPE 1 CONSTRUCTION.
2. PROVIDE POWER TO EACH CAST-IN-PLACE SITE WALL FOR CONVENIENCE.
3. PROVIDE RECESSED CABLE MANAGEMENT BOX BEHIND LOCATIONS WITH DIGITAL DISPLAYS. PROVIDE AV AND POWER TO THESE LOCATIONS.
4. PROVIDE FLUSH RECESSED LIGHT FIXTURES IN SOFFITS OF SITE WALLS.

LEGEND

KEY PLAN

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	07.08.2022	100% DESIGN DEVELOPMENT
	09.09.2022	50% CONSTRUCTION DOCUMENT
	10.20.2022	ISSUE FOR PLAN CHECK
	12.09.2022	95% CONSTRUCTION DOCUMENTS

Seal / Signature

LICENSED ARCHITECT
LOUING SOO WONG
C-33199
REGISTERED
CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED PLANS & ELEVATIONS - WEST TRELLIS

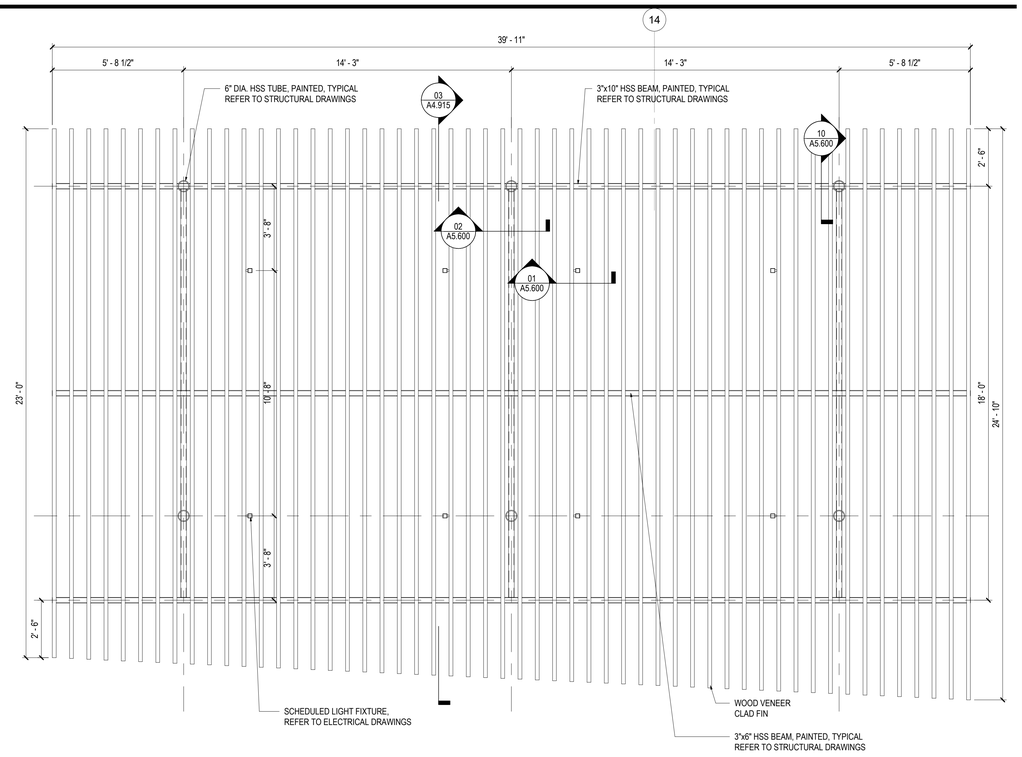
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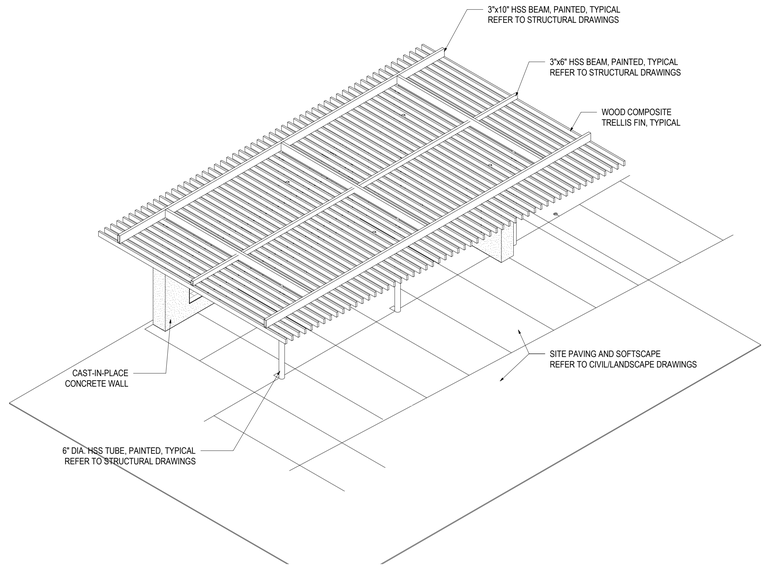
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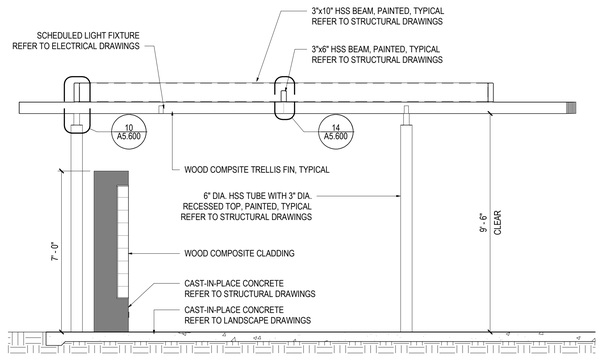
02 ENLARGED REFLECTED CEILING PLAN - EAST TRELLIS

SCALE: 3/8" = 1'-0"



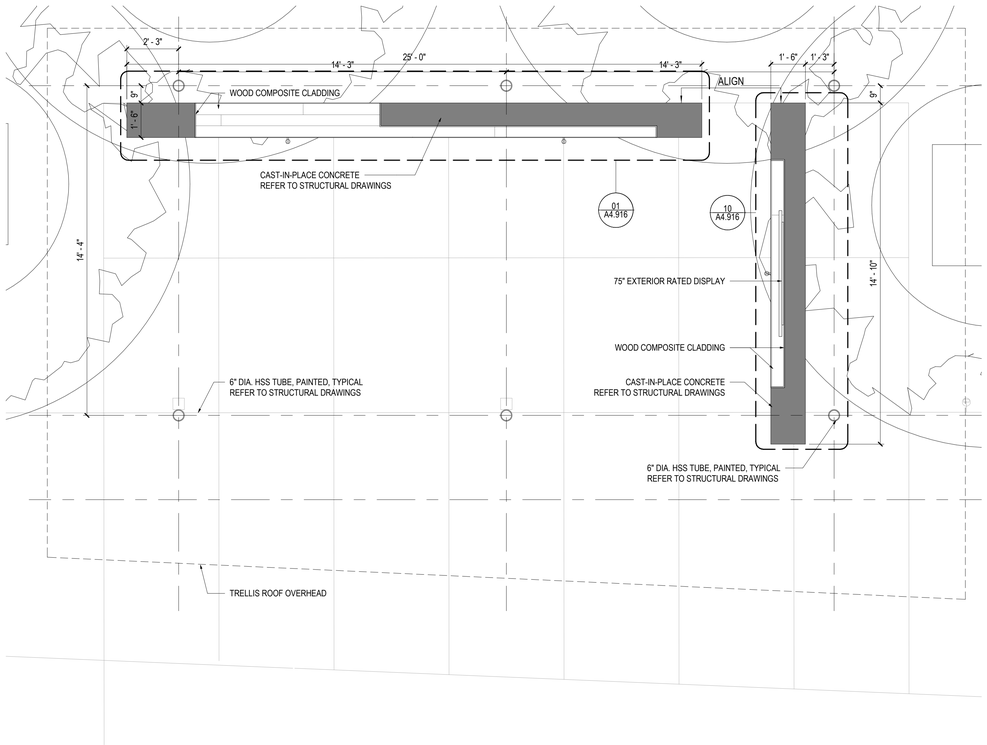
04 AXON - EAST TRELLIS

SCALE:



03 SECTION - TYPICAL EAST TRELLIS

SCALE: 3/8" = 1'-0"



01 ENLARGED PLAN - EAST TRELLIS

SCALE: 3/8" = 1'-0"

SHEET NOTES

NOTES

TRELLIS STEEL STRUCTURE

1. ALL EXPOSED STEEL FOR TRELLIS STRUCTURE SHALL BE CATEGORY 3 AESS ARCHITECTURAL STEEL, AS CATEGORIZED BY THE AISC, 2016 EDITION, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (ANSI/AISC 303-16).
2. FILLET WELDS ARE NOT ACCEPTABLE WHERE EXPOSED TO VIEW. USE FULL PENETRATION WELDS, GROUND BOTH FLUSH AND SMOOTH SO THAT WELDS ARE NOT VISIBLE.
3. FABRICATE CRISP 90-DEGREE WELDED INSIDE AND OUTSIDE CORNERS.
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6. ALL EXPOSED AESS STELL SHALL BE PAINTED WITH A HIGH PERFORMANCE COATING SYSTEM TO MATCH CUSTOM COLOR SELECTED BY ARCHITECT.

GENERAL NOTES

1. TRELLIS IS TYPE 1 CONSTRUCTION.
2. PROVIDE POWER TO EACH CAST-IN-PLACE SITE WALL FOR CONVENIENCE.
3. PROVIDE RECESSED CABLE MANAGEMENT BOX BEHIND LOCATIONS WITH DIGITAL DISPLAYS. PROVIDE AV AND POWER TO THESE LOCATIONS.
4. PROVIDE FLUSH RECESSED LIGHT FIXTURES IN SOFFITS OF SITE WALLS.

LEGEND

KEY PLAN

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
07.08.2022	100% DESIGN DEVELOPMENT
09.09.2022	50% CONSTRUCTION DOCUMENT
10.20.2022	ISSUE FOR PLAN CHECK
12.09.2022	95% CONSTRUCTION DOCUMENTS

Seal / Signature

LICENSED ARCHITECT
LOUNG SOO RINGLER
C-33199
CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED PLAN & ELEVATIONS - EAST TRELLIS

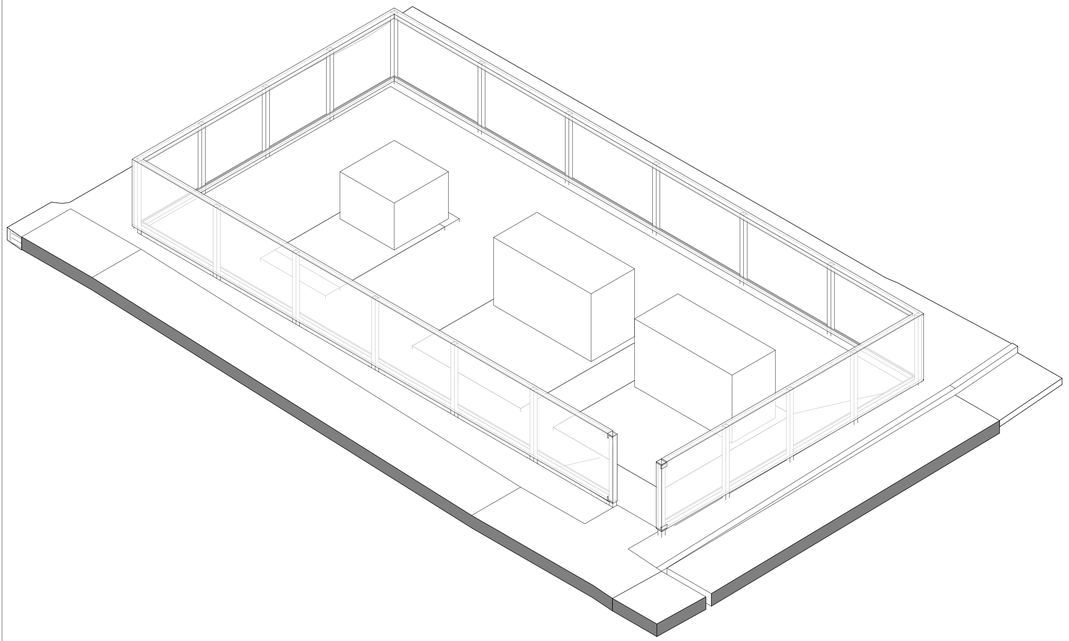
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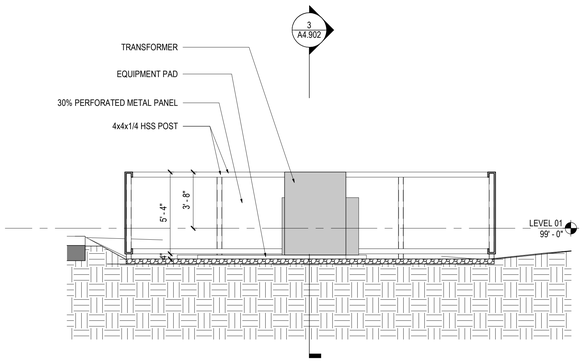
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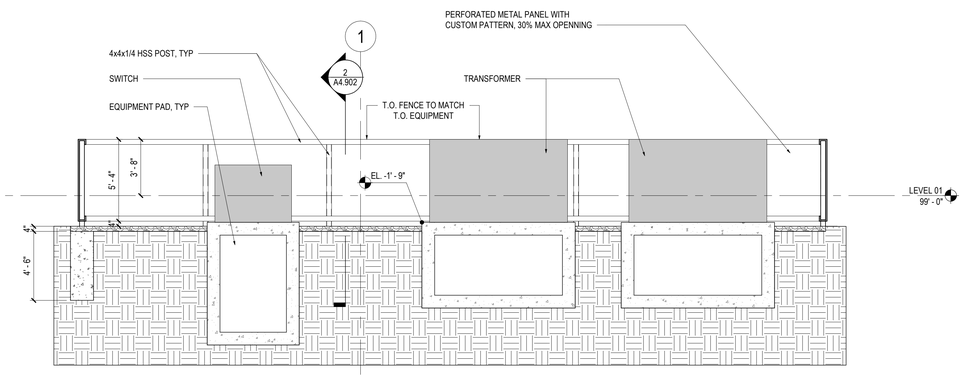
4 AXON - TRANSFORMER YARD

SCALE:



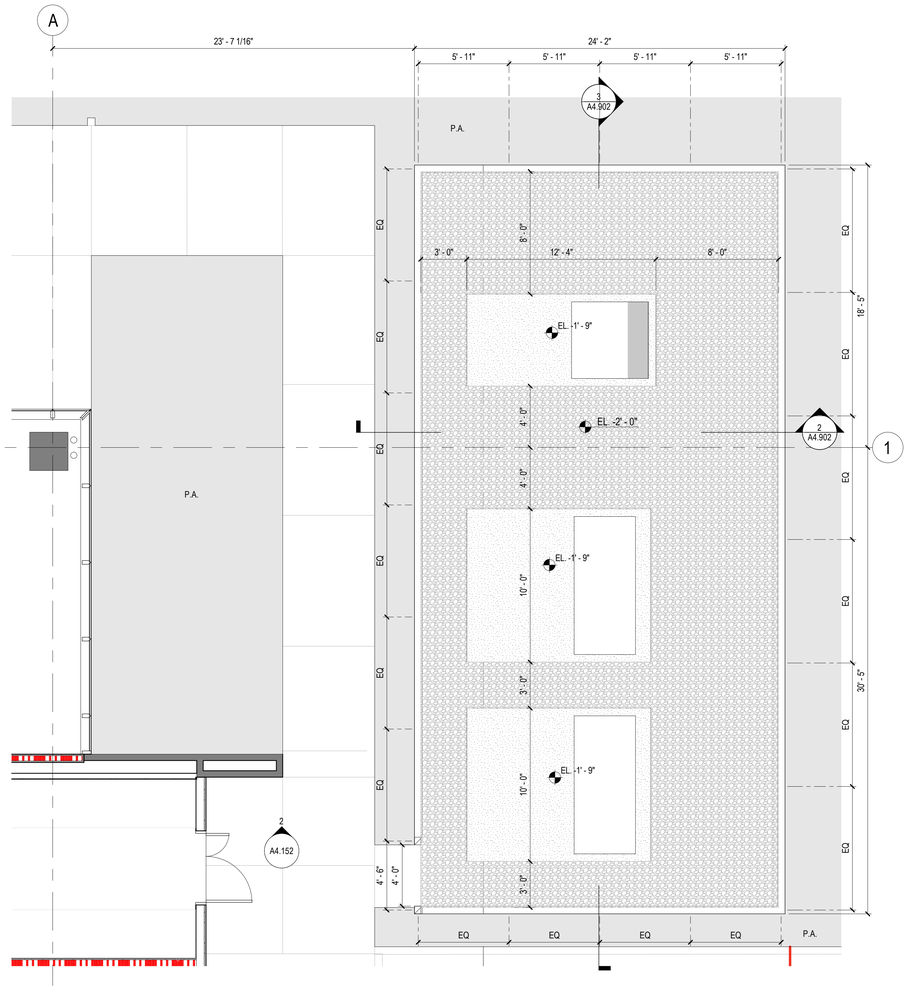
2 SECTION - TRANSFORMER YARD

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



3 SECTION - TRANSFORMER YARD

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



1 ENLARGED PLAN - TRANSFORMER YARD

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

SHEET NOTES

1. AREA DRAIN. SEE CIVIL DWGS
2. PTD GALV STL GATE WITH SLIDE LOCK
3. CIP CONC WALL, CONC-2
4. NOT USED
5. CMU BLOCK WALL, ANGELUS BLOCK, 12 X 8 X 16, NORMAL WEIGHT, GLACIER WHITE, PRECISION FINISH
6. BOLLARD, REFER TO CIVIL DRAWINGS
7. ASPHALT PAVEMENT
8. LANDSCAPE
9. CONCRETE SIDEWALK. REFER TO CIVIL & LANDSCAPE DWGS
10. AREA DRAIN
11. DOWNSPOUT
12. FIRE WATER TANK

GENERAL NOTES

LEGEND

BEACH CITIES

2021 ROSECRANS AVE.
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORPORATION

Mar Ventures, Inc.

bxp Boston Properties

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
1	04.24.2023	PLAN CHECK RESUBMITTAL

Seal / Signature

LICENSED ARCHITECT · HUNG SOO KIM · C-33199 · REGISTERED · CALIFORNIA

Project Name

BEACH CITIES MEDIA CAMPUS

Project Number

05.2324.000

Description

ENLARGED PLANS & SECTIONS - TRANSFORMER YARD

Scale

As indicated

A4.902

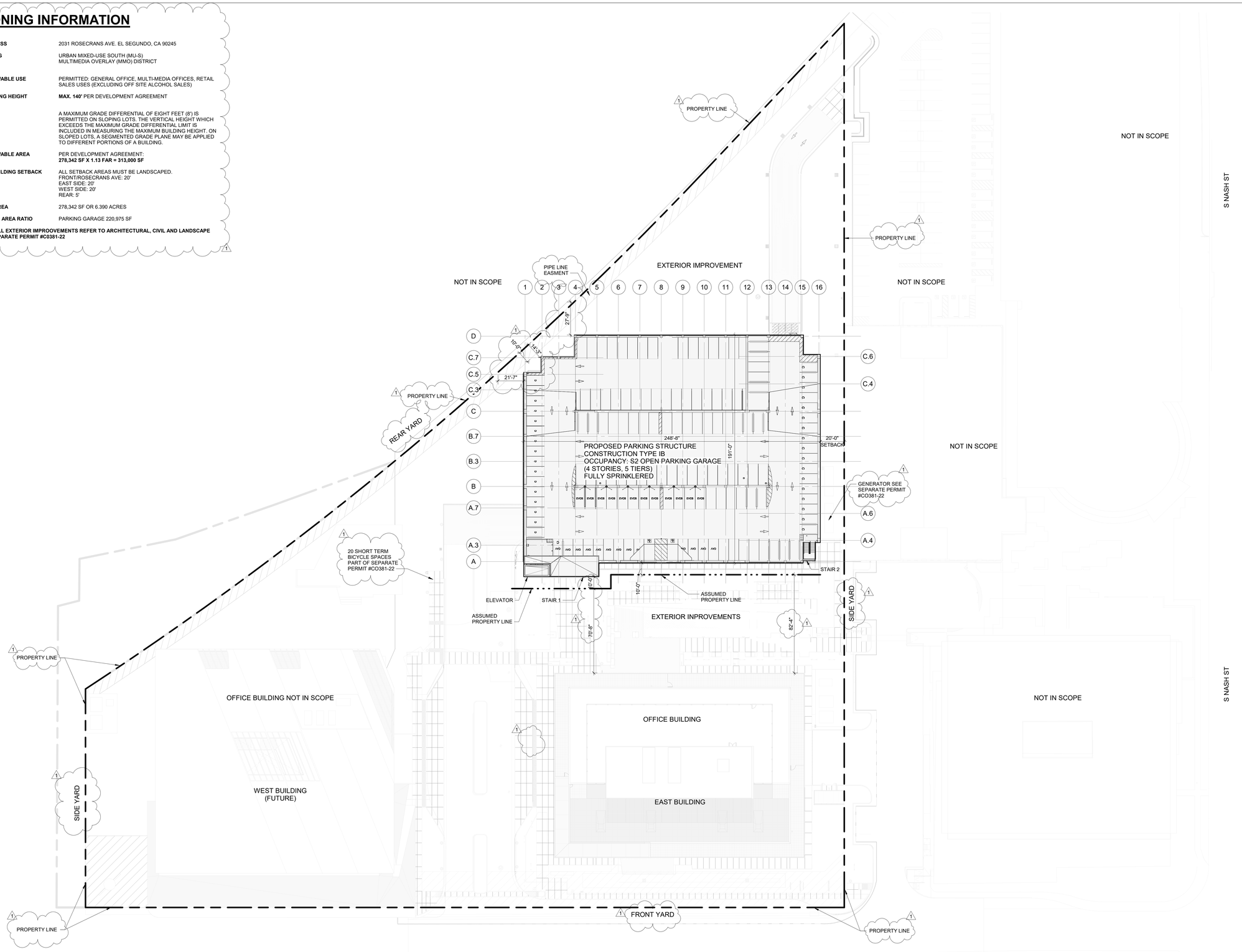
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ZONING INFORMATION

ADDRESS	2031 ROSECRANS AVE. EL SEGUNDO, CA 90245
ZONING	URBAN MIXED-USE SOUTH (MU-S) MULTIMEDIA OVERLAY (MMO) DISTRICT
ALLOWABLE USE	PERMITTED: GENERAL OFFICE, MULTI-MEDIA OFFICES, RETAIL SALES USES (EXCLUDING OFF SITE ALCOHOL SALES)
BUILDING HEIGHT	**MAX. 140'** PER DEVELOPMENT AGREEMENT A MAXIMUM GRADE DIFFERENTIAL OF EIGHT FEET (8') IS PERMITTED ON SLOPING LOTS. THE VERTICAL HEIGHT WHICH EXCEEDS THE MAXIMUM GRADE DIFFERENTIAL LIMIT IS INCLUDED IN MEASURING THE MAXIMUM BUILDING HEIGHT. ON SLOPED LOTS, A SEGMENTED GRADE PLANE MAY BE APPLIED TO DIFFERENT PORTIONS OF A BUILDING.
ALLOWABLE AREA	PER DEVELOPMENT AGREEMENT: **278,342 SF X 1.13 FAR = 313,000 SF**
MIN BULDING SETBACK	ALL SETBACK AREAS MUST BE LANDSCAPED. FRONT/ROSECRANS AVE: 20' EAST SIDE: 20' WEST SIDE: 20' REAR: 5'
LOT AREA	278,342 SF OR 6.390 ACRES
FLOOR AREA RATIO	PARKING GARAGE 220,975 SF

FOR ALL EXTERIOR IMPROOVEMENTS REFER TO ARCHITECTURAL, CIVIL AND LANDSCAPE OF SEPARATE PERMIT #C0381-22



1 SITE PLAN
1/32" = 1'-0"

4/6/2023 4:59:14 PM
2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

BEACH CITIES MEDIA CAMPUS
2021 ROSECRANS AVE
EL SEGUNDO, CA. 90245

IN ASSOCIATION WITH :

ARCHITECT

WALTER P. MOORE AND ASSOCIATES, INC.
707 WILSHIRE BOULEVARD, SUITE 2100
LOS ANGELES, CALIFORNIA 90017

PHONE: 310.254.1900 FAX: 310.254.1940

PROJECT TEAM

WALTER P. MOORE
ARCHITECT

CULP & TANNER
STRUCTURAL ENGINEER

APOLLO ELECTRIC
ELECTRICAL ENGINEER

POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

IRO / SEAL

LICENSED ARCHITECT
ERIC ANTHONY PAGAN
C-35033
REN. 01/31/25
STATE OF CALIFORNIA

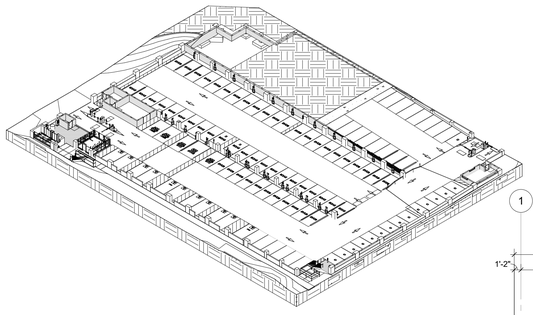
NO.	DATE	REVISION
	12/15/2022	Plan Check Submittal
1	04/06/2023	Plan Check Resubmittal

DESIGNED BY: EP
REVIEWED BY: SB
DRAWN BY: DA
PROJECT NUMBER: P09-22024-00
ISSUE: PLAN CHECK RESUBMITTAL
DATE: 04/06/23

SHEET TITLE: SITE PLAN

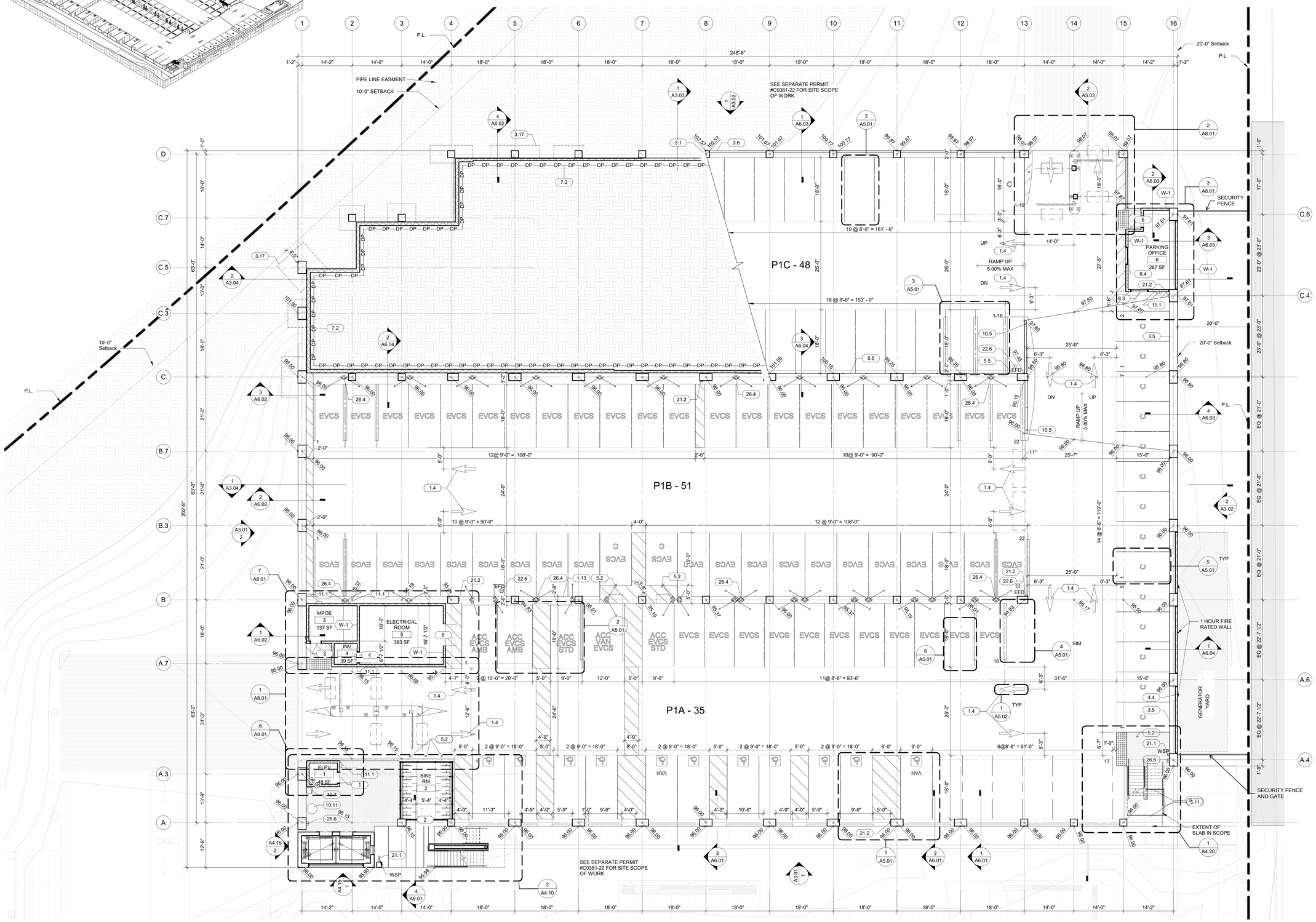
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KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
1.4	DIRECTION ARROWS - REFER TO DETAIL 1/A5.02
1.13	30"x48" CLEAR SPACE
3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.17	CONCRETE FOOTING - REFER TO STRUCTURAL DRAWINGS
4.4	CMU WALL (1 HR FIRE RATED)
5.2	METAL PIPE BOLLARD, CONCRETE FILLED - REFER TO DETAILs 10/A7.02 & 11/A7.02
5.5	GALVANIZED BARRIER CABLES - REFER TO DETAIL 7/A7.02
5.11	CANE DETECTION RAILING
7.2	DAMP PROOFING

KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
8.3	TRANSACTIONAL WINDOW REFER TO DETAIL X/A5.10
8.4	WINDOW REFER TO DETAIL X/A5.10
10.5	DELINEATORS
10.7	PAY ON FOOT STATION REFER TO ELECTRICAL DWG'S
10.11	WASTE RECEPTACLE PROVIDED BY OWNER
11.1	MECHANICAL EQUIPMENT MOUNT EQUIPMENT MIN. 7'-0" CLEAR REFER TO MECHANICAL DWG'S
21.1	FIRE SPRINKLER RISER /STANDPIPE - REFER TO FIRE DWG'S(UNDER DEFERRED SUBMITTAL)
21.2	FIRE EXTINGUISHER CABINET - REFER TO DETAIL 10/A5.02
22.6	EMERGENCY FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
26.4	ELECTRIC VEHICLE CHARGER - REFER TO ELECTRICAL DWG'S
26.6	EMERGENCY PHONE, REFER TO ELECTRICAL DWG'S



1 LEVEL 1
3/32" = 1'-0"

4/6/2023 4:59:53 PM
2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

BEACH CITIES

BEACH CITIES MEDIA CAMPUS
2021 ROSECRANS AVE
EL SEGUNDO, CA. 90245

IN ASSOCIATION WITH :

ARCHITECT

walter p moore

WALTER P. MOORE AND ASSOCIATES, INC.
707 WILSHIRE BOULEVARD, SUITE 2100
LOS ANGELES, CALIFORNIA 90017

PHONE: 310.254.1900 FAX: 310.254.1940

PROJECT TEAM

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ARCHITECT

CULP & TANNER
STRUCTURAL ENGINEER

APOLLO ELECTRIC
ELECTRICAL ENGINEER

POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

IRO / SEAL

LICENSED ARCHITECT
ERIC ANTHONY PAGAN
C-35033
EXP. 01/31/25
STATE OF CALIFORNIA

NO.	DATE	REVISION
	12/15/2022	Plan Check Submittal
1	04/06/2023	Plan Check Resubmittal

DESIGNED BY: EP
REVIEWED BY: SB
DRAWN BY: DA
PROJECT NUMBER: P09-22024-00
ISSUE: PLAN CHECK RESUBMITTAL
DATE: 04/06/23

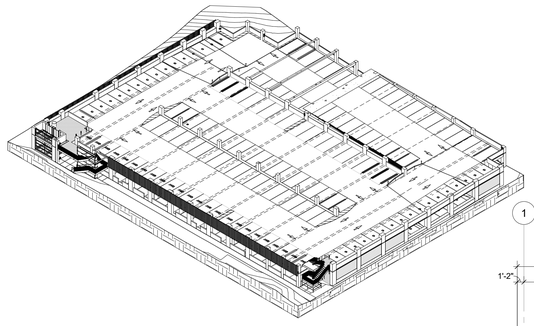
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LEVEL 1 PARKING PLAN

SHEET NUMBER

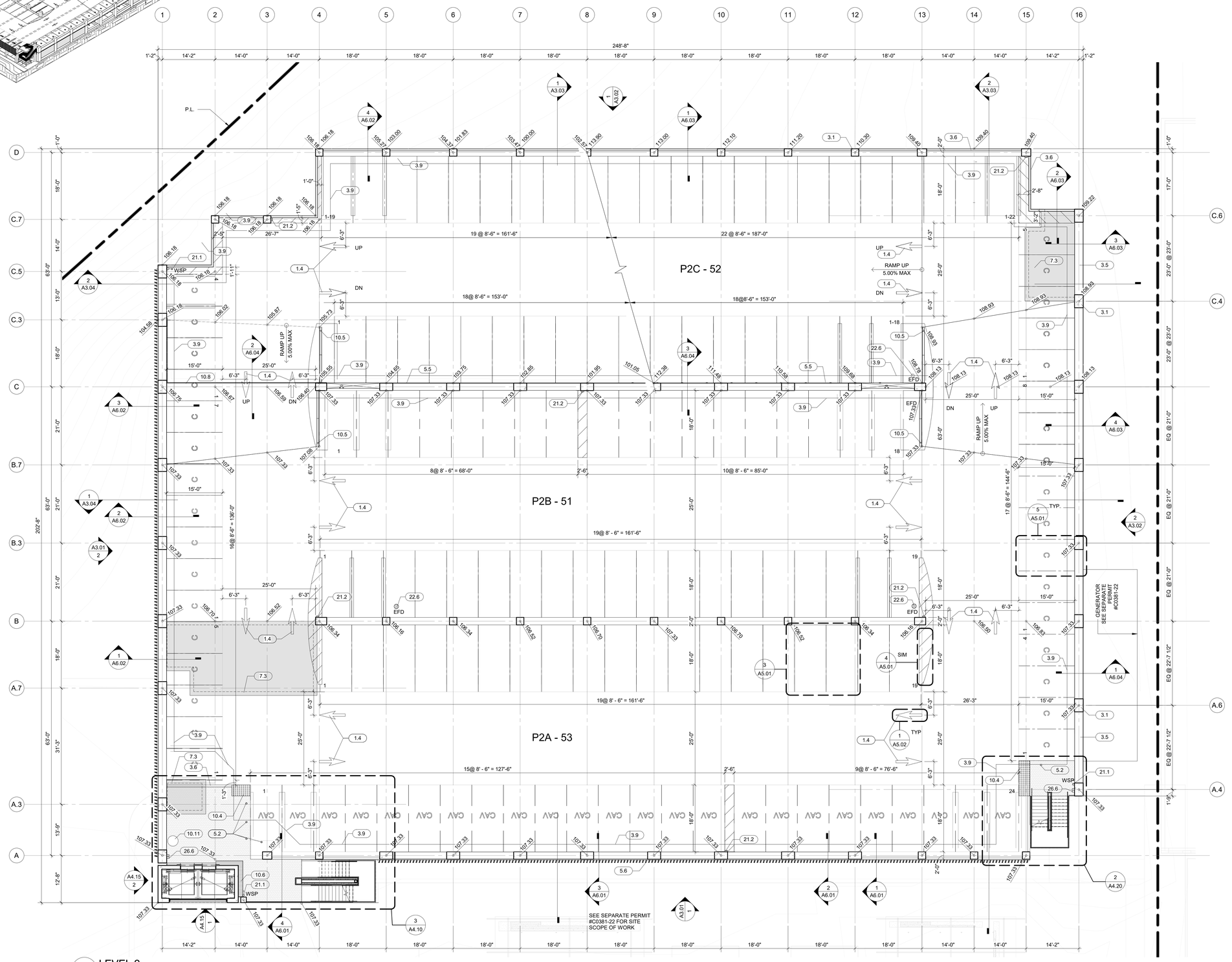
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KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
1.4	DIRECTION ARROWS - REFER TO DETAIL 1/A5.02
3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.9	LINE OF CONCRETE SWALE
5.2	METAL PIPE BOLLARD, CONCRETE FILLED - REFER TO DETAILs 10/A7.02 & 11/A7.02
5.5	GALVANIZED BARRIER CABLES - REFER TO DETAIL 7/A7.02
5.6	LOUVERED SCREEN WALL CONTINUOUS 6" PREFINISHED ALUMINUM Z-GRITS, COLOR BY OTHERS, INC.
7.3	ELASTOMERIC COATING OVER ROOM BELOW SEE SPECS
10.4	DETECTABLE WARNING STRIP - REFER TO DETAIL 12/A5.01
10.5	DELINEATORS

KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
10.6	EXPANSION COVER PLATE - REFER TO DET. 5/A801
10.8	COMPRESSION JOINT - REFER TO DET. 4/A7.02
10.11	WASTE RECEPTACLE PROVIDED BY OWNER
21.1	FIRE SPRINKLER RISER /STANDPIPE - REFER TO FIRE DWG'S(UNDER DEFERRED SUBMITTAL)
21.2	FIRE EXTINGUISHER CABINET - REFER TO DETAIL 10/A5.02
22.6	EMERGENCY FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
26.6	EMERGENCY PHONE, REFER TO ELECTRICAL DWG'S



1 LEVEL 2
3/32" = 1'-0"

BEACH CITIES MEDIA CAMPUS
2021 ROSECRANS AVE
EL SEGUNDO, CA. 90245

IN ASSOCIATION WITH :

ARCHITECT

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PHONE: 310.254.1900 FAX: 310.254.1940

PROJECT TEAM

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ARCHITECT

CULP & TANNER
STRUCTURAL ENGINEER

APOLLO ELECTRIC
ELECTRICAL ENGINEER

POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

IRO / SEAL

LICENSED ARCHITECT
ERIC ANTHONY PAGAN
C-35033
REN. 01/31/25
STATE OF CALIFORNIA

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1	04/06/2023	Plan Check Resubmittal

DESIGNED BY: EP
REVIEWED BY: SB
DRAWN BY: DA
PROJECT NUMBER: P09-22024-00
ISSUE: PLAN CHECK RESUBMITTAL
DATE: 04/06/23

SHEET TITLE

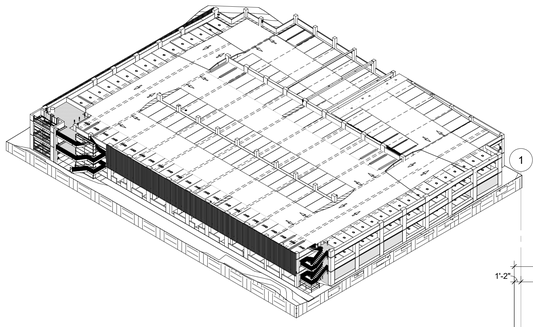
LEVEL 2 PARKING PLAN

SHEET NUMBER

A2.02

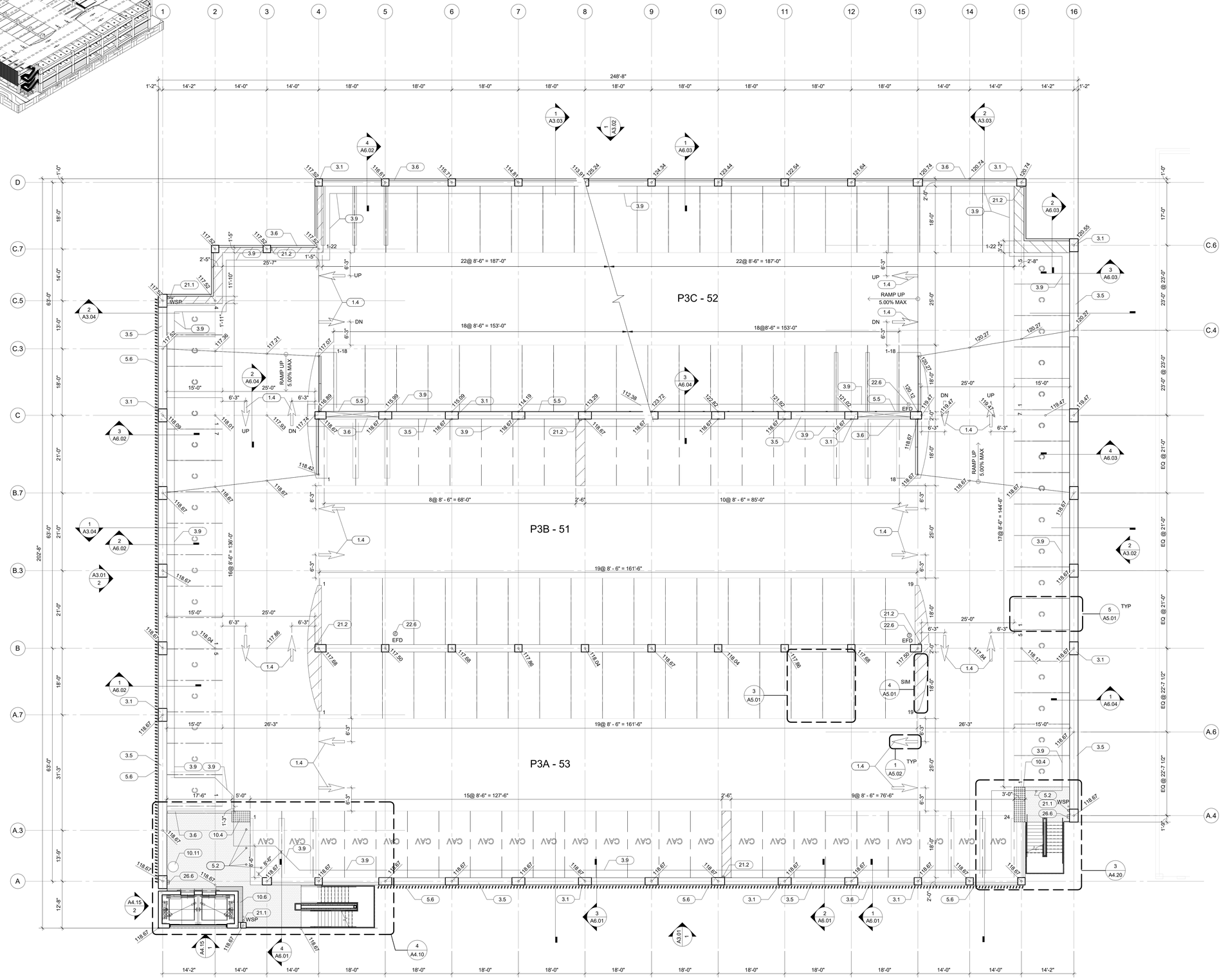
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4/6/2023 5:00:08 PM
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EL SEGUNDO, CA 90245



KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
1.4	DIRECTION ARROWS - REFER TO DETAIL 1/A5.02
3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.9	LINE OF CONCRETE SWALE
5.2	METAL PIPE BOLLARD, CONCRETE FILLED - REFER TO DETAILs 10/A7.02 & 11/A7.02
5.5	GALVANIZED BARRIER CABLES - REFER TO DETAIL 7/A7.02
5.6	LOUVERED SCREEN WALL CONTINUOUS 6" PREFINISHED ALUMINUM Z-GRITS, COLOR BY OTHERS, INC.
10.4	DETECTABLE WARNING STRIP - REFER TO DETAIL 12/A5.01
10.6	EXPANSION COVER PLATE - REFER TO DET. 5/A801
10.11	WASTE RECEPTACLE PROVIDED BY OWNER

KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
21.1	FIRE SPRINKLER RISER /STANDPIPE - REFER TO FIRE DWG'S(UNDER DEFERRED SUBMITTAL)
21.2	FIRE EXTINGUISHER CABINET - REFER TO DETAIL 10/A5.02
22.6	EMERGENCY FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
26.6	EMERGENCY PHONE, REFER TO ELECTRICAL DWG'S



1 LEVEL 3
3/32" = 1'-0"

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BEACH CITIES

BEACH CITIES MEDIA CAMPUS
2021 ROSECRANS AVE
EL SEGUNDO, CA. 90245

IN ASSOCIATION WITH :

ARCHITECT

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CULP & TANNER
STRUCTURAL ENGINEER

APOLLO ELECTRIC
ELECTRICAL ENGINEER

POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

IRO / SEAL

LICENSED ARCHITECT
ERIC ANTHONY PAGAN
C-35033
12/31/25
STATE OF CALIFORNIA

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EP

REVIEWED BY
SB

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DA

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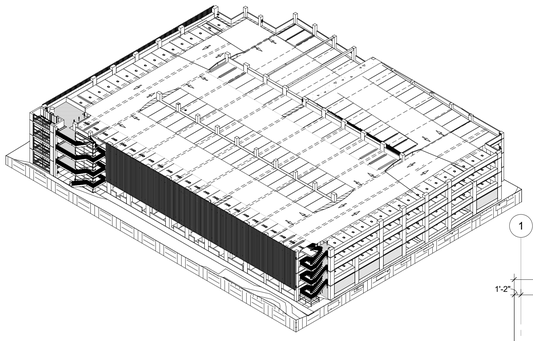
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SHEET TITLE
LEVEL 3 PARKING PLAN

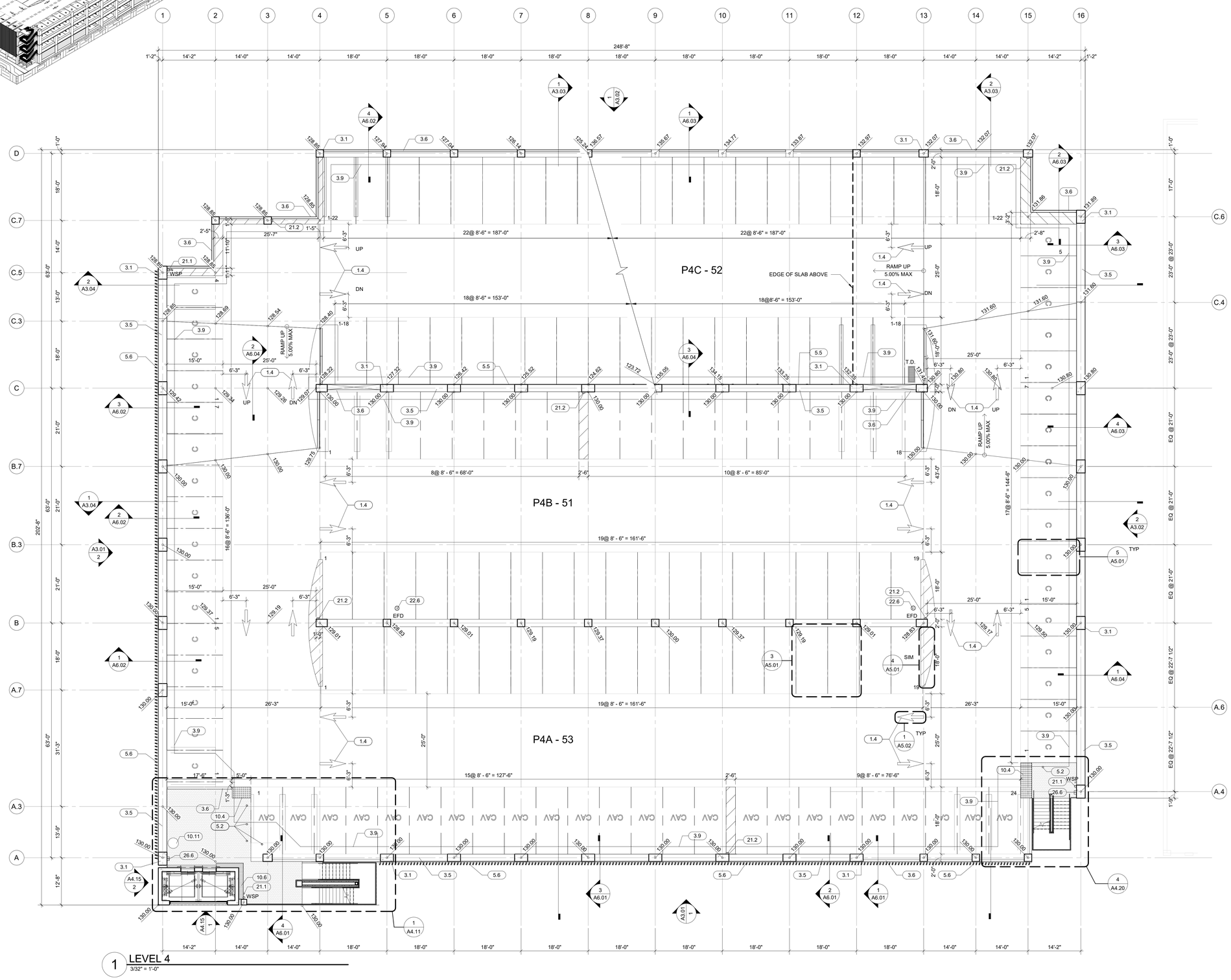
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KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
1.4	DIRECTION ARROWS - REFER TO DETAIL 1/A5.02
3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.9	LINE OF CONCRETE SWALE
5.2	METAL PIPE BOLLARD, CONCRETE FILLED - REFER TO DETAILs 10/A7.02 & 11/A7.02
5.5	GALVANIZED BARRIER CABLES - REFER TO DETAIL 7/A7.02
5.6	LOUVERED SCREEN WALL CONTINUOUS 6" PREFINISHED ALUMINUM Z-GRITS, COLOR BY OTHERS, INC.
10.4	DETECTABLE WARNING STRIP - REFER TO DETAIL 12/A5.01
10.6	EXPANSION COVER PLATE - REFER TO DET. 5/A801
10.11	WASTE RECEPTACLE PROVIDED BY OWNER

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KEY VALUE	KEYNOTE TEXT
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21.2	FIRE EXTINGUISHER CABINET - REFER TO DETAIL 10/A5.02
22.6	EMERGENCY FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
26.6	EMERGENCY PHONE, REFER TO ELECTRICAL DWG'S



1 LEVEL 4
3/32" = 1'-0"

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POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

2031 ROSECRANS AVE.
EL SEGUNDO, CA 90245

IRO / SEAL

LICENSED ARCHITECT
ERIC ANTHONY PAGAN
C-35033
REN. 01/28/25
STATE OF CALIFORNIA

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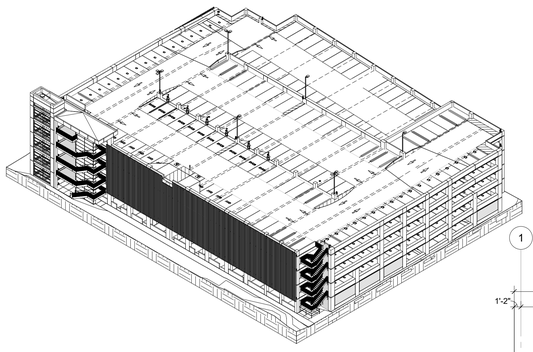
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SHEET TITLE
LEVEL 4 PARKING PLAN

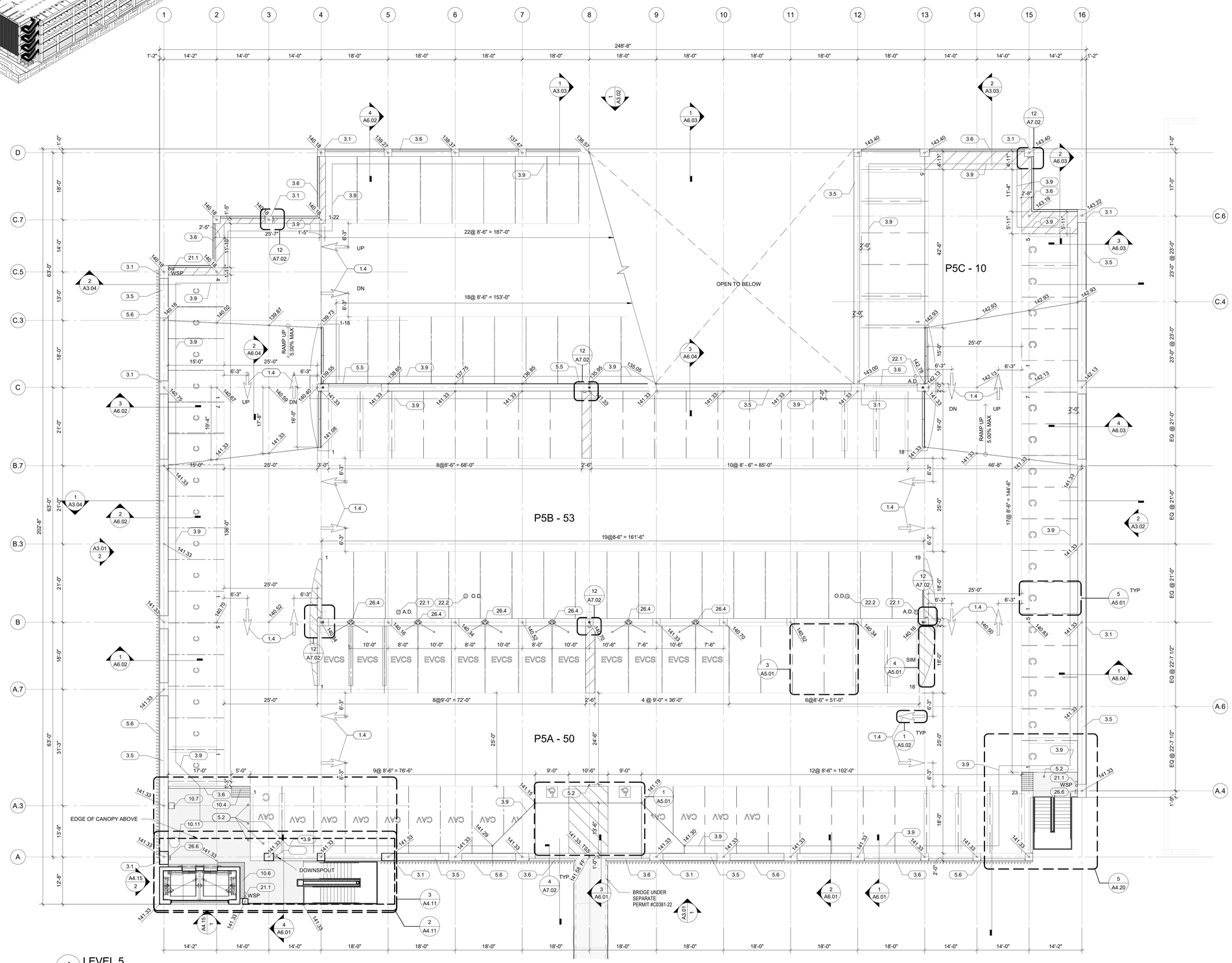
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KEY VALUE	KEYNOTE TEXT
1.4	DIRECTION ARROWS - REFER TO DETAIL 1/A5.02
3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.9	LINE OF CONCRETE SWALE
5.2	METAL PIPE BOLLARD, CONCRETE FILLED - REFER TO DETAILs 10/A7.02 & 11/A7.02
5.5	GALVANIZED BARRIER CABLES - REFER TO DETAIL 7/A7.02
5.6	LOUVERED SCREEN WALL CONTINUOUS 6" PREFINISHED ALUMINUM Z-GRITS, COLOR BY OTHERS, INC.
10.4	DETECTABLE WARNING STRIP - REFER TO DETAIL 12/A5.01
10.6	EXPANSION COVER PLATE - REFER TO DET. 5/A801

KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
KEY VALUE	KEYNOTE TEXT
10.7	PAY ON FOOT STATION REFER TO ELECTRICAL DWG'S
10.11	WASTE RECEPTACLE PROVIDED BY OWNER
21.1	FIRE SPRINKLER RISER /STANDPIPE - REFER TO FIRE DWG'S(UNDER DEFERRED SUBMITTAL)
22.1	AREA FLOOR DRAIN, REFER O PLUMBING DRAWINGS
22.2	OVER FLOW FLOOR DRAIN, REFER O PLUMBING DRAWINGS
26.4	ELECTRIC VEHICLE CHARGER - REFER TO ELECTRICAL DWG'S
26.6	EMERGENCY PHONE, REFER TO ELECTRICAL DWG'S



1 LEVEL 5
3/32" = 1'-0"

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CULP & TANNER
STRUCTURAL ENGINEER

APOLLO ELECTRIC
ELECTRICAL ENGINEER

POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

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IRO / SEAL

LICENSED ARCHITECT
ERIC ANTHONY PAGAN
C-35033
REN. 01/31/25
STATE OF CALIFORNIA

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PROJECT NUMBER: P09-22024-00
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DATE: 04/06/23

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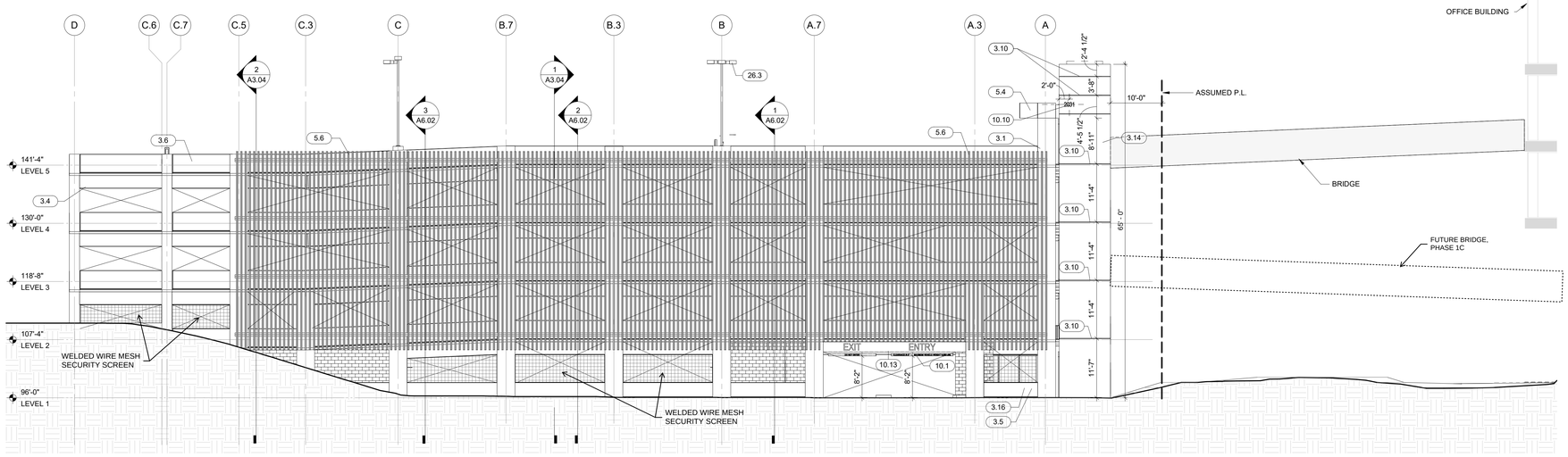
LEVEL 5 PARKING PLAN

SHEET NUMBER

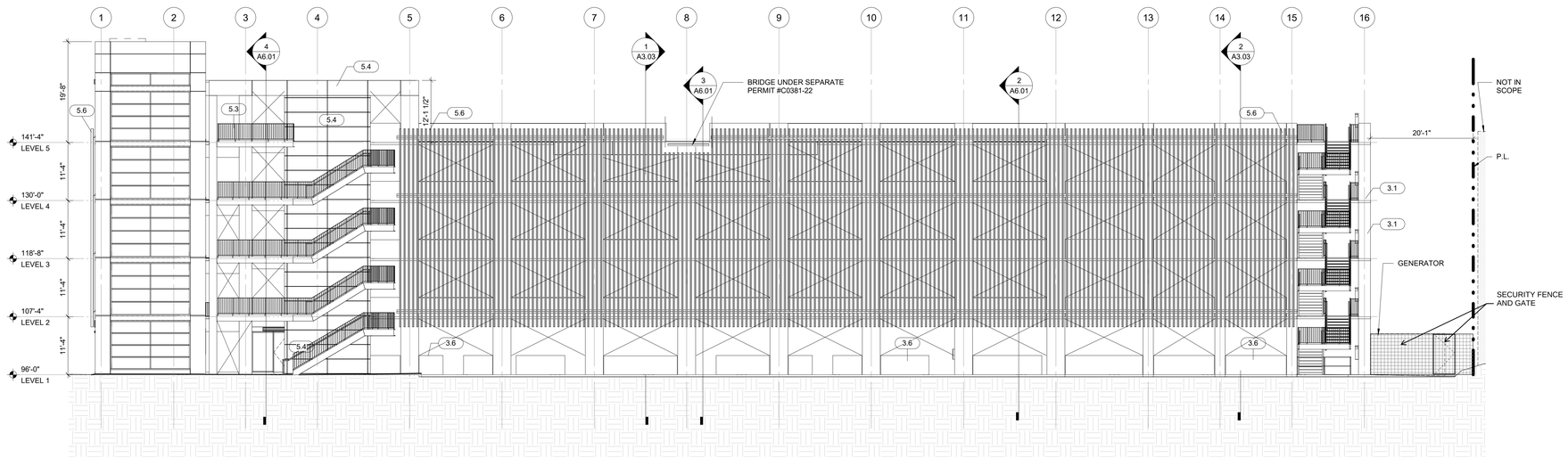
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KEY VALUE	KEYNOTE TEXT
3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.4	CONCRETE CUNNINGHAM BEAM - REFER TO STRUCTURAL DRAWINGs
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.10	CONCRETE REVEAL - REFER TO DETAIL 2B/A801
3.14	CONCRETE WALL - REFER TO STRUCTURAL DRAWINGS
3.16	NOT USED
5.3	GUARDRAIL TO MATCH UC70092F DURANAR SUNSTORM SILVERSMITH- REFER TO SHEET A4.03 (UNDER DEFERRED SUBMITTAL)
5.4	ACM PANELS, MITSUBISHI ALPOLIC FR 4MM PREFINISHED METAL COMPOSITE PANEL
5.6	LOUVERED SCREEN WALL CONTINUOUS 6" PREFINISHED ALUMINUM Z-GRITS, COLOR BY OTHERS, INC.
10.1	OVERHEAD VEHICLE ENTRY/EXIT FABRICATED ALUMINUM SIGN CABINET WITH DIMENSIONAL ACRYLIC PUSH-THRU LETTERS AND CLEARANCE BAR - REFER TO 12/A9.05
10.10	BUILDING ADDRESS
10.13	ILLUMINATED ENTRY EXIT SIGN UNDER SEPARATE PERMIT SEE SIGNAGE PACAGE
26.3	LIGHT STANDARD SEE ELECTRICAL DRAWINGS



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



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

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BEACH CITIES

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2021 ROSECRANS AVE
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STRUCTURAL ENGINEER

APOLLO ELECTRIC
ELECTRICAL ENGINEER

POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

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ERIC ANTHONY PAGAN
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REN. 08/31/25
STATE OF CALIFORNIA

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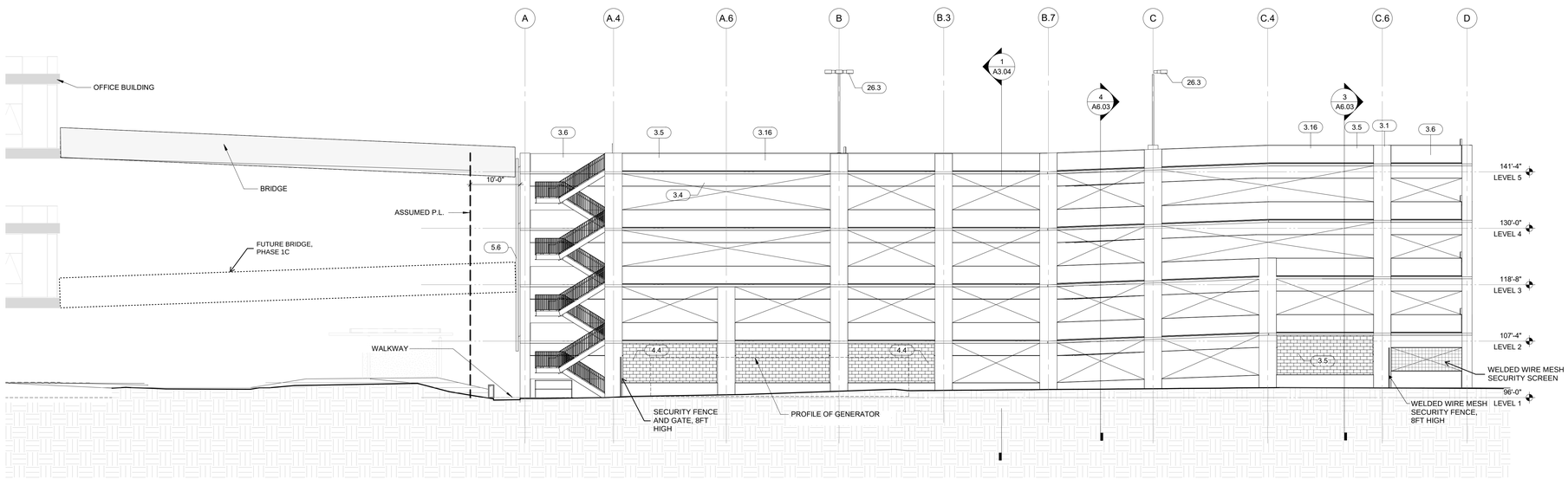
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ISSUE: PLAN CHECK RESUBMITTAL
DATE: 04/06/23

SHEET TITLE
BUILDING ELEVATIONS

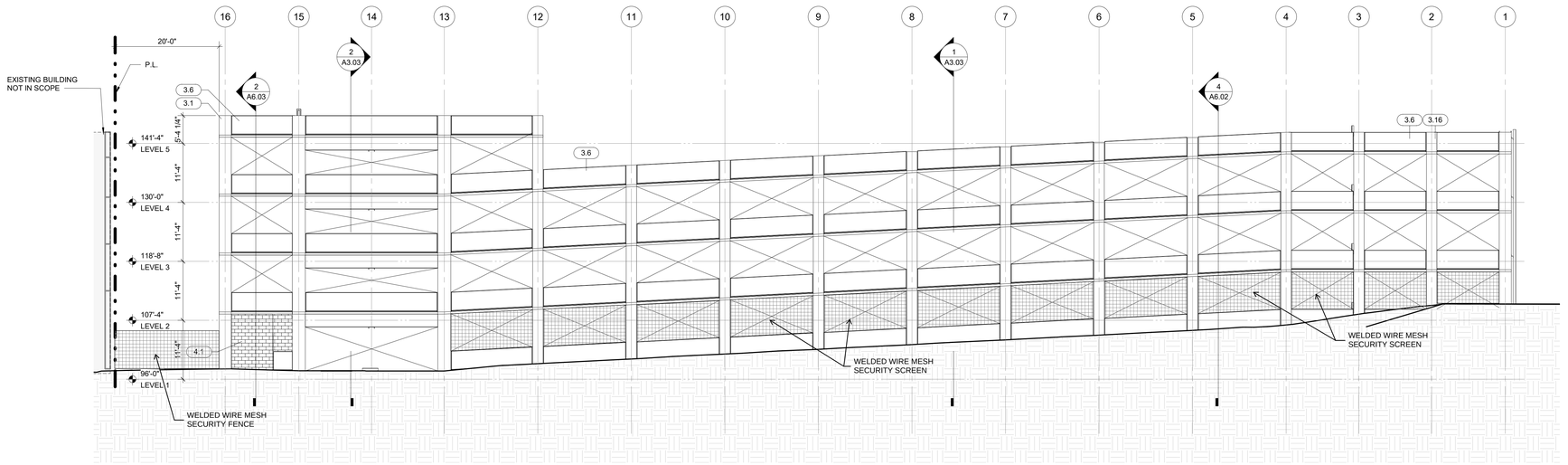
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A3.01

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KEYNOTE LEGEND (REFER TO FINISH SCHEDULE SHEET A5.10)	
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3.1	CONCRETE COLUMN W/ 3/4" CHAMFER - REFER TO DETAIL 3/A7.02
3.4	CONCRETE CUNNINGHAM BEAM - REFER TO STRUCTURAL DRAWINGs
3.5	CONCRETE UPTURN BEAM - REFER TO STRUCTURAL DWG'S
3.6	CONCRETE SPANDREL - REFER TO STRUCTURAL DWG'S & ARCHITECTURAL DETAIL 1/A7.02
3.16	NOT USED
4.1	C.M.U. WALL - REFER TO STRUCTURAL DRAWINGS
4.4	CMU WALL (1 HR FIRE RATED)
5.6	LOUVERED SCREEN WALL CONTINUOUS 6" PREFINISHED ALUMINUM Z-GRITS, COLOR BY OTHERS, INC.
26.3	LIGHT STANDARD SEE ELECTRICAL DRAWINGS



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



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

BEACH CITIES

BEACH CITIES MEDIA CAMPUS
2021 ROSECRANS AVE
EL SEGUNDO, CA. 90245

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APOLLO ELECTRIC
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POCOCK DESIGN SOLUTIONS
MECHANICAL AND PLUMBING ENGINEER

BOMEL
CONTRACTOR

PROJECT NAME

BEACH CITIES MEDIA CAMPUS PARKING STRUCTURE

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EL SEGUNDO, CA 90245

IRO / SEAL

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C-35033
EXP. 01/31/25
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	05.05.2023	SITE PLAN REVIEW

DESIGNED BY: EP
REVIEWED BY: SB
DRAWN BY: DA
PROJECT NUMBER: P09-22024-00
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SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER: 1 A3.02

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350 Main Street
El Segundo, California 90245

EXEMPT FROM RECORDER'S FEES
Pursuant to Government Code § 6103

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF EL SEGUNDO
AND
ROSECRANS-SEPULVEDA PARTNERS 4, LLC
(FORMER AIR PRODUCTS SITE)

THIS AGREEMENT SHALL BE RECORDED WITHIN TEN DAYS OF EXECUTION BY ALL PARTIES HERETO PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE §65868.5

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DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made and entered into by and between the CITY OF EL SEGUNDO, a municipal corporation (referred to hereinafter as "City") and ROSECRANS-SEPULVEDA PARTNERS, 4 LLC, a Delaware limited liability company (hereinafter as "Developer") as of this 20th day of August, 2019. City and Developer are referred to hereinafter individually as "Party" and collectively as "Parties". In consideration of the mutual covenants and agreements contained in this Agreement, City and Developer agree as follows:

1. Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Agreement. Words and phrases not defined in this Section will have the meaning set forth in this Agreement, the El Segundo Municipal Code, or in common usage.

"Applicable Rules" means:

- The El Segundo General Plan, as it existed on the Approval Date, as modified by the Project Approvals;
- The El Segundo Municipal Code, as it existed on the Approval Date, as modified by the Project Approvals;
- Such other laws, ordinances, rules, regulations, and official policies governing permitted uses of the property, density, design, improvement, development fees, and construction standards and specifications applicable to the development of the Property in force at the time of the Effective Date, which are not in conflict with this Agreement.

"Approval Date" means August 20, 2019, the date on which the last of the Project Approval applications was approved by the City.

"Approved Plans" means a plan for any aspect of the Project, including, without limitation, the Site Plan, signage plans, and landscaping and irrigation plans, which are approved by the City in accordance with the Applicable Rules, and Project Approvals.

"Beach Cities Media Campus" or "Media Campus" means development of the Property with a development of a mixture of creative office, retail/café, and studio and production facilities that would consist of a maximum of: 240,000 square feet of creative office with the option to incorporate a roof deck; 66,000 square feet of studio and production facilities building; 7,000 square feet of retail/café uses for a total of 313,000 square feet of floor area with an associated FAR of 1.13 to 1; and the provision of parking spaces in a combination of surface parking, underground parking, and a parking structure all as shown in the Conceptual Site Plan attached hereto as Exhibit B.

"Building Regulations" means those regulations set forth in Title 13 of the ESMC.

"CEQA" means the California Environmental Quality Act, Public Resources Code § 21000

et seq.

"CEQA Guidelines" means the regulations implementing CEQA which have been adopted by the State and found at Title 14 of the California Code of Regulations, § 150000 *et seq.*

"City Council" means the City Council of the City of El Segundo.

"Developer" means Rosecrans Sepulveda Partners 4 LLC and its transferees, assigns and successors in interest.

"Development Constraints" means all of the following:

- No building shall exceed 140 feet in height;
- Parking shall be in an amount which meets the El Segundo Municipal Code and may be located in a combination of surface parking, underground parking, and a parking structure; and
- Access shall be taken from two driveways along Rosecrans Boulevard and one driveway accessing the Property off of Nash Street, consistent with the Site Plans for the Media Campus.

"Development Standards" means the Site Development Standards set forth in the ESMC for the Urban Mixed-Use South zone, as well as those provisions of the ESMC relating to such things as landscaping, off-street parking and loading spaces, and signs. The Development Standards are part of the Applicable Rules.

"Director" means the Director of Planning and Building Safety, or his designee.

"Effective Date" means the date on which the Enabling Ordinance becomes effective in accordance with Government Code § 36937.

"ESMC" means the El Segundo Municipal Code.

"Enabling Ordinance" means Ordinance No. 1587, approving this Development Agreement.

"Future Approvals" means such subsequent discretionary and ministerial entitlements, including permits, which are required to develop the Project in addition to the Project Approvals, and which are applied for by the Developer and approved by the City. Once approved, a Future Approval becomes part of the Project Approvals.

"Alternatives" means Alternatives 1, 2, or 3 as described below:

- Alternative 1 shall consist of the following development components: (a) 25,000 square feet of retail space; (b) 100,000 square feet of general office space with the

option to incorporate a roof deck; and (c) 188,000 square feet of studio and production facilities, as shown in the Site Plan attached hereto as Exhibit C.

- Alternative 2 shall consist of the following development components: (a) 100,000 square feet of research and development; (b) 10,000 square feet of retail; and (c) 100,040 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached hereto as Exhibit D.

- Alternative 3 shall consist of the following development component: (a) 261,990 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached hereto as Exhibit E.

"Party" means the City or the Developer. "Parties" shall mean both the City and the Developer.

"Person" means a natural person or any entity.

"Project" means the development of the Property for the Beach Cities Media Campus or one of the Alternatives in substantial conformance with the site plans attached hereto as Exhibits B through E, in accordance with the Project Approvals and Applicable Rules.

"Project Approvals" means:

- Final Environmental Impact Report (FEIR) No. EA–1201, as certified by Resolution No. 5159 on August 6, 2019;

- Mitigation Monitoring Program for FEIR No. EA-1201, as adopted by Resolution No. 5159 on August 6, 2019;

- General Plan Amendment No. 17-01, as approved by Resolution No. 5160 on August 6, 2019, including a change in the Land Use Map;

- Zone Change No. 17-01, as approved by Ordinance No. 1587 on August 20, 2019, including a change in the Zoning Map;

- This Development Agreement as approved by Ordinance No. 1587 on August 20, 2019.

"Property" refers to that 6.37 acres which is described in Exhibit A, attached hereto and incorporated herein by reference.

"Site Plan" refers to the conceptual development plans for the Beach Cities Media Campus and each of the three Alternatives as shown on Exhibits B through E, attached hereto and incorporated herein by reference.

"Subsequent Rules" means any changes to the Applicable Rules, including, without limitation, any change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, the Planning Commission or any other board, agency, commission or department of the City, or any officer or employee thereof, or by the electorate, which would, absent this Agreement, otherwise apply to the Property.

"Transferee" means a Person which assumes in whole or in part the rights and obligations under this Agreement with respect to all or a portion of the Property.

"Zone" means the Urban Mixed-Use South (MU-S) zone.

2. Recitals. This Agreement is made with respect to the following facts and for the following purposes, each of which is acknowledged as true and correct by the Parties:

2.1 Pursuant to Government Code § 65865 *et seq.*, the City is authorized to enter into a binding contractual agreement with any person having a legal or equitable interest in real property for the development of such property.

2.2 Developer is the owner of the Property.

2.3 Developer desires to redevelop the Property, which is a former industrial site located on Rosecrans Boulevard, with a mix of commercial uses in order to complete the Rosecrans Corridor.

2.4 By this Agreement, each Party desires to obtain the binding agreement of the other Party to develop the Property in accordance with the Project Approvals, Applicable Rules and this Agreement. In consideration thereof, the City agrees to limit the future exercise of certain of its governmental and proprietary powers to the extent specified in this Agreement. The Developer agrees to waive its rights, if any, to challenge legally the limitations on density and use imposed upon development of the Property and other restrictions and obligations set forth in this Agreement and the Project Approvals.

2.5 City and Developer have acknowledged and agreed that the consideration that is to be exchanged pursuant to this Agreement is fair, just and reasonable.

2.6 This Agreement is intended to provide flexible entitlements to develop the Media Campus or one of the three Alternatives, within the parameters set forth herein and subject to the terms and conditions hereof, to meet the changing market demands that are likely to occur throughout the Term of this Agreement.

2.7 The Project uses are consistent with the City's General Plan, as amended, (the "General Plan").

2.8 Development of the Project has, and will continue to, further the comprehensive planning objectives contained within the General Plan, and will result in public benefits, including, among others, the following:

2.8.1 Fulfilling long-term economic and social goals for City and the community;

2.8.2 Providing fiscal benefits to City's general fund in terms of increased utility, business license, property and sales tax revenues, which are anticipated to exceed $390,000 annually;

2.8.3 Providing both short-term construction employment and long-term permanent employment within City;

2.8.4 Eliminating blighted areas;

2.8.5 Facilitating environmental remediation on and around the Property;

2.8.6 Giving up the right to develop the Property with certain uses which are allowed or conditionally allowed in the MU-S zone.

2.9 On May 23, 2019, the Planning Commission of the City commenced a duly noticed public hearing on the Project Approvals. At the conclusion of the hearing the Planning Commission recommended that the City Council approve the Project Approvals.

2.10 On August 6, 2019, 2019, the City Council commenced a duly noticed public hearing on the Project Approvals. Prior to approving this Agreement by the Enabling Ordinance, the City Council adopted Resolution No. 5159 approving the FEIR.

2.11 All of the Property is subject to this Agreement.

3. Binding Effect. The burdens of this Agreement are binding upon, and the benefits of the Agreement inure to the City and the Developer and each successive transferee, assign and successor in interest thereto and constitute covenants that run with the land. Any and all rights and obligations that are attributed to the Developer under this Agreement shall run with the land.

3.1 Constructive Notice and Acceptance. Every person who acquires any right, title or interest in or to any portion of the Property in which the Developer has a legal interest is, and shall be, conclusively deemed to have consented and agreed to be bound by this Agreement, whether or not any reference to this Agreement is contained in the instrument by which such person acquired such right, title or interest.

3.2 Rights to Assign and Transfer. Developer may assign or transfer its rights and obligations under this Agreement with respect to the Property, or any portion thereof, to any person at any time during the term of this Agreement without approval of the City. For purpose of this Agreement, the Transferee must be considered the "owner" of that portion of the Property which

is covered by such transfer.

3.3 Liabilities Upon Transfer. Upon the delegation of the duties and obligations under this Agreement and the sale, transfer or assignment of all or any portion of the Property, Developer will be released from its obligations under this Agreement with respect to the Property, or portion thereof, so transferred arising subsequent to the effective date of such transfer, if: (i) Developer has provided to the City prior or subsequent written notice of such transfer; and (ii) the Transferee has agreed in writing to be subject to all of the provisions hereof applicable to the portion of the Property so transferred by executing an Assignment and Assumption Agreement in the form of Exhibit F attached hereto and incorporated herein by reference. Upon any transfer of any portion of the Property and the express assumption of Developer's obligations under this Agreement by such Transferee, the City agrees to look solely to the Transferee for compliance by such Transferee with the provisions of this Agreement as such provisions relate to the portion of the Property acquired by such Transferee. Any such Transferee shall be entitled to the benefits of this Agreement as "Developer" hereunder and shall be subject to the obligations of this Agreement applicable to the parcel(s) transferred. A default by any Transferee shall only affect that portion of the Property owned by such Transferee and shall not cancel or diminish in any way Developer's rights hereunder with respect to any portion of the Property not owned by such Transferee. The Transferee shall be responsible for satisfying the good faith compliance requirements set forth in Section 8 below relating to the portion of the Property owned by such Transferee, and any amendment to this Agreement between the City and a Transferee shall only affect the portion of the Property owned by such Transferee.

3.4 Resumption of Rights. If Transferee defaults with respect to any provision of this Agreement, developer may, but is not obligated to, resume Transferee's obligations upon written notification to City.

4. Development of the Property. The following provisions, in addition to the Applicable Rules, shall govern the development and use of the Property.

4.1 Permitted Uses, Design and Development Standards, and Dedication of Land for Public Purposes. The permitted, administratively permitted, and conditionally permitted uses of the Property as well as the Development Standards and provisions for reservation or dedication of land for public purposes are set forth in the Project Approvals and Applicable Rules.

4.2 Entitlement to Develop. The Developer is granted the vested right to develop the Project subject to the Applicable Rules, the Project Approvals, and any Future Approvals..

4.3 Additional Restrictions. In addition to the Applicable Rules, the Project Approvals, and this Agreement, Developer shall record a restriction against the Property prohibiting the following uses: (i) drive-through restaurants; (ii) adult businesses; (iii) catering services/flight kitchens; (iv) freight forwarding; and (v) service stations. This restriction shall survive the termination of this Agreement and the restrictions shall not be removed without the written consent of the City.

4.4 [Reserved]

4.5 Building Regulations. Notwithstanding Section 4.6 below, all construction on the Property shall adhere to the Building Regulations in effect at the time an application for a building permit is submitted and to any federal or state building requirements that are then in effect at such time. Additionally, nothing in this Agreement prevents the City from applying "standard specifications" for public improvements (e.g., streets, storm drainage, parking lot standards, driveway widths), as the same may be adopted or amended from time to time by the City, provided that the provisions of any such standards and specifications apply only to the extent they are in effect on a Citywide basis.

4.6 Subsequent Rules. Subsequent Rules cannot be applied by the City to any part of the Property unless the Developer gives the City written notice of its election to have such Subsequent Rule applied to the Property, in which case such Subsequent Rule is deemed to be an Applicable Rule.

4.7 Fees, Exactions, Mitigation Measures, Conditions, Reservations and Dedications.

4.7.1 Subject to sections 4.7.2, 4.7.3, and 5.2, all fees, exactions, mitigation measures, conditions, reservations and dedications of land for public purposes that are applicable to the Project are set forth in the Applicable Rules, the Project Approvals, and this Agreement.

4.7.2 Except as otherwise provided in this Agreement, and specifically excluding fees set by entities not controlled by the City that are collected by the City, the City can only charge and impose those fees and exactions, including, without limitation, dedication and any other fee relating to development or the privilege of development, which are in effect on a City-wide basis as of the Effective Date.

4.7.3 The Developer must pay the amount of the impact fees that are in effect at the time of application for the building permit pursuant to City Council Resolution Nos. 4443 and 4687, or such subsequent resolutions as may be adopted by the City Council in accordance with applicable procedures, but shall not be required to pay any new impact fees that are not in effect at the time of Project Approvals.

4.7.4 This Section shall not be construed to limit the authority of the City to charge normal and customary application, processing, and permit fees, including legal and environmental processing costs, for land use approvals, building permits and other similar permits, for Future Approvals, which fees are designed to reimburse City's actual expenses attributable to such application, processing and permitting and are in force and effect on a City-wide basis at such time as applications for such approvals are filed with the City.

4.8 Use of Easements. Notwithstanding the provisions of the Applicable Rules, easements dedicated for vehicular and pedestrian use shall be permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable, and environmental

remediation and other utilities and facilities so long as they do not unreasonably interfere with pedestrian and/or vehicular use.

4.9 Timing of Development. In *Pardee Construction Co. v. City of Camarillo* (*Pardee*), 37 Cal.3d 465 (1984), the California Supreme Court held that the failure of the parties therein to provide for the timing or rate of development resulted in a later-adopted initiative restricting the rate of development to prevail against the parties' agreement. City and Developer intend to avoid the result in *Pardee* by acknowledging and providing that Developer shall have the right, without obligation, to develop the Property in such order and at such rate and times as Developer deems appropriate within the exercise of its subjective business judgment subject to the terms of this Agreement.

In furtherance of the Parties' intent, as set forth in this Section, no future amendment of any existing City ordinance or resolution, or future adoption of any ordinance, resolution or other action, that purports to limit the rate or timing of development over time or alter the sequencing of development phases, whether adopted or imposed by the City Council or through the initiative or referendum process, shall apply to the Property. However, nothing in this Section shall be construed to limit City's right to enforce Developer's obligation pursuant to this Agreement to provide all infrastructure required by the Project Approvals and this Agreement.

4.10 Moratorium.

4.10.1 The City shall not impose a moratorium on the Property unless such is necessary to protect a significant threat to the health, safety and welfare of the City.

4.10.2 Except as provided in Section 4.10.1 above, no City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Property, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of the City, the electorate or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy certificates, or other entitlements to use or service (including, without limitation, water and sewer), approved, issued or granted within the City, or portions of the City, applies to the Property to the extent such moratorium or other limitation is in conflict with this Agreement. However, the provisions of this Section do not affect the City's compliance with moratoria or other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

4.11 Term. This Agreement shall be in effect for a period of 10 years from the Effective Date of the Enabling Ordinance. However, the Developer or the City shall be entitled to, by written notice to the other Party prior to the Agreement's expiration, one (1) five (5)-year extension, provided that the requesting Party is not in material default of this Agreement at such time beyond any applicable period to cure provided for by Section 8.5 below. Before the expiration of the five (5) year extension, the Parties may mutually agree to further extensions. In the event of litigation challenging this Agreement, the Term is automatically suspended for the duration of such litigation and resumes upon final disposition of such challenge and any appeal thereof upholding the validity

of this Agreement. In the event that a referendum petition concerning this Agreement is duly filed in such a manner that the ordinance approving this Agreement is suspended, then the Term is deemed to commence upon City Council certification of the results of the referendum election approving this Agreement.

4.12 Term of Map(s) and Other Project Approvals. Pursuant to California Government Code Sections 66452.6(a) and 65863.9, the term of any subdivision or parcel map that has been or in the future may be processed on all or any portion of the Property and the term of each of the Project Approvals shall be extended for a period of time through the scheduled termination date of this Agreement as set forth in Section 4.11 above, including any extensions thereto.

4.13 Future Approvals.

4.13.1 Minor Modifications to Project. The Developer may make minor changes to the Project and Project Approvals ("Minor Modifications") without the need to amend this Agreement upon the administrative approval of the Director.

(a) Minor Modifications include:

(i) A modification to the Site Plan for the Media Campus, or the Alternatives, provided the Director determines, in his/her discretion, that the Site Plan is substantially similar to the approved Site Plans attached hereto as Exhibits B through E; the modification complies with the Development Constraints; and there is no change which would qualify as a Major Modification under section 4.13.2 below;

(ii) A different mix of retail space, general or creative office space, studio and production facilities, or research and development uses provided that it meets the Development Constraints and the Director determines that no subsequent or supplemental EIR is required and any new impacts can be mitigated; and

(iii) any other change that does not qualify as a Major Modification as defined below.

(b) The City shall not unreasonably withhold or delay approval of any Minor Modification. The City shall have the right to impose reasonable conditions in connection with Minor Modifications, provided, however, such conditions shall not be inconsistent with the Applicable Rules, the Project Approvals or with the development of the Project as contemplated by this Agreement.

(c) Minor Modification of Project Approvals A Minor Amendment approved by the City shall continue to constitute the Project Approvals as referenced herein.

4.13.2 Modifications Requiring Amendment to this Agreement. Any proposed modification to the Project which results in any of the following shall constitute a Major Modification and shall require an amendment to this Agreement pursuant to Section 14 below:

(a) Any decrease in the required building setbacks of the MU-S Zone;

(b) Any increase in the total developable square footage of the entire Property in excess of a maximum FAR of 1.13;

(c) Any increase in height of buildings or structures on the Property above 140 feet;

(d) Any decrease in the minimum required lot area as set forth in the MU-S Zone;

(e) Any decrease in the minimum required lot frontage as set forth in the MU-S Zone;

(f) Any increase to the level of significance of any traffic impact, unless a subsequent traffic report has been prepared to the reasonable satisfaction of the Director that identifies potential impacts and proposes feasible mitigation measures to mitigate such impacts and otherwise complies with CEQA;

(g) Any change to the access of the Property from having two driveways on Rosecrans Boulevard and one driveway accessing the Property off of Nash Street;

(h) Any decrease to the amount of parking below that required by the El Segundo Municipal Code;

(i) Any change which creates a new environmental impact which cannot be mitigated to a level of insignificance;

(j) Any change in use to a use which is not permitted under this Agreement, but is otherwise permitted in the MU-S Zone.

4.14 Site Plan Review. Site Plan Review approval shall be required in accordance with Chapter 15-30 of the El Segundo Municipal Code. Nothing in this Agreement is intended to limit the applicability of the Site Plan Review requirement in Chapter 15-30 of the ESMC.

4.15 Issuance of Building Permits. No building permit, final inspection or Certificate of Occupancy will be unreasonably withheld, conditioned, or delayed from the Developer if all infrastructure required to serve the portion of the Property covered by the building permit, final inspection or Certificate of Occupancy is in place or is suitably guaranteed to be completed (by covenant, bond, letter of credit or otherwise) to the reasonable satisfaction of the City prior to completion of construction and all of the other relevant provisions of the Project Approvals, Future

Approvals and this Agreement have been satisfied.

5. Developer Agreements.

5.1 General. The Developer shall comply with: (i) this Agreement; (ii) the Project Approvals, including without limitation all mitigation measures required by the determination made pursuant to the California Environmental Quality Act; and (iii) all Future Approvals for which it is the applicant or a successor in interest to the applicant.

5.1.1 In the event that any of the mitigation measures or conditions required of Developer hereunder have been implemented by others, Developer shall be conclusively deemed to have satisfied such mitigation measures or conditions, consistent with CEQA. If any such mitigation measures or conditions are rejected by a governmental agency with jurisdiction, the Developer may implement reasonably equivalent substitute mitigation, consistent with CEQA, to the City's satisfaction, in lieu of the rejected mitigation measures or conditions. Such substitution shall be deemed to be a Minor Modification pursuant to Section 4.13.1 above.

5.2 Development Fees. Subject to the provisions of Section 4.7 above, Developer shall pay the development fees in effect at the time of building permit application. The Developer shall be entitled to credits against the City's traffic mitigation fees to the extent off-site traffic improvements that are required by the Project Approvals are included in any subsequent traffic fee mitigation program adopted by the City pursuant to Government Code Section 66000, *et seq*. Such credits shall be based upon the actual audited costs and shall only be granted to the extent such improvements are constructed in accordance with all applicable state and local laws. The Developer waives any and all rights it may have to challenge development fees that are in effect at the time of the Effective Date and the City's right to amend its current development fees. However, the Developer retains the legal right to challenge the amount of any such amended or increased development fees to the extent such are not in compliance with the requirements of Government Code Section 66000, *et seq*. as well as its right to receive credits against such amended or increased fees.

5.3 Maintenance Obligations. The Developer shall maintain all portions of the Property in its possession or control, and any improvements thereon, in a first class clean, neat and orderly manner. The Parties' respective maintenance obligations shall survive any termination or expiration of this Agreement.

5.4 Sales and Use Tax.

5.4.1 In the event the contract price for any work on the Project is valued at five million dollars ($5,000,000.00) or more, Developer agrees to report, on a State Board of Equalization Tax Return, any purchases of tangible personal property made in connection with the finishing of and/or installation of materials, or fixtures for the Project, when such purchases were made without sales or use tax due. Developer shall indicate the City as a registered job site location on the State Board of Equalization Tax Return. In such event, Developer shall also obtain a permit or a sub-permit from the State Board of Equalization indicating the City as the registered job site

location, in accordance with Revenue and Taxation Code § 7051.3 or State Board of Equalization Compliance Policy and Procedure Manual § 295.060.

5.4.2 Developer further agrees that if Developer retains contractors or subcontractors to perform a portion of work in the Project, and said contracts or subcontracts are valued at five million dollars ($5,000,000) or more, said contracts or subcontracts shall contain the provisions set forth in Subsection (a) above.

5.4.3 The Director of Finance of the City is authorized to relieve Developer, and Developer's contractors and subcontractors, from the requirements set forth in this Section 5.4 upon proof to the reasonable satisfaction of the Director of Finance that Developer and/or its contractors or subcontractors have made good faith efforts to obtain said permit or sub-permits, but were denied the same by the State Board of Equalization.

6. City Agreements.

6.1 Expedited Processing. The City shall process, at Developer's expense, in an expedited manner all plan checking, excavation, grading, building, encroachment and street improvement permits, Certificates of Occupancy, utility connection authorizations, and other ministerial permits or approvals necessary, convenient or appropriate for the grading, excavation, construction, development, improvement, use and occupancy of the Project in accordance with the City's accelerated plan check process under the Applicable Rules. Without limiting the foregoing, if requested by Developer, the City agrees to utilize private planners and plan checkers (upon Developer's request and at Developer's cost) and any other available means to expedite the processing of Project applications, including concurrent processing of such applications by various City departments.

6.2 Processing Cooperation and Assistance. To the extent permitted by law, the City shall reasonably cooperate with the Developer in securing any and all entitlements, authorizations, permits or approvals which may be required by any other governmental or quasi-governmental entity in connection with the development of the Project or the Property. Without limiting the foregoing, the City shall reasonably cooperate with the Developer in any dealings with federal, state and other local governmental and quasi-governmental entities concerning issues affecting the Property. The City shall keep the Developer fully informed with respect to its communications with such agencies which could impact the development of the Property. The City must not take any actions to encourage any other governmental or quasi-governmental entities from withholding any necessary approvals and any such contrary actions on the part of the City must be considered a breach of this Agreement by City.

6.3 Processing During Third Party Litigation. The filing of any third party lawsuit(s) against the City or the Developer relating to this Agreement, the Project Approvals, any Future Approvals or to other development issues affecting any portion of the Property or the Project shall not hinder, delay or stop the development, processing or construction of the Project, approval of the Future Approvals, or issuance of ministerial permits or approvals, unless the third party obtains a court order restraining the activity. The City must not stipulate to or cooperate in the issuance

of any such order.

6.4 Performance of Director Duties. The City shall ensure that a person or persons are designated at all times to carry out the duties of the Director set forth in this Agreement.

7. Modification/Suspension.

7.1 Pursuant to Government Code Section 65869.5, in the event that any state or federal law or regulation, enacted after the Effective Date, precludes compliance with any provision of this Agreement, such provision shall be deemed modified or suspended to the extent practicable to comply with such state or federal law or regulation, as reasonably determined necessary by City. Upon repeal of said law or regulation or the occurrence of any other event removing the effect thereof upon the Agreement, the provisions hereof shall be restored to their full original effect.

7.2 In the event any state or federal resources agency (i.e., California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements ("Permitting Requirements") that require modifications to the Project, then the parties will work together in good faith to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such Permit Requirements, then the Parties may defer such changes until the completion of such appeal or challenge.

8. Demonstration of Good Faith Compliance.

8.1 Review of Compliance. In accordance with Government Code Section 65865.1, this Section 8 and the Applicable Rules, once each year, on or before each anniversary of the Effective Date ("Periodic Review"), the City Planning and Building Safety Director shall review the extent of the Developer's good faith substantial compliance with the terms and provisions of this Agreement as well as the performance by the City of its obligations under this Agreement.

8.2 Good Faith Compliance. During each Periodic Review, the Developer shall demonstrate by written status report that, during the preceding twelve (12) month period, that it has been in good faith compliance with this Agreement. For purposes of this Agreement, the phrase "good faith compliance" shall mean that the Developer has demonstrated that it has acted in a commercially reasonable manner (taking into account the circumstances which then exist) and in good faith in and has substantially complied with the Developer's material obligations under this Agreement.

8.3 City Report - Information to be Provided to Developer. At least 14 days before the annul anniversary of the Effective Date, the City must deliver to the Developer a copy of all staff reports prepared in connection with a Periodic Review, any prior staff reports generated during the review period, written comments from the public, and, to the extent practical, all related exhibits concerning such Periodic Review. This information shall be known as the "City Report."

8.4 Developer's Report. No later than the annual anniversary of the Effective Date, Developer must submit a written status report to the Director addressing the good faith compliance issue and any issues raised by the City Report provided to the Developer in accordance with section 8.3 above.

8.5 Notice of Non-Compliance; Cure Rights. If, after reviewing the Developer's Report, the Director reasonably concludes on the basis of substantial evidence that as to any parcel or parcels comprising the Property, Developer has not demonstrated that it is in good faith compliance with this Agreement, the Director may issue and deliver to the Developer a written Notice of Violation as set forth in Section 10 below.

8.6 Public Notice of Finding. Any appeal of the Director's determination (including any appeal by the Developer) must be filed within twenty (20) days following such decision. Filing such an appeal tolls the cure period specified in the Notice of Violation. Notwithstanding Section 13.1, an appeal regarding the Notice of Violation shall be heard directly by the City Council at a duly-noticed public hearing and the City Council must issue a final decision. Developer retains the right to challenge the City's issuance of any final decision pursuant to Code of Civil Procedure § 1094.5 without complying with the procedures set forth in Section 10.4 below.

8.7 Failure of Periodic Review. The City's failure to review, at least annually, compliance by the Developer with the terms and conditions of this Agreement shall not constitute or be asserted by any Party as a breach by any other Party of this Agreement. If the City fails to provide the City Report by the Effective Date, Developer will be deemed to be in good faith compliance with this Agreement.

9. Excusable Delays. Performance by any Party of its obligations hereunder shall be excused during any period of "Excusable Delay," as hereinafter defined, provided that the Party claiming the delay gives notice of the delay to the other Party as soon as reasonably possible after the same has been ascertained. For purposes hereof, Excusable Delay shall mean delay that directly affects, and is beyond the reasonable control of, the Party claiming the delay, including without limitation: (i) act of God; (ii) civil commotion: (iii) riot: (iv) strike, picketing or other labor dispute; (v) shortage of materials or supplies; (vi) damage to work in progress by reason of fire, flood, earthquake or other casualty; (vii) reasonably unforeseeable delay caused by a reasonably unforeseeable restriction imposed or mandated by a governmental entity other than City; (viii) litigation brought by a third party attacking the validity of this Agreement, a Project Approval, a Future Approval or any other action necessary for development of the Property; (ix) delays caused by any default by City or the Developer hereunder; or (x) delays due to the presence or remediation of hazardous materials. The term of this Agreement, including any extensions, shall be extended by any period of Excusable Delay.

10. Default Provisions.

10.1 Default. Either Party to this Agreement shall be deemed to have breached this Agreement if it materially breaches any of the provisions of this Agreement and the same is not cured within the time set forth in a written notice of violation (the "Notice of Violation") from the

non-breaching Party to the breaching Party, which period of time shall not be less than ten (10) days for monetary defaults, and not less than sixty (60) days for non-monetary defaults from the date that the notice is deemed received, provided if the breaching Party cannot reasonably cure a non-monetary default within the time set forth in the notice, then the breaching Party shall not be in default if it commences to cure the default within such time limit and diligently effects such cure thereafter. If the City determines that a default may have occurred, the City shall give written notice to the Developer of its intention to terminate this Agreement and comply with the notice and public hearing requirements of Government Code Sections 65867 and 65868. At the time and place set for the hearing on termination, the Developer shall be given an opportunity to be heard. If the City Council finds based upon the evidence that the Developer is in breach of this Agreement, the City Council may modify or terminate this Agreement. If Developer initiates a resolution of dispute in accordance with the provisions of Section 10.4 below within 60 days following the City Council's determination that Developer is in breach of this Agreement, the City Council's decision to modify or terminate this Agreement is stayed until the issue has been resolved through informal procedures, mediation, or court proceedings.

10.2 Content of Notice of Violation. Every Notice of Violation shall state with specificity that it is given pursuant to this Section of the Agreement, the nature of the alleged breach, (including references to the pertinent provisions of this Agreement), the portion of the Property involved, and the manner in which the breach may be satisfactorily cured. The notice shall be deemed given in accordance with Section 19 hereof.

10.3 Remedies for Breach. The Parties agree that the remedies for breach of this Agreement shall be limited to the remedies expressly set forth in this section. Developer's remedies for any breach of this Agreement by City shall be limited to injunctive relief and/or specific performance.

10.4 Resolution of Disputes. The City and the Developer agree to attempt to settle any claim, dispute or controversy arising from this Agreement through consultation and negotiation in good faith and in spirit of mutual cooperation. If those attempts fail, the dispute may be mediated by a mediator chosen jointly by the City and the Developer within 30 days after notice by one of the parties demanding non-binding mediation. Neither Party may unreasonably withhold consent to the selection of a mediator. The City and the Developer will share the cost of the mediation equally. The Parties may agree to engage in some other form of non-binding alternate dispute resolution ("ADR") procedure in lieu of mediation. Any dispute that cannot be resolved between the Parties through negotiation or mediation within two months after the date of the initial demand for non-binding mediation may then be submitted to a court of competent jurisdiction in the County of Los Angeles, California.

10.5 Attorney's Fees and Costs. Each Party to this Agreement agrees to waive any entitlement of attorney's fees and costs incurred with respect to any dispute arising from this Agreement. The parties will each bear their own attorney's fees and costs in the event of any dispute.

11. Mortgagee Protection. This Agreement shall not prevent or limit the Developer, in any

manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvements thereon by any mortgage, deed of trust or other security device. The City acknowledges that the lender(s) providing such financing ("Mortgagee") may require certain Agreement interpretations and agrees, upon request, from time to time, to meet with the Developer and representatives of such lender(s) to provide within a reasonable time period the City's response to such requested interpretations. The City will not unreasonably withhold its consent to any such requested interpretation, provided that such interpretation is consistent with the intent and purposes of this Agreement. Any Mortgagee of a mortgage or a beneficiary of a deed of trust or any successor or assign thereof, including without limitation the purchaser at a judicial or non-judicial foreclosure sale or a person or entity who obtains title by deed-in-lieu of foreclosure on the Property shall be entitled to the following rights and privileges:

11.1 Mortgage Not Rendered Invalid. Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the priority of the lien of any mortgage or deed of trust on the Property made in good faith and for value. No Mortgagee shall have an obligation or duty under this Agreement to perform the Developer's obligations, or to guarantee such performance, prior to taking title to all or a portion of the Property.

11.2 Request for Notice to Mortgagee. The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, who has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive a copy of any Notice of Violation delivered to the Developer.

11.3 Mortgagee's Time to Cure. The City shall provide a copy of any Notice of Violation to the Mortgagee that has requested such copy within ten (10) days of sending the Notice of Violation to the Developer. The Mortgagee shall have the right, but not the obligation, to cure the default for period of sixty (60) days after receipt of such Notice of Violation, or such longer period of time as may be specified in the Notice. Notwithstanding the foregoing, if such default shall be a default which can only be remedied by such Mortgagee obtaining possession of the Property, or any portion thereof, and such Mortgagee seeks to obtain possession, such Mortgagee shall have until sixty (60) days after the date of obtaining such possession to cure or, if such default cannot reasonably be cured within such period, to commence to cure such default, provided that such default is cured no later than one (1) year after Mortgagee obtains such possession.

11.4 Cure Rights. Any Mortgagee who takes title to all of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or a deed in lieu of foreclosure, shall succeed to the rights and obligations of the Developer under this Agreement as to the Property or portion thereof so acquired; provided, however, in no event shall such Mortgagee be liable for any defaults or monetary obligations of the Developer arising prior to acquisition of title to the Property by such Mortgagee, except that any such Mortgagee shall not be entitled to a building permit or occupancy certificate until all delinquent and current fees and other monetary or non-monetary obligations due under this Agreement for the Property, or portion thereof acquired by such Mortgagee, have been satisfied.

11.5 Bankruptcy. If any Mortgagee is prohibited from commencing or prosecuting

foreclosure or other appropriate proceedings in the nature of foreclosure by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceedings involving the Developer, the times specified in Section 10 above shall be extended for the period of the prohibition, except that any such extension shall not extend the term of this Agreement.

11.6 Disaffirmation. If this Agreement is terminated as to any portion of the Property by reason of (i) any default or (ii) as a result of a bankruptcy proceeding, and this Agreement is disaffirmed by a receiver, liquidator, or trustee for the Developer or its property, the City, if requested by any Mortgagee, shall negotiate in good faith with such Mortgagee for a new development agreement for the Project as to such portion of the Property with the most senior Mortgagee requesting such new agreement. This Agreement does not require any Mortgagee or the City to enter into a new development agreement pursuant to this Section.

12. Estoppel Certificate. At any time and from time to time, the Developer may deliver written notice to City and City may deliver written notice to the Developer requesting that such Party certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and effect and a binding obligation of the Parties; (ii) this Agreement has not been amended, or if amended, the identity of each amendment; and (iii) the requesting Party is not in breach of this Agreement, or if in breach, a description of each such breach. The Party receiving such a request shall execute and return the certificate within thirty (30) days following receipt of the notice. The failure of the City to deliver such a written notice within such time shall constitute a conclusive presumption against the City that, except as may be represented by the Developer, this Agreement is in full force and effect without modification, and that there are no uncured defaults in the performance of the Developer. The City Planning and Building Safety Director shall be authorized to execute, on behalf of the City, any Estoppel Certificate requested by the Developer. City acknowledges that a certificate may be relied upon by successors in interest to the Developer who requested the certificate and by holders of record of deeds of trust on the portion of the Property in which that Developer has a legal interest.

13. Administration of Agreement.

13.1 Appeal of Staff Determinations. Any decision by City staff concerning the interpretation or administration of this Agreement or development of the Property in accordance herewith may be appealed by the Developer to the Planning Commission, and thereafter, if necessary, to the City Council pursuant to the El Segundo Municipal Code. The Developer shall not seek judicial review of any staff decision without first having exhausted its remedies pursuant to this Section. Final determinations by the City Council are subject to judicial review subject to the restrictions and limitations of California law.

13.2 Operating Memoranda. The provisions of this Agreement require a close degree of cooperation between City and Developer. During the Term of this Agreement, clarifications to this Agreement and the Applicable Rules may be appropriate with respect to the details of performance of City and Developer. If and when, from time to time, during the term of this Agreement, City and Developer agree that such clarifications are necessary or appropriate, they

shall effectuate such clarification through a memoranda approved in writing by City and Developer (the "Operating Memoranda"), which, after execution, shall be attached hereto and become part of this Agreement and the same may be further clarified from time to time as necessary with future written approval by City and the Developer. Operating Memoranda are not intended to and shall not constitute an amendment to this Agreement but are mere ministerial clarifications, therefore public notices and hearings are not required. The City Attorney shall be authorized, upon consultation with, and approval of, the Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment hereof which requires compliance with the provisions of Section 14 below. The authority to enter into such Operating Memoranda is hereby delegated to the Director, and the Director is hereby authorized to execute any Operating Memoranda hereunder without further City Council action.

13.3 Certificate of Performance. Upon the completion of the Project, or the completion of development of any parcel within the Project, or upon completion of performance of this Agreement or its earlier revocation and termination, the City shall provide the Developer, upon the Developer's request, with a statement ("Certificate of Performance") evidencing said completion or revocation and the release of the Developer from further obligations hereunder, except for any ongoing obligations hereunder. The Certificate of Performance shall be signed by the appropriate agents of the Developer and the City and shall be recorded in the official records of Los Angeles County, California. Such Certificate of Performance is not a notice of completion as referred to in California Civil Code § 3093.

14. Amendment or Termination by Mutual Consent. Except as otherwise set forth herein, this Agreement may only be amended or terminated, in whole or in part, by mutual consent of City and the Developer, and upon compliance with the provisions of Government Code § 65867.

15. Indemnification/Defense.

15.1 Indemnification. The Developer agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Project, this Agreement, Developer's performance of this Agreement, and all procedures with approving this Agreement (collectively, "Discretionary Approvals"), except to the extent such is a result of the City's sole negligence or intentional misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the Discretionary Approvals, Developer 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, except to the extent such action is a result of the City's sole negligence or intentional misconduct. For purposes of this Section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, consultants, and employees.

15.2 Defense of Agreement. If the City accepts Developer's indemnification and defense as provided in Section 15.1 above, the City agrees to and shall timely take all actions

which are necessary or required to uphold the validity and enforceability of this Agreement, the Discretionary Approvals, Project Approvals, Development Standards, and the Applicable Rules. This Section 15 shall survive the termination of this Agreement.

16. Cooperation in the Event of Legal Challenge.

16.1 Third Party Challenges. In the event of any administrative, legal or equitable action or other proceeding instituted by any person or entity not a party to the Agreement challenging the validity of any provision of this Agreement, challenging any Approval, or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a "Third Party Challenge"), each party must cooperate in the defense of such Third Party Challenge, in accordance with this Section. Developer agrees to pay City's costs of defending a Third Party Challenge, including all court costs and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Challenge, as well as the time of City's staff spent in connection with such defense. Developer may select its own legal counsel to represent Developer's interests in any Third Party Challenge at Developer's sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third Party Challenge without Developer's written consent. Developer's obligation to pay City's costs in the defense of a Third Party Challenge shall not extend to those costs incurred on appeal if Developer notifies the City is writing that it does not wish to pursue the appeal.

16.2 Third Party Challenges Related to the Applicability of City Laws. The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to the Agreement challenging the applicability to the Project or Project Site of a conflicting City Law (a "Third Party Enforcement Action"):

16.2.1 In the event of a Third Party Enforcement Action, City must: (i) promptly notify Developer of such action or proceeding; and (ii) stipulate to Developer's intervention as a party to such action or proceeding unless Developer has already been named as a respondent or real party in interest to such action or proceeding. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer's efforts to intervene, join or otherwise participate as a party to any Third Party Enforcement Action. As requested by Developer, City must use its best efforts to ensure that Developer is permitted to intervene, join or otherwise participate as a party to any Third Party Enforcement Action. If, for any reason, Developer is not permitted to intervene, join or otherwise participate as a party to any Third Party Enforcement Action, the parties to this Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the parties includes, without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof.

16.2.2 City's costs of defending any Third Party Enforcement Action, including all court costs, and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the "Enforcement Action Defense Costs), will be paid in accordance with this Agreement. The Enforcement Action Defense Costs shall extend to, and Developer will be obligated to pay, any costs incurred on appeal unless Developer notifies the City in writing that it does not wish to pursue the appeal.

16.2.3 City must not enter into a settlement agreement or take any other action to resolve any Third Party Enforcement Action without Developer's written consent. City cannot, without Developer's written consent, take any action that would frustrate, hinder or otherwise prevent Developer's efforts to settle or otherwise resolve any Third Party Enforcement Action.

16.2.4 Provided that City complies with this Section and provided that Developer is a party to the relevant Third Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third Party Enforcement Action and further agrees that no default under this Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

17. Time of Essence. Time is of the essence for each provision of this Agreement of which time is an element.

18. Effective Date. This Agreement shall become operative on the date the Enabling Ordinance approving this Development Agreement becomes effective (the "Effective Date") pursuant to Government Code Section 36937.

19. Notices. Any notice that a party is required or may desire to give the other must be in writing and may be sent by: i) personal delivery; or ii) by deposit in the United States mail, postage paid, registered or certified mail, return receipt requested; or iii) by overnight delivery using a nationally recognized overnight courier, providing proof of delivery; or iv) by facsimile, evidenced by confirmed receipt; or v) by electronic delivery, evidenced by confirmed receipt, addressed as follows:

If to City:

City of El Segundo
350 Main Street
El Segundo, CA 90245
Attention: City Manager
Phone: 310/524-2301
Fax: 310/322-7137
E-mail: smitnick@elsegundo.org

With a Copy to:

City of El Segundo
350 Main Street
El Segundo, CA 90245

Attention: Director of Planning and Building Safety
Phone: 310/524-2346
Fax: 310/322-4167
E-mail: slee@elsegundo.org

With a Copy to:

Hensley Law Group
3655 Torrance Boulevard, Suite 300
Torrance, California 90503
Attention: Mark D. Hensley, Esq.
Phone:
Fax:
E-mail: mhensley@hensleylawgroup.com

If to Developer:

Rosecrans-Sepulveda 4, LLC
Richard L. Lundquist
President
Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Phone: 310/640-1520, ext. ___
Fax: 310/414-9279
E-mail: rlundquist@continentaldevelopment.com

With a Copy to:

Rosecrans-Sepulveda 4, LLC
Alex Rose
Senior Vice President
Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Phone: 310/640-1520
Fax: 310/414-9272
E-mail arose@continentaldevelopment.com

With a Copy to:

Allan Mackenzie
c/o Mar Ventures, Inc.
721 N. Douglas Street
El Segundo, CA 90245
Phone:
Fax
E-mail: allan.mackenzie@marventures.com

With a Copy to:

Lisa Kranitz
Wallin, Kress, Reisman & Kranitz, LLP

11355 Olympic Boulevard, Suite 300
Los Angeles, CA 90064
Phone: 310/450-9585
Fax: 310/450-0505
E-mail: lisa@wkrklaw.com

Either City or Developer may change its mailing address at any time by giving written notice of such change to the other in the manner provided herein at least ten days prior to the date such change is affected. Any notice given by mail is deemed to have been given as of the date of delivery (whether accepted or refused) established by the United State Post Office, return receipt, or the overnight carrier's proof of delivery as the case may be. Notices given in any other manner are effective only if and when received by the party to be notified between the hours of 8:00 a.m. and 5:00 p.m., local time of the recipient, of any business day with delivery made after such hours deemed received the following business day.

20. Entire Agreement. This Agreement contains the entire agreement between the Parties regarding the subject matter hereof, and supersedes in its entirety all prior agreements or understandings, oral or written. This Agreement shall not be amended, except as expressly provided herein.

21. Waiver. No waiver of any provision of this Agreement shall constitute a waiver of any other provision, whether or not similar; nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless it is executed in writing by a duly authorized representative of the Party against whom enforcement of the waiver is sought.

22. Supersession of Subsequent Laws of Judicial Action. The provisions of this Agreement must, to the extent feasible, be modified or suspended as may be necessary to comply with any new law or decision issued by a court of competent jurisdiction, enacted or made after the effective date which prevents or precludes compliance with one or more provisions of this Agreement. Immediately after enactment of any such new law, or issuance of such decision, the parties must meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement.

23. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall be effective to the extent the remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

24. Relationship of the Parties. Each Party acknowledges that, in entering into and performing under this Agreement, it is acting as an independent entity and not as an agent of any other Party in any respect. Nothing contained herein or in any document executed in connection herewith shall be construed as creating the relationship of partners, joint ventures or any other association of any king or nature between City and Developer, jointly or severally.

25. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole benefit of the Parties and their successors in interest. No other person or party shall have any right of action based upon any provision of this Agreement.

26. Recordation of Agreement and Amendments. This Agreement and any amendment thereof shall be recorded with the County Recorder of the County of Los Angeles by the City Clerk of City.

27. Cooperation Between City and Developer. City and Developer shall execute and deliver to the other all such other and further instruments and documents as may be reasonably necessary to carry out the purposes of this Agreement. Upon satisfactory performance by Developer, and subject to the continuing cooperation of the Developer, City will commence and in a timely manner proceed to complete all steps necessary for the implementation of this Agreement and development of the Project or Property in accordance with the terms of this Agreement.

28. Rules of Construction. The captions and headings of the various sections and subsections of this Agreement are for convenience of reference only, and they shall not constitute a part of this Agreement for any other purpose or affect interpretation of the Agreement. Should any provision of this Agreement be found to be in conflict with any provision of the Applicable Rules or the Project Approvals or the Future Approvals, the provisions of this Agreement shall control.

29. Joint Preparation. This Agreement shall be deemed to have been prepared jointly and equally by the Parties, and it shall not be construed against any Party on the ground that the Party prepared the Agreement or caused it to be prepared.

30. Governing Law and Venue. This Agreement is made, entered into, and executed in the County of Los Angeles, California, and the laws of the State of California shall govern its interpretation and enforcement. Any action, suit or proceeding related to, or arising from, this Agreement shall be filed in the appropriate court having jurisdiction in the County of Los Angeles.

31. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which constitute one and the same instrument.

32. Weekend/Holiday Dates. Whenever any determination is to be made or action to be taken on a date specified in this Agreement, if such date shall fall upon a Saturday, Sunday or holiday specified in Government Code § 6700, the date for such determination or action shall be extended to the first business day immediately thereafter.

33. Not a Public Dedication. Except as otherwise expressly provided herein, nothing herein contained shall be deemed to be a gift or dedication of the Property, or of the Project, or any portion thereof, to the general public, for the general public, or for any public use or purpose whatsoever, it being the intention and understanding of the Parties that this Agreement be strictly limited to and for the purposes herein expressed for the development of the Project as private property. The Developer shall have the right to prevent or prohibit the use of the Property, or the Project, or any portion thereof, including common areas and buildings and improvements located thereon, by any

person for any purpose which is not consistent with the development of the Project. Any portion of the Property conveyed to the City by the Developer as provided herein shall be held and used by the City only for the purposes contemplated herein or otherwise provided in such conveyance, and the City shall not take or permit to be taken (if within the power or authority of the City) any action or activity with respect to such portion of the Property that would deprive the Developer of the material benefits of this Agreement, or would in any manner interfere with the development of the Project as contemplated by this Agreement.

34. Releases. City agrees that upon written request of Developer and payment of all fees and performance of the requirements and conditions required by Developer by this Agreement, the City must execute and deliver to Developer appropriate release(s) of further obligations imposed by this Agreement in form and substance acceptable to the Los Angeles County Recorder's Office or as otherwise may be necessary to effect the release.

35. Consent. Where the consent or approval of City or Developer is required or necessary under this Agreement, the consent or approval will not be unreasonably withheld, delayed or conditioned.

IN WITNESS WHEREOF, the Developer and the City of El Segundo have executed this Development Agreement on the date first above written.

CITY:

City of El Segundo, a municipal corporation

By: _____
Mayor

ATTEST:

_____
Tracy Weaver
City Clerk

APPROVED AS TO FORM:

By: _____
Mark D. Hensley, City Attorney

DEVELOPER:

ROSECRANS-SEPULVEDA PARTNERS 4, LLC,
A Delaware limited liability company

By: Continental Rosecrans-Sepulveda, Inc.
a California corporation

By: Richard C Lundquist
Richard C. Lundquist, President

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of El Segundo, County of Los Angeles, State of California, described as follows:

THE SURFACE AND THAT PORTION OF THE SUBSURFACE WHICH LIES ABOVE A PLANE 450 FEET BELOW THE MEAN LOW WATER LEVEL OF THE PACIFIC OCEAN (AS SAID MEAN LOW WATER LEVEL IS ESTABLISHED BY U.S. COAST AND GEODETIC SURVEY BENCH MARKS ALONG THE SHORE LINE) OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TO WIT:
PARCEL 2 OF PARCEL MAP NO. 2341, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 32, PAGE 99 OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER,
TOGETHER WITH THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 2341, AS SHOWN ON THE MAP FILED IN BOOK 32, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE WESTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, SOUTH 89° 57' 34" EAST, 291.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 02' 26" EAST, 183.15 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1.

EXCEPTING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND; PROVIDED, HOWEVER, THAT THE SURFACE OF SAID LAND SHALL NEVER BE USED FOR THE EXPLORATION, DEVELOPMENT, EXTRACTION, REMOVAL OR STORAGE OF SAID OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, AND FURTHER PROVIDED NO INSTALLATION CONSTRUCTED THEREIN SHALL BE DISTURBED IN ANY MANNER IN EXTRACTING SAID RESERVED MINERALS, AS RESERVED IN DEED FROM STANDARD OIL COMPANY OF CALIFORNIA, RECORDED DECEMBER 20, 1960, AS INSTRUMENT NO. 1622, IN BOOK D-1069, PAGE 898, OFFICIAL RECORDS.
SAID LAND IS ALSO SHOWN AS PARCEL 2 OF LLA NO. 13-04 OF THAT CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 20131816582 OF OFFICIAL RECORDS.

APN: 4138-015-064

EXHIBIT B
STIE PLAN FOR BEACH CITIES MEDIA CAMPUS

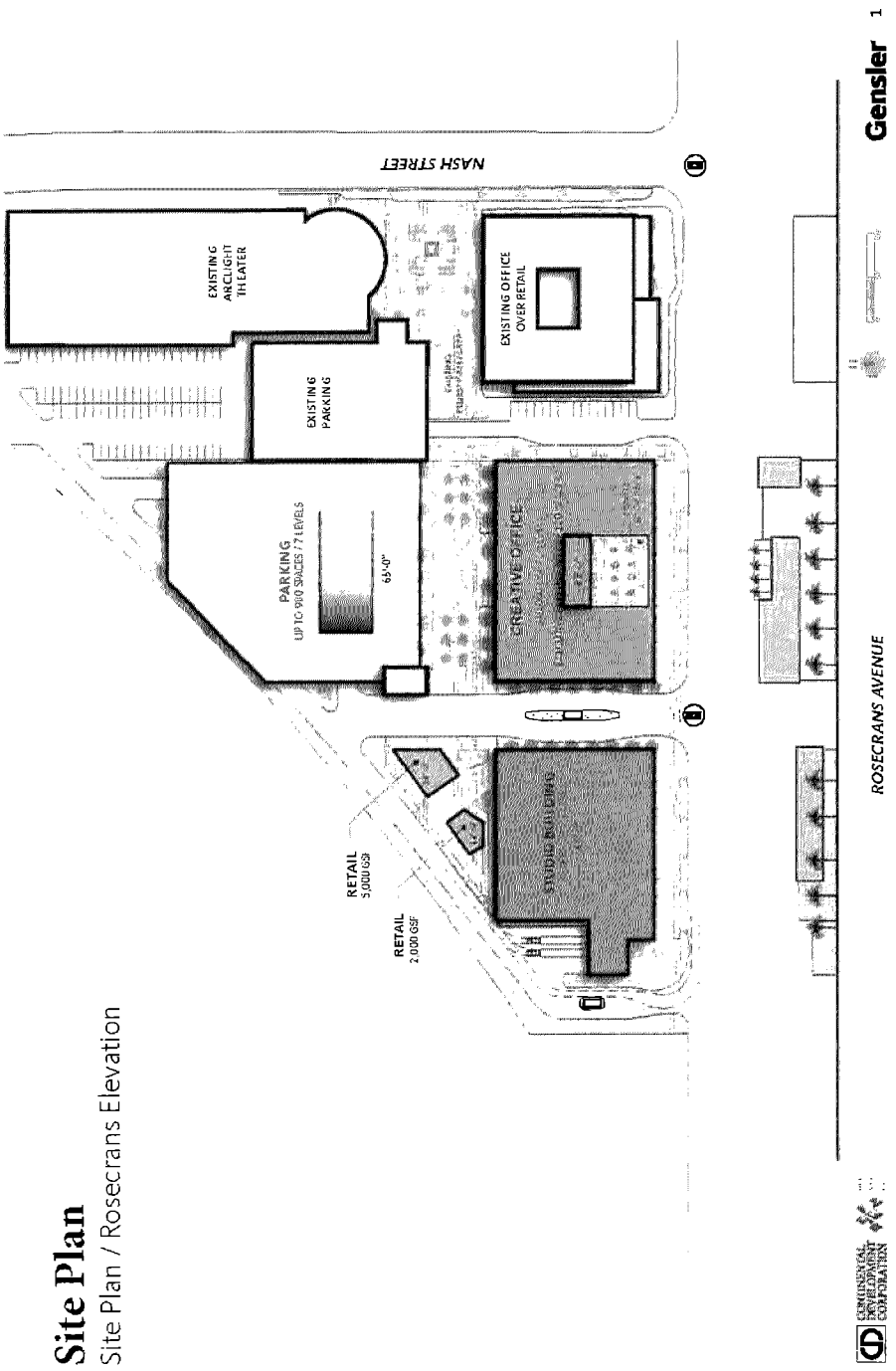


EXHIBIT C
SITE PLAN FOR ALTERNATIVE 1

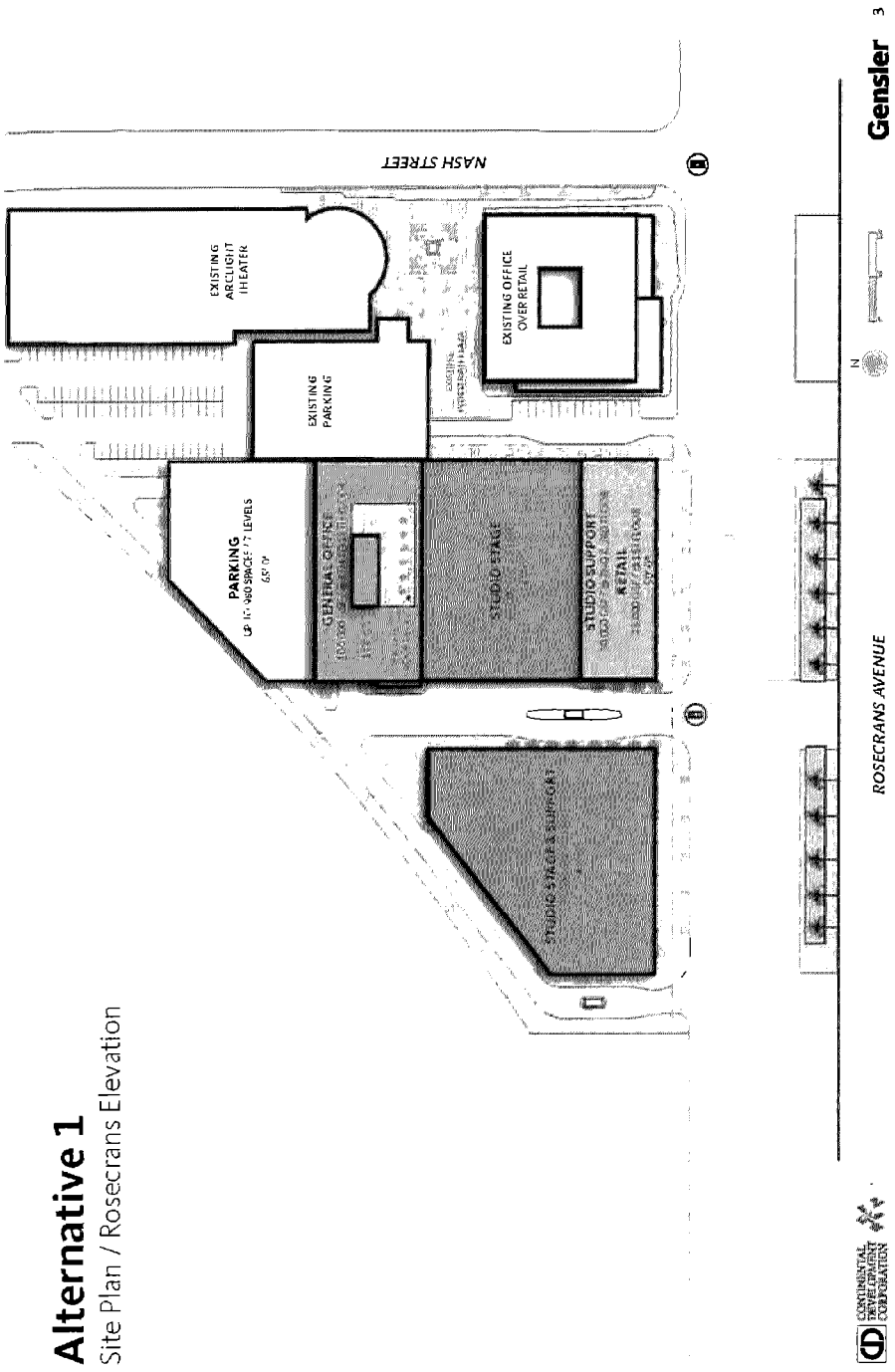


EXHIBIT D
SITE PLAN FOR ALTERNATIVE 2

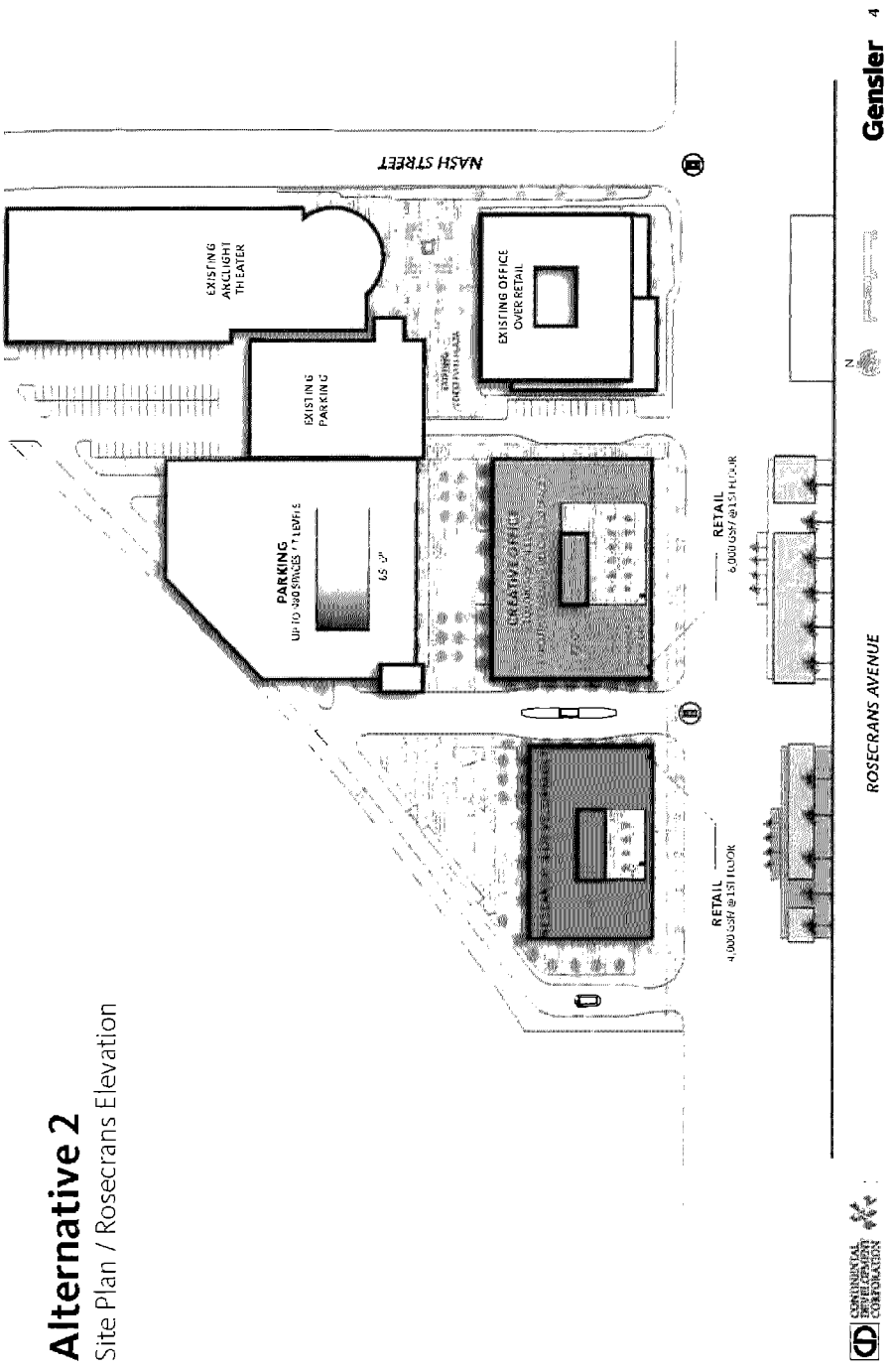


EXHIBIT E
SITE PLAN FOR ALTERNATIVE 3

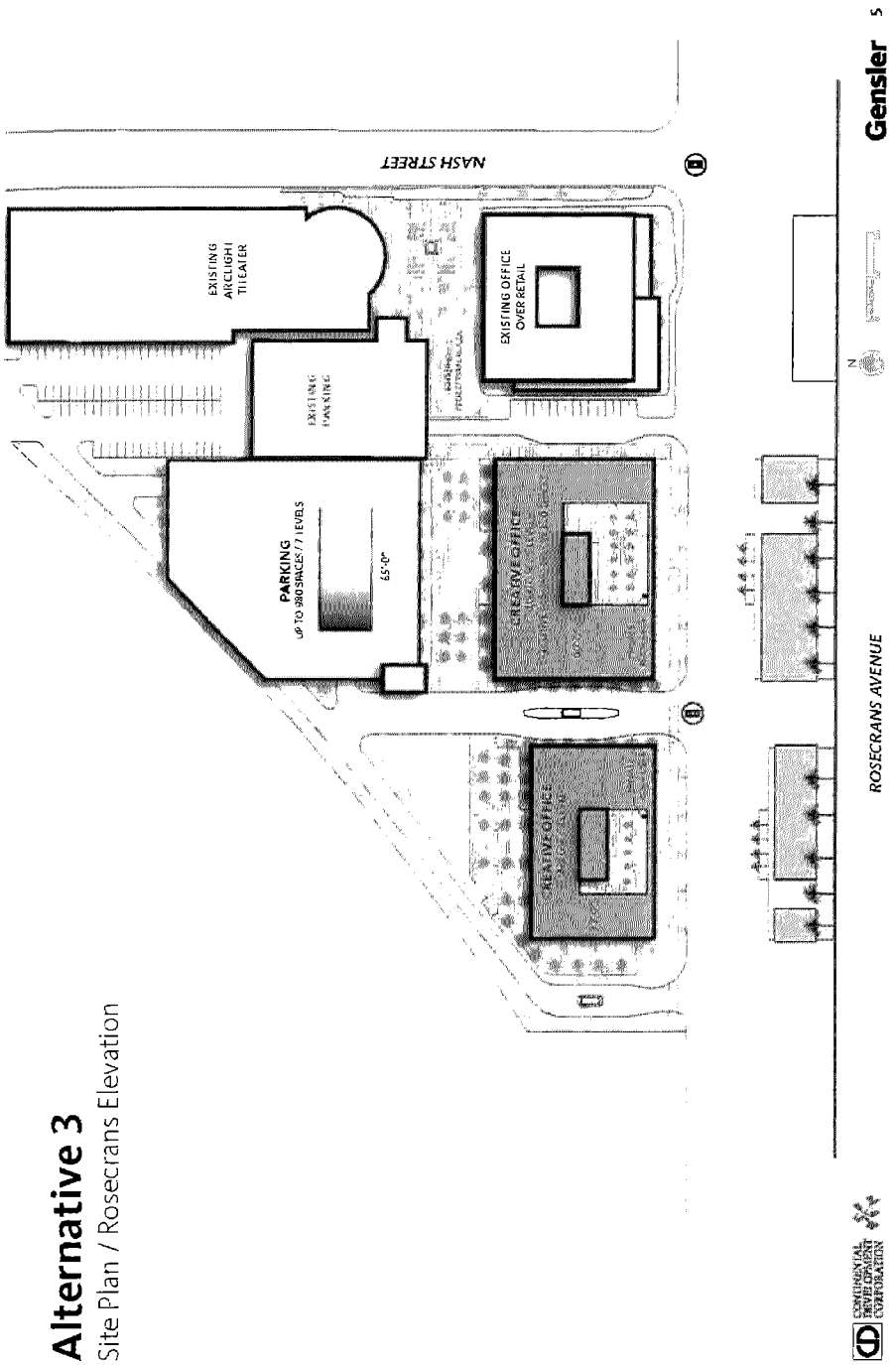


EXHIBIT F

ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested By and
When Recorded Mail To:
Rosecrans Sepulveda Partners 4 LLC

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT ("Agreement") is made and entered into by and among ROSECRANS-SEPULVEDA PARTNERS 4, LLC, a Delaware Limited Liability Corporation ("RSP4") ("Assignors"), and, _____, a _____ ("Assignee").

RECITALS

A. The City of El Segundo ("City") and Assignor entered into that certain Revised and Restated Development Agreement dated _____, 20___ (the "Development Agreement"), with respect to the real property located in the City of El Segundo, State of California more particularly described in Exhibit "A" attached hereto (the "Project Site"), and

B. Assignor has obtained from the City certain development approvals and permits with respect to the development of the Project Site, including without limitation, approval of _____ for the Project Site (collectively, the "Project Approvals").

C. Assignor intends to sell, and Assignee intends to purchase that portion, of the Project Site more particularly described in Exhibit "B" attached hereto (the "Transferred Property").

D. In connection with such purchase and sale, Assignor desires to transfer all of the Assignor's right, title, and interest in and to the Development Agreement and the Project Approvals with respect to the Transferred Property. Assignee desires to accept such assignment from Assignor and assume the obligations of Assignor under the Development Agreement and the Project Approvals with respect to the Transferred Property.

THEREFORE, the parties agree as follows:

1. Assignment. Assignor hereby assigns and transfers to Assignee all of Assignor's right, title, and interest in and to the Development Agreement and the Project Approvals with respect to the Transferred Property. Assignee hereby accepts such assignment from Assignor.

2. Assumption. Assignee expressly assumes and agrees to keep, perform, and fulfill all the terms, conditions, covenants, and obligations required to be kept, performed, and fulfilled by Assignor under the Development Agreement and the Project Approvals with respect to the Transferred Property, including but not limited to those obligations specifically allocated to the Transferred Parcel as set forth on Exhibit "C" attached hereto.

3. Effective Date. The execution by City of the attached receipt for this Agreement shall be considered as conclusive proof of delivery of this Agreement and of the assignment and assumption contained herein. This Agreement shall be effective upon its recordation in the Official Records of Los Angeles County, California, provided that Assignee has closed the purchase and sale transaction and acquired legal title to the Transferred Property.

4. Remainder of Project. Any and all rights or obligations pertaining to such portion of the Project Site other than the Transferred Property are expressly excluded from the assignment and assumption provided in sections 1 and 2 above.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth next to their signatures below.

"ASSIGNOR"

Rosecrans-Sepulveda Partners 4 LLC, a
Delaware limited liability company

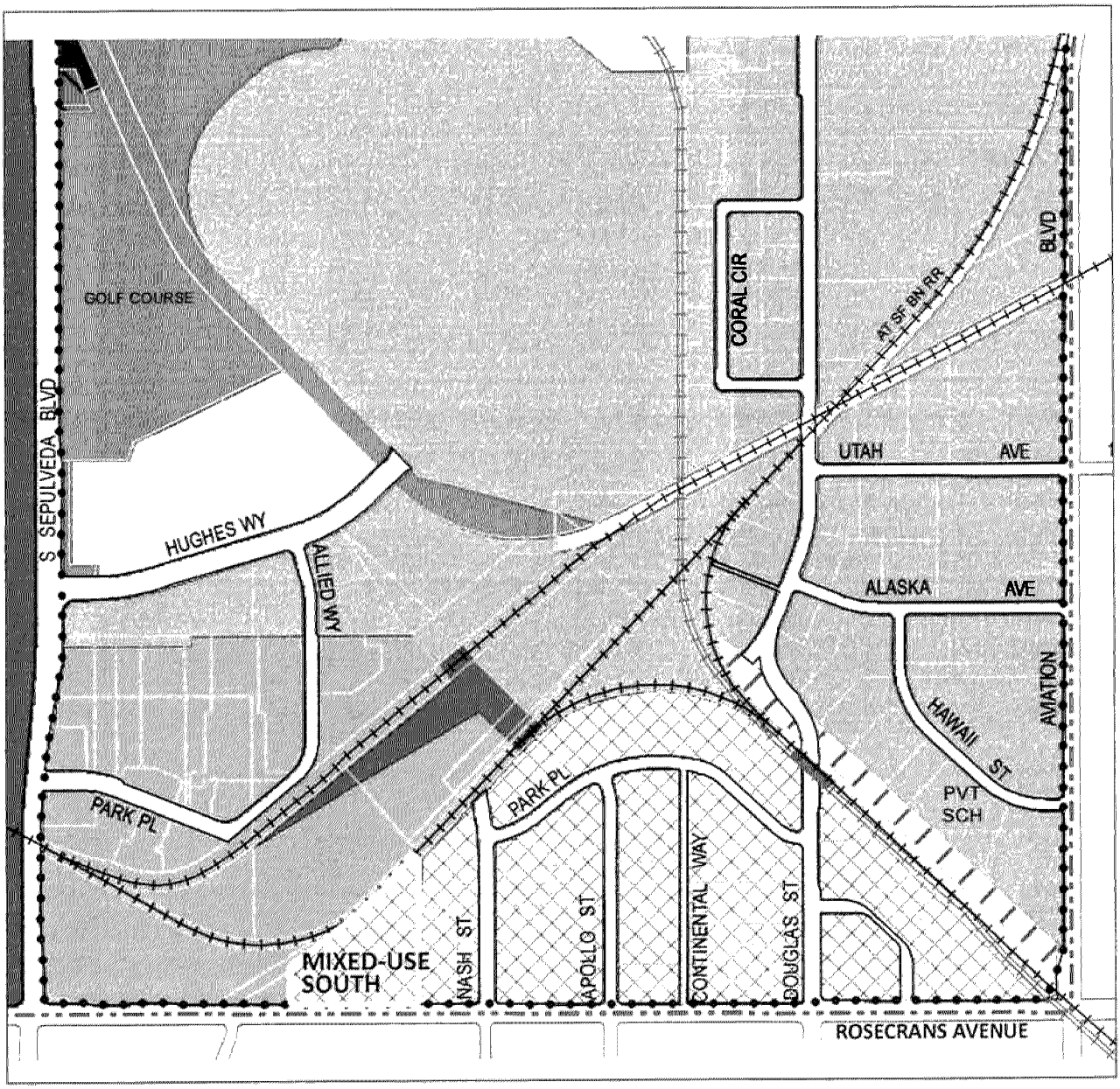
RECEIPT BY CITY

The attached ASSIGNMENT AND ASSUMPTION AGREEMENT is received by the City of El Segundo on this ___ day of _____, _____.

CITY OF EL SEGUNDO

_____

By: _____
Planning and Building Safety Director or
Designee



PROJECT AREA

EXHIBIT C-2

Beach Cities Media Campus
2021 Rosecrans Avenue
Proposed Zoning Map Amendment

City of El Segundo

IV. MITIGATION MONITORING AND REPORTING PROGRAM

1. MITIGATION MONITORING AND REPORTING PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Planning and Building Safety Department for the City of El Segundo is the Lead Agency for the Beach Cities Media Campus Project.

An Environmental Impact Report has been prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Project. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of mitigation measures identified for the Project. The required mitigation measures are listed separately and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the Project during which the mitigation measure must be monitored;
  - Pre-Construction, including the design phase
  - Construction
  - Post-Construction
- The Implementing Party, the agency with the power to implement the mitigation measure;
- The Enforcement Agency, the agency with the power to enforce the mitigation measure, and
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMRP for the Proposed Beach Cities Media Project will be in place throughout all phases of the Project. The Applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The Applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to Planning and Building Safety Department shall be at the discretion of the Planning and Building Safety Department. Generally, each report will be submitted to the Planning and Building Safety Department in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The Planning and Building

Safety Department in conjunction with the Applicant shall assure that Project construction occurs in accordance with the MMRP. The South Coast Air Quality Management District (SCAQMD) shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the City of El Segundo unless otherwise noted.

2. MITIGATION MEASURES AND PROJECT DESIGN FEATURES

A. Aesthetics

No specific Project Design Features are proposed with regard to aesthetics. No mitigation measures are required.

B. Agricultural and Forestry Resources

No specific Project Design Features are proposed with regard to agricultural and forestry resources. No mitigation measures are required.

C. Air Quality

No specific Project Design Features are proposed with regard to air quality. No mitigation measures are required.

D. Biological Resources

No specific Project Design Features are proposed with regard to biological resources. No mitigation measures are required.

E. Cultural Resources

i) Project Design Features

No specific Project Design Features are proposed with regard to cultural resources.

ii) Mitigation Measures

MM B-1: A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed materials to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may

resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM B-2: A qualified professional archaeologist shall monitor all ground disturbing activities of the Project. If buried unique archaeological resources are discovered during ground-disturbing activities, work shall cease within 50 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, invoke appropriate treatment measures. Such measure(s) may include avoidance, preservation in place, Phase III data recovery and associated documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determines necessary, appropriate and feasible. Within 60 days after grading activities are completed, the Monitor shall prepare and submit a final report to the City and the State Office of Historic Preservation. The report shall include documentation of any recovered unique archaeological resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

F. Geology and Soils

i) Project Design Features

PDF C-1: A Project design-specific geotechnical and engineering report is required to be prepared by a California-licensed geotechnical engineer, California-certified engineering geologist, and civil engineer with expertise in geotechnical issues registered in the State of California during Project design and prior to Project construction in compliance with the most current City of El Segundo Department of Public Works guidelines. The investigation is required to address the proposed Project foundation and structure design to minimize effects from adverse soil conditions including any liquefiable or otherwise unstable/consolidation-prone soils; bedrock characteristics; subsidence; earthquake ground shaking; slope instability; subsurface gas;

groundwater; and/or other geotechnical and engineering geologic hazards. The design and construction recommendations will be incorporated into the foundation and structural design of Proposed Project components, implemented in accordance with the design, and subjected to on-going inspection by the relevant entities/agencies. Prior to Grading Plan approval and issuance of permits, all construction/development plans will be approved by the City for construction of such improvements. Construction will occur in accordance with the approved plans.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Public Works Department
Monitoring Agency:	Planning and Building Safety Department, Public Works Department

ii) Mitigation Measures

No mitigation measures are required.

G. Greenhouse Gas Emissions

i) Project Design Features

No specific Project Design Features are proposed with regard to greenhouse gas emissions.

ii) Mitigation Measures

MM D-1: The Project applicant shall provide sidewalks within the Project boundary connecting off-site.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM D-2: The Project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

Monitoring Phase:	Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM D-3: The Project applicant shall require that ENERGY STAR-compliant appliances are installed wherever appliances are required on-site.

Monitoring Phase:	Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM D-4: The Project applicant shall require that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed within buildings on-site.

Monitoring Phase:	Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

H. Hazards and Hazardous Materials

i) Project Design Features

No specific Project Design Features are proposed with regard to hazards and hazardous materials.

ii) Mitigation Measures

MM E-1: Prior to the issuance of grading permits, the Applicant shall submit final design plans and a design-level geotechnical engineering report to the City of El Segundo Building and Safety Division for review and approval. The design-level geotechnical engineering report shall provide the location of the Standard Oil Company and Standard Gasoline Company pipe line easement.

Monitoring Phase:	Pre- Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

I. Hydrology/Water Quality

i) Project Design Features

PDF F-1: Construction BMPs will be designed and maintained as part of the implementation of the local SWPPP (which includes an Erosion Control Plan)

in compliance with the General Permit. The Erosion Control Plan shall be implemented when construction commences and before any site clearing or demolition activity. During construction, the Erosion Control Plan will be referred to regularly and amended as changes occur throughout the construction process.

Monitoring Phase:	Construction, Post-Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Public Works Department
Monitoring Agency:	Planning and Building Safety Department, Public Works Department

PDF F-2: The Project shall implement the following construction-specific BMPs:

- Disposing of waste in accordance with all applicable laws and regulations;
- Cleaning up leaks, drips, and spills immediately;
- Conducting street sweeping during construction activities;
- Limiting the amount of soil exposed at any given time;
- Covering trucks;
- Keeping construction equipment in good working order; and
- Installing sediment filters during construction activities.

Monitoring Phase:	Construction, Post Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Public Works Department
Monitoring Agency:	Planning and Building Safety Department, Public Works Department

PDF F-3: The Project shall meet the applicable requirements of the SUSMP adopted by the Los Angeles Regional Water Quality Control Board through the preparation and implementation of a Project-specific SUSMP.

Monitoring Phase:	Construction, Post Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-4: The Project shall comply with all NPDES Permit and waste discharge requirements.

Monitoring Phase:	Construction, Post Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-5: The Project shall comply with the requirements of the Los Angeles County MS4 Permit, which controls quality of runoff entering municipal storm drains in Los Angeles County.

Monitoring Phase:	Construction, Post Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-6: The Project shall comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion.

Monitoring Phase:	Construction, Post Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency:	Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-7: The Project shall comply with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

PDF F-8: All trash facilities shall be covered and isolated from stormwater runoff.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

ii) Mitigation Measures

MM F-1: The applicant must prepare a hydrology study of the development on the Project Site. Such study must be reviewed and approved by the City of El Segundo and any other applicable agency.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM F-2: The applicant must prepare runoff studies for the development on the Project Site so that the runoff from the Project area would not flow onto another area without the owner's consent. Such studies must be reviewed and approved by the City of El Segundo and any other applicable agency.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM F-3: The applicant must prepare a master drainage plan for the development on the Project Site. This plan must include detailed hydrology/hydraulic calculations and drainage improvements, showing quantitatively how the Project will eliminate the potential for downstream flooding due to increased storm water runoff. This plan will also identify the proposed BMPs to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan and the ESMC. Such plan must be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department, Los Angeles County Department of Public Works

Monitoring Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works

MM F-4: The applicant must design a conveyance and detainment system to meet the Los Angeles County Department of Public Works limits on the storm drains that would convey the Project Site's discharge for the development on the Project Site.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works
Monitoring Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works

MM F-5: The Project must comply with City of El Segundo Ordinance No. 1347 and No. 1348, which establishes storm water and urban pollution controls.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM F-6: The Project owner/developer must maintain all structural or treatment control BMPs for the life of the project.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Public Works Department
Monitoring Agency: Planning and Building Safety Department, Public Works Department

J. Land Use/Planning

No specific Project Design Features are proposed with regard to land use/planning. No mitigation measures are required.

K. Mineral Resources

No specific Project Design Features are proposed with regard to mineral resources. No mitigation measures are required.

L. Noise

No specific Project Design Features are proposed with regard to noise. No mitigation measures are required.

M. Population, Housing, and Employment

No specific Project Design Features are proposed with regard to population, housing, and employment. No mitigation measures are required.

N. Public Services

i) Fire Protection

1) Project Design Features

PDF J-1: The Project shall implement a Construction Management Plan ("CMP") that would include street closure information, a detour plan, haul routes and a staging plan. The CMP would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The CMP shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site and shall include, but not be limited to: prohibition of construction worker parking on nearby residential streets; worker parking would be provided on-site or in designated off-site public parking areas; temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men); scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets; construction-related vehicles shall not park on surrounding public streets; and safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools.

Monitoring Phase: Pre-Construction, Construction

Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

PDF J-2: Provide an automatic fire sprinkler system throughout each office/studio building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of the NFPA 13.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Planning and Building Safety Department

PDF J-3: Provide a manual fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Planning and Building Safety Department

PDF J-4: Provide a manual standpipe system in each stairwell of the proposed parking garage, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 14.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Planning and Building Safety Department

2) Mitigation Measures

No mitigation measures are required.

ii) Police Protection

No specific Project Design Features are proposed with regard to police protection. No mitigation measures are required.

iii) Schools

No specific Project Design Features are proposed with regard to schools. No mitigation measures are required.

iv) Parks

No specific Project Design Features are proposed with regard to parks. No mitigation measures are required.

v) Other Public Facilities

No specific Project Design Features are proposed with regard to other public facilities. No mitigation measures are required.

O. Recreation

No specific Project Design Features are proposed with regard to recreation. No mitigation measures are required.

P. Transportation/Traffic

i) Project Design Features

PDF K-1: Prior to the start of construction, the Project Applicant shall prepare a Construction Traffic Management Plan and submit it to the City of El Segundo Traffic Division for review and approval. The Construction Management Plan shall include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. Furthermore, the Construction Traffic Management Plan and Worksite Traffic Control Plan shall include, but not be limited to, the following measures:

- Maintain access for land uses in the vicinity of the Project Site during construction;
- Schedule construction material deliveries during off-peak periods to the extent practical;
- Minimize obstruction of traffic lanes adjacent to the Project Site to the extent feasible;

- Organize Project Site deliveries and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways;
- Coordinate truck activity and deliveries to ensure trucks do not wait to unload or load at the Project Site and impact roadway traffic, and if needed, utilize an organized off-site staging area;
- Control truck and vehicle access to the Project Site with flagmen;
- Prepare a haul truck route program that specifies the construction truck routes to and from the Project Site;
- Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, the Project's Worksite Traffic Control Plan will identify the location of any sidewalk or lane closures and identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity; and/or
- Parking for construction workers will be provided either on-site or at off-site, off-street locations.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department, Traffic Division
Monitoring Agency:	Planning and Building Safety Department

ii) Mitigation Measures

MM K-1: Transportation Demand Management Program. A TDM program will be implemented as part of the mitigation package for the Project. Several TDM program elements are project design features that are currently proposed for implementation. Other TDM program elements would be developed as part of preparation of a detailed TDM plan, to be approved by City of El Segundo prior to approval of a final certificate of occupancy for the Project.

TDM strategies are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation such as carpooling, taking transit, walking, and biking. Strategies that are suggested as appropriate for this site, as targeted for the office land use, include:

- Commuter Trip Reduction (CTR) Program, Voluntary – The Project could implement a CTR program that encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. The voluntary program does not require monitoring and reporting and no

performance standards are established. The CTR program would provide employees with assistance in the following.

- Carpool encouragement,
- Ride-matching assistance,
- Preferential carpool parking,
- Flexible work schedules for carpools,
- Half time transportation coordinator; and
- Vanpool assistance.
- Due to the importance of information sharing and marketing, marketing strategies to reduce commute trips would be included as part of the CTR Program. Some marketing strategies may include:
- New employee orientation of trip reduction and alternative mode options,
- Event promotions; and
- Publications.

- Car Share Program – This Project could implement a car-sharing program to allow people to have on-demand access to a shared fleet of vehicles on an as-needed basis. User costs are typically determined through mileage or hourly rates, with deposits and/or annual membership fees. The car-sharing program could be created through a local partnership or through one of many existing car-share companies. Employer-based programs provide a means for business/day trips for alternative mode commuters and provide a guaranteed ride home option.

- Site Design – Project site will be designed to encourage walking, biking, and transit. Amenities could include new, wider sidewalks and street trees along the site perimeter and bicycle parking, showers, and secure lockers.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department
Monitoring Agency:	Planning and Building Safety Department

MM K-2: Driveway 1. A proposed mitigation for the Project is to signalize Driveway 1. Currently proposed as a full-access unsignalized intersection, adding a signal will improve operations and increase safety (see the site access analysis in Chapter 6 of the Traffic Study). The intersection would remain full access, but the installation of a signal would allow for more controlled and efficient

movements. Installation of the signal would require approval from both the City of El Segundo and City of Manhattan Beach.

With the proposed mitigation of a signal at Driveway 1, Project related vehicular traffic would shift. Intersections directly affected by this shift would include those in close proximity to Driveway 3, such as Intersection 11: Nash Street & Park Place and Intersection 16: Nash Street & Rosecrans Avenue. Other intersections east of the Project Site would see minor changes in vehicular volume due to the shifting of Project traffic from primarily using Driveway 3 to access the site and instead using Driveway 1. The mitigation analysis takes into account this shift in traffic due to the proposed signal.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department, City of Manhattan Beach Public Works Department
Monitoring Agency:	Public Works Department, City of Manhattan Beach Public Works Department

MM K-3: Intersection 12. Douglas Street & Park Place. The mitigation involves signalizing the intersection that is currently stop-controlled. Special attention would be needed in the signal design for the westbound movement, which currently consists of two separate driveways. Signals may be needed that accommodate two separate westbound phases, or coordination with the private property owners may be needed to consolidate the two driveways. The measure would mitigate the significant impact under Existing and Future plus Project conditions. Installation of the signal would require approval from the City of El Segundo.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department
Monitoring Agency:	Public Works Department

MM K-4: Intersection 21. Isis Avenue & Rosecrans Avenue. This mitigation involves restriping the southbound lanes from one shared through left and one right to a left-only lane and a shared through/right lane. The southern portion of the intersection has one receiving through lane. This intersection is in the City of Hawthorne and the improvement would require approval of Hawthorne. The measure would mitigate the significant impact under Existing and Future plus Project conditions.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department, City of Hawthorne Public Works Department

Monitoring Agency: Public Works Department, City of Hawthorne Public Works Department

MM K-5: Intersection 24. I-405 Northbound On-/Off-Ramps & Rosecrans Avenue. This mitigation involves restriping the northbound off-ramp lanes from two lefts and one right to two left and one shared left/right. The western portion of the intersection has three receiving lanes for the left-turn movement. The existing median along Rosecrans Avenue may need to be cut back in order to accommodate the third left turning movement. This intersection is under Caltrans jurisdiction and the improvement would require approval of Caltrans. The measure would mitigate the significant impact under Existing and Future plus Project conditions.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department, Caltrans
Monitoring Agency: Public Works Department, Caltrans

Q. Tribal Cultural Resources

i) Project Design Features

No specific Project Design Features are proposed with regard to tribal cultural resources.

ii) Mitigation Measures

MM L-1: Prior to issuance of a grading permit, the Applicant shall retain a qualified Native American Monitor (Monitor) from the Gabrieleno Band of Mission Indians-Kizh Nation to monitor all grading and excavation activities within the Project Site. The Monitor shall photo-document the grading and excavation activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations and mappings of the graded areas, soils, and documentation of any identified tribal cultural resources. On-site monitoring shall end when the Project Site grading and excavation activities are completed, or when the Tribal Representatives and Monitor have indicated that the Project Site has a low potential for archaeological resources. If tribal cultural resources are encountered during monitoring, all ground-disturbing activities within 50 feet of the find shall cease and the Monitor shall evaluate the significance of the find, and if significant, recommend a formal treatment plan and appropriate measure(s) to mitigate impacts. Such measure(s) may include avoidance, preservation in place, archaeological data recovery and associated laboratory documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determined necessary, appropriate and feasible. Within 60 days after grading and excavation activities are completed, the Monitor shall prepare and submit a final report to the City and the California Native American Heritage Commission. The

report shall include documentation of any recovered tribal cultural resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

R. Utilities/Service Systems

i) Water

1) Project Design Features

PDF M.1-1: Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices shall be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property. In addition, any unused water laterals shall be abandoned and properly capped at the City main. The Contractor shall obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department
Monitoring Agency:	Planning and Building Safety Department

2) Mitigation Measures

No mitigation measures are required.

ii) Wastewater

1) Project Design Features

PDF M.2-1: The Project Applicant shall submit a Utility Plan to the City of El Segundo Public Works Department for review and approval. The Utility Plan shall show all existing and proposed utility improvements (sewer, water, gas, storm drain, electrical, etc.), their sizes and associated easements around the Project Site, and traffic control plans for work in the public right-of-way.

Monitoring Phase:	Pre-Construction, Construction

Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

PDF M.2-2: The Project Applicant shall submit a Sewer Study to the City Engineer for review and approval. Any capacity deficiencies identified in the Sewer Study shall be addressed through upgrades. In addition, any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor shall obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

2) Mitigation Measures

No mitigation measures are required.

iii) Solid Waste

1) Project Design Features

PDF M.3-1: During construction, the Project would implement a construction waste management plan to recycle non-hazardous construction debris. Off-site recycling centers, such as asphalt or concrete crushers, would be utilized to provide crushed materials for roadbed base.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

PDF M.3-2: All structures constructed or uses established within any part of the Project shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department

Monitoring Agency:	Planning and Building Safety Department

PDF M.3-3: Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.

Monitoring Phase:	Construction, Operation
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

PDF M.3-4: The Applicant or its successor shall continuously maintain in good order clearly marked, durable, and separate recycling bins on the same lot or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times for the collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

Monitoring Phase:	Construction, Operation
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

2) *Mitigation Measures*

No mitigation measures are required.

iv) Energy

No specific Project Design Features are proposed with regard to energy. No mitigation measures are required.

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: September 14, 2023
Agenda Heading: Public Hearings
Item Number: H.3

TITLE:

Smoky Hollow Specific Plan Update. (Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01)

RECOMMENDATION:

1. Adopt resolution No. 2940 recommending City Council approve an amendment to the Smoky Hollow Specific Plan updating permitted uses, development standards and design guidelines, simplifying the community benefit plan process, and clarifying various specific plan provisions.

2. Adopt resolution No. 2942 recommending City Council approve an amendment to the Community Benefits Plan Policy.

BACKGROUND:

The Smoky Hollow Specific Plan was comprehensively updated in 2018 to enable new creative office and technology businesses to thrive and support the long-term health of many existing businesses. The permitted uses, development standards, guidelines, and public infrastructure improvements in the Specific Plan in addition to the flexibility provided by the new community benefits plan process are intended to spur development activity and foster the vision of Smoky Hollow as a creative office and tech business hub/incubator.

After five years of experience with the new Specific Plan, staff identified potential refinements in several areas to further facilitate and accelerate Smoky Hollow's evolution. The Planning Commission discussed these potential areas of refinement at a study session.

Planning Commission Study Session

On January 12, 2023, the Planning Commission conducted a study session regarding the potential Specific Plan amendments. At the meeting, staff identified areas of the specific plan where amendments can further the vision of Smoky Hollow, and the Planning Commission provided feedback which is summarized below. In addition, staff has attached minutes from the January 12, 2023, for reference (see Attachment No. 6).

1. Permitted uses. Staff proposed the following changes:

   - Incorporate new permitted uses, such as small fitness centers and tutoring facilities

   - Remove the conditional use permit requirement for restaurants

   The Planning Commission supported the recommended changes to the permitted uses.

2. Development Standards. Staff proposed revising the parking exemption for outdoor dining uses to be consistent with standards that apply citywide.

   The Planning Commission supported staff's recommended changes to the parking requirements for outdoor dining uses.

3. Various clarifications. Staff proposed the following clarifications:

   - Definition and limitations on caretaker units

   - Establish changes of use rather than changes in occupancy as the threshold for complying with parking requirements

   The Planning Commission supported the clarifications regarding caretaker units and the language regarding changes in use. The Planning Commission also supported giving the Director more authority and flexibility in making determinations on uses not listed in the Specific Plan.

4. Public Realm improvements. Staff recommended revising the street improvement plans for El Segundo Boulevard and taking into account the pilot project that temporarily added a parking lane on the north side of the street. City Council discontinued that pilot project, because the added parking lane reduced visibility for drivers turning left from side streets onto El Segundo Boulevard and caused safety concerns. Given those safety concerns, staff suggested considering alternative improvements.

   After discussion on the topic, the Planning Commission supported improvements along El Segundo Boulevard that result in the following:

   - Wider sidewalks and improved pedestrian safety

   - Space on the road for cyclists

   - Traffic calming ("speed mitigation")

   - Improved lighting

The Planning Commission also recommended better coordination on future pilot projects with the Public Works Department to ensure improved aesthetics and overall success.

5. Design Guidelines and the Community Benefits Plan (CBP) Process. Staff recommended converting some of the private realm design guidelines into standards and prioritizing public improvements in the community benefits plan process.

   The Planning Commission supported converting private realm design guidelines into standards to the extent possible to ensure good architectural design for future projects. In addition, based on CBP applications the Commission has considered, the Commission expressed concern that the City did not gain enough public improvements and indicated that developers received too much public benefit credit for architectural design on private property. Further, the Commission stated that architectural design is more beneficial to the developer and private property owner than to the community and that good quality architectural design should be required, not negotiated. The Commission directed staff to revise the CBP process to focus primarily on improvements within the public right-of-way, while allowing some improvements on private property, such as community open space to receive credit as well.

6. Housing. Staff requested direction regarding the introduction of more housing in the Specific Plan considering City Council's recent adoption of an updated Housing Element that meets the City's Regional Housing Needs Assessment (RHNA) allocation.

   After discussion on the topic, the Planning Commission provided the following direction to staff:

   - Focus primarily on live-work uses to introduce additional housing to the Specific Plan. The Commission pointed out that additional housing in the Specific Plan area will help to increase the pedestrian activity, which is one of the Specific Plan goals.

   - Prioritize areas along the west part of the Specific Plan that are adjacent to existing residential neighborhoods as a way to better integrate the new live-work uses (and residents) in the community.

   - Potentially consider more traditional residential uses (multi-family residential) in the northeast portion of the Specific Plan north of Grand Avenue (the Kansas/Holly area), which is adjacent to more traditional multi-family residential neighborhoods.

DISCUSSION:

Staff prepared a draft ordinance amending the Specific Plan to reflect the Planning Commission's direction at its January 12th study session. The section below outlines and explains the reasoning for the amendments.

Permitted uses.

- The draft ordinance adds small Gyms/Fitness Studios up to 2,500 square feet to the permitted uses and large Gyms/Fitness Studios to the uses requiring a conditional use permit. Small Gyms and Fitness Studios (dance, yoga, martial art, etc.) are complementary to an incubator business district like Smoky Hollow since they provide a convenient service to Smoky Hollow employees and to nearby residents. However, large Gyms and Fitness Studios have potential impacts, such as traffic and parking, because they are likely to draw more customers from outside the Smoky Hollow area. Staff proposes requiring a conditional use permit to review each case and mitigate potential impacts through operational and design-related conditions.

- The draft ordinance adds tutoring services to the permitted uses in the Specific Plan. Tutoring is typically focused on supplementing instruction provided in schools and is characterized by individual or small group instruction. Tutoring uses function like a service or professional office use, rather than a school. While tutoring uses are not a creative office or technology business, there has been interest in opening a tutoring business in Smoky Hollow, which is located near a multi-family residential (R-3) zone, a convenient location within walkable distance for El Segundo students.

- The draft ordinance eliminates the requirement for a conditional use permit for restaurant uses. The conditional use permit requirement is an economic barrier for restaurant uses since the current fee is $17,246 and processing lasts several months. The extra cost and time create more risk and uncertainty for potential restaurant investors. As a result, the City has not received applications for new restaurants in Smoky Hollow since 2018. The proposed change eliminates this barrier and allows restaurants to open easier in Smoky Hollow. Restaurants are a natural complementary use for the creative office and tech business district the City is fostering in Smoky Hollow.

1. Development Standards.

- The proposed draft ordinance changes the parking requirement for outdoor dining. Currently, the Specific Plan exempts outdoor dining areas that contain up to 12 seats from the current parking requirement of 2.5 spaces for every 1,000 square feet. The municipal code and Downtown Specific Plan exempt outdoor dining based on the size of the outdoor dining area, not the number of seats. The draft ordinance changes the exemption limit to outdoor dining areas

up to 200 square feet, which is consistent with the rest of the City. The parking requirement for outdoor dining areas over 200 square feet will continue to be 2.5 spaces for every 1,000 square feet.

2. Various clarifications.

   - The proposed draft ordinance changes the definition, density, and other limitations on caretaker units. The current permitted uses table limits caretaker unit density at "the ratio of one caretaker unit per legal building site or business establishment, whichever is larger." This language can be interpreted as permitting multiple caretakers in a building with multiple tenants, which was not the intent of the Specific Plan, nor the purpose of caretaker units. The proposed language in the ordinance clarifies that only one caretaker unit is permitted in each building, and it further clarifies the purpose of the caretaker unit.

   - The proposed draft ordinance establishes changes of use rather than changes in occupancy as the threshold requiring compliance with parking requirements. Today, the Specific Plan requires nonconforming properties to meet the current parking requirement (2.5 spaces per 1,000 square feet) if all or a portion of a building is modified, "such that the Building Code occupancy group is changed." Since Building Code occupancy is not typically used in zoning and planning documents, it has caused some confusion in administering the Specific Plan because it relies upon the Building Code and Building staff to determine if there is a change in occupancy. The proposed change makes the Specific Plan simpler, easier to administer, and consistent with the Zoning Code nonconforming provisions.

3. Public Realm Improvements.

   - The draft ordinance amends Chapter 3 of the Specific Plan (Section 3.2.1 El Segundo Boulevard) to provide flexibility for potential El Segundo Boulevard improvements and prioritize pedestrian and cyclist mobility. The current language in the Specific Plan provides two specific options for the short and long-term improvement of El Segundo Boulevard. The proposed language specifically calls for the City to conduct pilot projects and solicit community input prior to completing future improvements along El Segundo Boulevard. Thus, the ordinance provides more flexibility in the design and implementation of any improvements.

4. Design Guidelines and the Community Benefits Plan.

   - The draft ordinance increases the number of architectural design standards from two to 11 and reduces the number of design guidelines from 32 to 28. Currently, the Specific Plan's private realm design guidelines are voluntary, except when a project requires approval of a community benefit plan application. As a result, smaller, code-compliant projects do not have to comply

with the design guidelines. Staff believes this hinders the Specific Plan goal to "define an attractive and distinctive image for Smoky Hollow." The proposed change ensures that all development projects (whether discretionary or ministerial) comply with the architectural design standards. Thus, all projects will incorporate a minimum level of good quality architectural design.

- The draft ordinance amends the CBP findings by requiring that a project meet "at least 15 of the [28] private design guidelines." Currently, CBP findings require projects to include exemplary architecture, which is undefined in the Specific Plan. The proposed change clarifies that projects involving a CBP will provide a minimum level of architectural design to qualify for any requested code exception.

- The draft ordinance amends the CBP application findings to clearly define community benefits and require community benefits to implement "public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public." Currently, the Specific Plan CBP findings require that proposed benefits "do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area." The current language allows a project's architectural design on private property to count as a community benefit. The intent of this policy was to reward developers that invest in good quality architecture. However, a consequence of this policy was that development projects approved since 2018 have relied only minimally on public improvements (actual improvements or funding) to meet the community benefit requirements. Therefore, the proposed change will ensure that community benefits primarily fund or implement actual improvements on public property.

5. Housing. At its January 12th study session, the Planning Commission provided direction regarding the addition of housing in Smoky Hollow. Staff is working on this topic separately due to the need for additional research, environmental review, and budget. However, staff has worked with a Cal Poly Pomona graduate student on a Masters project regarding live-work units, which will inform staff's future work (See Attachment No. 7).

   Next steps to address Housing:

   - Develop a detailed scope for a specific plan amendment
   - Determine the extent of the CEQA analysis required
   - Planning Commission to review the scope of work
   - City Council approve scope of work and budget
   - Initiate a separate specific plan amendment and environmental review

Specific Plan Amendment Findings

Pursuant to ESMC § 15-27-3, the Planning Commission must make the findings below to recommend approval of the specific plan amendment. Staff believes that the findings can be made and has provided its reasoning below.

1. *That the amendment is consistent with the General Plan.*

   The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed specific plan amendment is consistent with the Specific Plan's vision, goal and objectives, it is also consistent with the General Plan. The specific plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City. Specifically, the amendments permit more uses and remove barriers for uses, such as gyms, fitness studios, tutoring, and restaurants that complement the creative office and tech character of the district. In addition, the amendments create new architectural design standards and require discretionary projects to comply with the Specific Plan's design guidelines. Thus, the amendments are consistent with the Specific Plan vision, because they will improve the design of future development projects, help preserve Smoky Hollow's mid-century industrial feel, and provide an attractive and distinctive image for Smoky Hollow. Finally, the amendments are consistent with the Specific Plan objective of making public infrastructure improvements, because they will require future developments to either construct or fund public parking, landscaping, sidewalks, and other streetscape projects in the public right-of-way.

2. *The amendment is necessary to serve the public health, safety, and general welfare.*

   The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new uses and reduce barriers to uses that are complementary to the creative office incubator character of the district. They also improve the architectural design of development projects and increase investment in public infrastructure. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

Community Benefits Plan Methodology

After adoption of the Smoky Hollow Specific Plan in 2018, the City Council adopted a methodology for evaluating community benefit plan (CBP) applications. Tier I CBP applications generally involve limited increases in project FAR and other miscellaneous (not height) exceptions. Generally, Tier I CBP projects are smaller in scale and the Specific Plan authorizes the Planning Commission to review and approve Tier I CBP applications. The adopted methodology provides only limited guidance to the Planning Commission regarding the evaluation of proposed community benefits. Tier II CBP applications involve larger increases in FAR and increases to the permitted building height. Thus, Tier II CBP projects tend to be larger in scale and the Specific Plan authorizes only the City Council to approve Tier II CBP applications. Generally, the current methodology requires Tier 2 CBP applicants to give benefits equal to or exceeding 30% of the "added project value" in exchange for approval of density or other exceptions from development standards. The current methodology (See Attachment No. 5) treats both the architectural design features on private property and infrastructure improvements on public property as community benefits. Developer expenses for architectural features on private property receive only partial credit as community benefits (roughly 30-50% of actual costs). However, in the few Tier 2 CBP applications processed by the City, public infrastructure improvements or funding accounted for 1.2-13.3% of the total community benefit offered to the City. Conversely, 86.7-98.8% of the total community benefit offered consisted of architectural design features on private property. Consequently, the community benefits the City has received to-date have been primarily in the form of improvements on private property where the public benefit is unclear and more indirect. Furthermore, public infrastructure improvements have not occurred at the anticipated rate and the developer deposits in the Smoky Hollow Public Infrastructure Fund have been lower than expected, only $14,214 having been deposited into the fund.

The Planning Commission discussed the CBP methodology during its study session on January 12, 2023. The Planning Commission's direction on this topic was to consider primarily public property improvements as community benefits, and private property architectural design features/improvements should be considered a community benefit only where there is a direct public benefit, such as a dedication for sidewalk widening or public open space adjacent to the public right-of-way.

<u>Proposed Community Benefits Plan Policy</u>

In conjunction with the proposed Specific Plan amendments, staff proposes an updated Community Benefits Plan Policy that is consistent with the new Specific Plan provisions and Planning Commission direction at its January 12, 2023 meeting. The proposed policy (See Attachment No. 4) is outlined below:

1. Architectural design features on private property are no longer counted as community benefits, with the exception of features that directly benefit the public, such as dedications of land for sidewalk widening (or other improvements) and provision of public open space adjacent to the public right-of-way. Architectural

design is not neglected overall, because, as mentioned in the discussion above, compliance with certain architectural design standards will be required for all projects. In addition to the standards, CBP applications will be required to comply with at least 15 of the 28 architectural design guidelines.

2. Community benefits are more precisely defined as public realm improvements identified in the Specific Plan (Chapters 3 and 5), with the exception mentioned above.

3. Community benefits will continue to bear a relationship to the "added project value" for Tier 2 CBP applications. The proposed policy defines added project value as follows:

Added Project Value Definition		
Proposed project value	-	Code compliant project value
The potential market value of the subject property if developed with the additional density height, or other exceptions requested as part of the proposed project	Minus	The potential market value of the property if developed in compliance with the maximum density, height, and other Specific Plan standards

To calculate the added project value staff will use the services of a financial/real estate consultant who will consider land values, construction costs, and real estate market information. However, the cost of these services will be reduced because the consultant will no longer calculate the costs for architectural design features on privately property separately, which is required under the current methodology.

4. The required benefit value for Tier 2 CBP applications will be 20% of the overall added project value. The percentage is reduced from 30% currently to allow developers to continue investing in architecture and comply with the Specific Plan architectural design guidelines.

ENVIRONMENTAL REVIEW

Potential impacts from implementation of the Smoky Hollow Specific Plan were previously analyzed and mitigated by the Smoky Hollow Specific Plan Environmental Impact Report (SCH No. 2017031071) that was certified on September 18, 2028. An Initial Study/Addendum to the Final Environmental Impact Report (EA-1011) for the Smoky Hollow Specific Plan has been prepared pursuant to the California Environmental Quality Act (CEQA) and no subsequent environmental review is required in accordance with Public Resources Code section 21166 and State CEQA Guidelines section 15162.

CONCLUSION

The proposed Smoky Hollow Specific Plan amendments will enable new complementary uses, clarify various Specific Plan provisions, simplify the community benefits process, and prioritize implementation of public improvements envisioned in Smoky Hollow. All of the above will help the City achieve the primary Specific Plan goal of transforming Smoky Hollow into a vigorous incubator district and major economic force in the City. The proposed ordinance and CBP policy are consistent with the Planning Commission's previous direction previously. Staff recommends that the Planning Commission adopt attached resolution Nos. 2940 and 2942 recommending City Council approval of the Smoky Hollow Specific Plan amendments and community benefits plan policy.

PREPARED BY: Paul Samaras, Principal Planner

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. Draft resolution 2940
   a. Draft ordinance
2. Updated Smoky Hollow Specific Plan
3. Excerpts of the Updated Smoky Hollow Specific Plan in strikethrough and underline format
4. Draft resolution No. 2942
   a. Proposed Smoky Hollow Community Benefits Plan Policy
5. City Council Resolution No. 5199 – Original Community Benefit Plan Methodology (2020)
6. Planning Commission Meeting Minutes for January 12, 2023
7. City of El Segundo: Live-Work in the Smoky Hollow Specific Plan – Urban and Regional Planning Master's Project (Maia McCurley)

RESOLUTION NO. 2940

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE SMOKY HOLLOW SPECIFIC PLAN UPDATING PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, THE COMMUNITY BENEFIT PLAN PROCESS, AND CLARIFYING VARIOUS PROVISIONS.
(Environmental Assessment No. EA-1330 and Specific Plan Amendment No. SPA 22-01).

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

SECTION 1: The Planning Commission finds and declares that:

A. On September 16, 2022, the City initiated an application for Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01 to amend the Smoky Hollow Specific Plan updating permitted uses, development standards, design guidelines, the community benefit plan process, clarifying various provisions, and amending the Smoky Hollow Specific Plan Community Benefits Plan Policy;

B. On January 12, 2023, the Planning Commission held a study session to receive public testimony and provide direction to staff on the scope of the specific plan amendment;

C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");

D. On September 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the proposed ordinance, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and,

E. This Resolution and its findings are made based upon the evidence presented to the Commission at its September 14, 2023, hearing including, without limitation, the staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

SECTION 2: *Factual Findings and Conclusions*. The Planning Commission finds, without limitation, that the proposed Specific Plan Amendment ordinance ("Ordinance") to update the Smoky Hollow Specific Plan will:

A. Add Gyms/Fitness Studios up to 2,500 square feet to the permitted uses and Gyms/Fitness Studios larger than 2,500 square feet to the uses subject to a conditional use permit;

B. Add tutoring uses to the permitted uses;

C. Eliminate the conditional use permit requirement for restaurant uses;

D. Exempt outdoor dining areas up to 200 square feet from the Specific Plan require parking;

E. Establish a density for caretaker units at the ratio of one caretaker unit per building and establish limitations on their use;

F. Require nonconforming properties to meet the current parking requirement of 2.5 spaces per 1,000 square feet if all or a portion of a building is modified such that the use is changed;

G. Amend Specific Plan Section 3.2.1 (El Segundo Boulevard) to use pilot projects, solicit community input, and prioritize pedestrian and cyclist mobility when completing any future improvements along El Segundo Boulevard;

H. Increase the number of architectural design standards from 2 to eleven and reduce the number of design guidelines from 32 to 28; and

I. Amend the community benefit plan findings of approval to:

a. Require projects to meet at least 15 of the 28 private realm design guidelines;
b. Require community benefits to implement "public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public.

SECTION 3: *Specific Plan Amendment Findings*. As required under Government Code § 65454 and ESMC § 15-27-3 and based on the findings set forth in Section 2, the Planning Commission finds:

A. That the amendment is consistent with the General Plan.

The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed specific plan amendment is consistent with the Specific Plan's vision, goal and objectives, it is also consistent with the General Plan. The specific plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City. Specifically, the amendments permit more

uses and remove barriers for uses, such as gyms, fitness studios, tutoring, and restaurants that complement the creative office and tech character of the district. In addition, the amendments create new architectural design standards and require discretionary projects to comply with the Specific Plan's design guidelines. Thus, the amendments are consistent with the Specific Plan vision, because they will improve the design of future development projects, help preserve Smoky Hollow's mid-century industrial feel, and provide an attractive and distinctive image for Smoky Hollow. Finally, the amendments are consistent with the Specific Plan objective of making public infrastructure improvements, because they will require future developments to either construct or fund public parking, landscaping, sidewalks, and other streetscape projects in the public right-of-way.

B. *The amendment is necessary to serve the public health, safety, and general welfare.*

The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new uses and reduce barriers to uses that are complementary to the creative office incubator character of the district. They also improve the architectural design of development projects and increase investment in public infrastructure. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

SECTION 4: *Environmental Assessment*. The Planning Commission finds and determines as follows:

A. The Smoky Hollow Specific Plan ("SHSP") was originally adopted and an EIR was certified by the City on January 7, 1986. Smoky Hollow Specific Plan Amendment No. 1 and Zone Text Amendment were adopted and an Environmental Assessment was certified by the City in 2010. SHSP Amendment No.1 modified permitted uses in the Small Business (SB) and Medium Manufacturing (MM) zones to allow general and multimedia related office uses and art studio uses. In 2018, the City Council approved the Smoky Hollow Specific Plan Update ("SHSPU") and certified a Program Environmental Impact Report ("PEIR"). The SHSPU represented a comprehensive update to the adopted SHSP and established land use, transportation, infrastructure, economic development, and urban design strategies to promote electric incubator districts providing opportunities for businesses to thrive in a creative, innovative, and dynamic environment.

The SHSPU also provided new development standards and incentives for redevelopment and rehabilitation of existing structures, and established land use regulations to support a total net increase of approximately 517,094 square feet of office, commercial, and industrial uses. The SHSPU also included public realm improvement strategies to encourage walking and biking, and maximization of curb-side parking resources throughout Smoky Hollow. Smoky Hollow Specific Plan Amendment No. 2/Standard Works Project (the "SWP") was adopted and a Mitigated Negative Declaration was certified by the City on April 19, 2022. Amendment No. 2 increased the maximum building height to 60 feet for a sub-area of the 120-acre planning area. The SWP included development of 90,172 square feet of office uses on a 5.35-acre site over existing one-story office buildings; a 766 square foot pavilion building and cafe; and a 5,000 square foot public park. The SWP allowed for 60-foot-tall buildings through an approved Tier II Community Benefits Plan.

B. As detailed in Section 2, the proposed Ordinance amending the SHSP includes minor text edits for consistency, additional glosser terms for clarity, new and modified use regulations, and the elevation of certain design guidelines to design standards.

C. To evaluate the potential environmental impacts of the Ordinance and the need for additional environmental review, the City conducted an initial study. Based on the findings of the initial study, an addendum was prepared. The Initial Study/Addendum dated July 27, 2023, is incorporated herein as though fully set forth.

D. Based on the findings and information yielded by the initial study, the Planning Commission finds as follows:

1. There are no substantial changes proposed for the project that will require preparation of a subsequent or supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

   The Ordinance would approve minor changes and additions to the Smoky Hollow Specific Plan Update described and analyzed in the certified PEIR. There are no substantial changes resulting from the Ordinance that require major revisions to the PEIR. As detailed in the Initial Study/Addendum, the Ordinance will not result in any new or increased environmental effects beyond those that were previously identified in the PEIR. In addition, all applicable mitigation measures set forth in the PEIR would be implemented as part of the Specific Plan Amendment approved by the Ordinance.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require preparation of a subsequent or supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

   There are no substantial changes with regard to the facts, data, and mitigation measures included in the PEIR. The proposed Ordinance will not result in a Specific Plan that is substantially different from the plan evaluated in the PEIR, and the environmental circumstances applicable to the Specific Plan area have not changed.

3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous PEIR was certified as complete, that shows any of the following: (i) The project will have one or more significant effects not discussed in the previous PEIR; (ii) Significant effects previously examined will be substantially more severe than shown in the previous PEIR; (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

E. No subsequent environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Therefore, the Ordinance, and the amendments to the SHSP contemplated therein, are within the scope of the project covered by the SHSPU PEIR and, pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.

SECTION 5: *Recommendations*. The Planning Commission recommends that the City Council adopt the Ordinance attached as Exhibit “A” which would implement the Specific Plan Amendment;

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: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 8: This Resolution will remain effective unless and until superseded by a subsequent resolution.

SECTION 9: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

PASSED AND ADOPTED this ____ day of September 2023.

_____
Chair Michelle Keldorf
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary and
Community Development Director

Keldorf	-
Hoeschler	-
Newman	-
Maggay	-
Inga	-

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

By: _____
Joaquin Vazquez, Deputy City Attorney

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE SMOKY HOLLOW SPECIFIC PLAN TO UPDATE PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, THE COMMUNITY BENEFIT PLAN PROCESS, AND CLARIFY VARIOUS PROVISIONS.
(Environmental Assessment No. EA-1330 and Specific Plan Amendment No. SPA 22-01).

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: The City Council finds and declares as follows:

A. On September 16, 2022, the City initiated an application for Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01 to amend the Smoky Hollow Specific Plan updating permitted uses, development standards, design guidelines, the community benefit plan process, clarifying various provisions, and amending the Smoky Hollow Specific Plan Community Benefits Plan Policy;

B. On January 12, 2023, the Planning Commission held a study session to receive public testimony and provide direction to staff on the scope of the specific plan amendment;

C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");

D. On September 14, 2023, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Ordinance and adopted Resolution No. 2940 recommending that the City Council introduce and adopt the Ordinance.

E. On October 17, 2023, the City Council held a duly noticed public hearing and considered the information provided by City staff and public testimony regarding the Ordinance; and

F. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its October 17, 2023 hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions*. The City Council finds that introducing and adopting the Ordinance will amend the City's Smoky Hollow Specific Plan to establish the following:

A. Add Gyms/Fitness Studios up to 2,500 square feet to the permitted uses and Gyms/Fitness Studios larger than 2,500 square feet to the uses subject to a conditional use permit;

B. Add tutoring uses to the permitted uses;

C. Eliminate the conditional use permit requirement for restaurant uses;

D. Exempt outdoor dining areas up to 200 square feet from the Specific Plan require parking;

E. Establish a density for caretaker units at the ratio of one caretaker unit per building and establish limitations on their use;

F. Require nonconforming properties to meet the current parking requirement of 2.5 spaces per 1,000 square feet if all or a portion of a building is modified such that the use is changed;

G. Amend Specific Plan Section 3.2.1 (El Segundo Boulevard) to use pilot projects, solicit community input, and prioritize pedestrian and cyclist mobility when completing any future improvements along El Segundo Boulevard;

H. Increase the number of architectural design standards from 2 to eleven and reduce the number of design guidelines from 32 to 28; and

I. Amend the community benefit plan findings of approval to:

a. Require projects to meet at least 15 of the 28 private realm design guidelines;
b. Require community benefits to implement "public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public.

SECTION 3: *Specific Plan Amendment Findings*. As required under Government Code § 65854 and ESMC § 15-27-3 and based on the findings set forth in Section 2, the City Council finds as follows:

A. That the amendment is consistent with the General Plan.

The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed specific plan amendment is consistent with the Specific Plan's vision, goal and objectives, it is also consistent with the General Plan. The specific plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and

major economic force in the City. Specifically, the amendments permit more uses and remove barriers for uses, such as gyms, fitness studios, tutoring, and restaurants that complement the creative office and tech character of the district. In addition, the amendments create new architectural design standards and require discretionary projects to comply with the Specific Plan's design guidelines. Thus, the amendments are consistent with the Specific Plan vision, because they will improve the design of future development projects, help preserve Smoky Hollow's mid-century industrial feel, and provide an attractive and distinctive image for Smoky Hollow. Finally, the amendments are consistent with the Specific Plan objective of making public infrastructure improvements, because they will require future developments to either construct or fund public parking, landscaping, sidewalks, and other streetscape projects in the public right-of-way.

B. *The amendment is necessary to serve the public health, safety, and general welfare.*

The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new uses and reduce barriers to uses that are complementary to the creative office incubator character of the district. They also improve the architectural design of development projects and increase investment in public infrastructure. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

SECTION 4: *Environmental Assessment.* The City Council finds and determines as follows:

A. The Smoky Hollow Specific Plan ("SHSP") was originally adopted and an EIR was certified by the City on January 7, 1986. Smoky Hollow Specific Plan Amendment No. 1 and Zone Text Amendment were adopted and an Environmental Assessment was certified by the City in 2010. SHSP Amendment No.1 modified permitted uses in the Small Business (SB) and Medium Manufacturing (MM) zones to allow general and multimedia related office uses and art studio uses. In 2018, the City Council approved the Smoky Hollow Specific Plan Update ("SHSPU") and certified a Program Environmental Impact Report ("PEIR"). The SHSPU represented a comprehensive update to the adopted SHSP and established land use, transportation, infrastructure, economic development, and urban design strategies to promote electric incubator districts providing opportunities for businesses to thrive in a creative, innovative, and dynamic environment. The SHSPU also provided new development standards and incentives for

redevelopment and rehabilitation of existing structures, and established land use regulations to support a total net increase of approximately 517,094 square feet of office, commercial, and industrial uses. The SHSPU also included public realm improvement strategies to encourage walking and biking, and maximization of curb-side parking resources throughout Smoky Hollow. Smoky Hollow Specific Plan Amendment No. 2/Standard Works Project (the "SWP") was adopted and a Mitigated Negative Declaration was certified by the City on April 19, 2022. Amendment No. 2 increased the maximum building height to 60 feet for a sub-area of the 120-acre planning area. The SWP included development of 90,172 square feet of office uses on a 5.35-acre site over existing one-story office buildings; a 766 square foot pavilion building and cafe; and a 5,000 square foot public park. The SWP allowed for 60-foot-tall buildings through an approved Tier II Community Benefits Plan.

B. As detailed in Section 2, the proposed Ordinance amending the SHSP includes minor text edits for consistency, additional glosser terms for clarity, new and modified use regulations, and the elevation of certain design guidelines to design standards.

C. To evaluate the potential environmental impacts of the Ordinance and the need for additional environmental review, the City conducted an initial study. Based on the findings of the initial study, an addendum was prepared. The initial study/addendum dated July 27, 2023, is incorporated herein as though fully set forth.

D. Based on the findings and information yielded by the initial study, the City Council finds as follows:

1. There are no substantial changes proposed for the project that will require preparation of a subsequent or supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

   The Ordinance would approve minor changes and additions to the Smoky Hollow Specific Plan Update described and analyzed in the certified PEIR. There are no substantial changes resulting from the Ordinance that require major revisions to the PEIR. As detailed in the Initial Study/Addendum, the Ordinance will not result in any new or increased environmental effects beyond those that were previously identified in the PEIR. In addition, all applicable mitigation measures set forth in the PEIR would be implemented as part of the Specific Plan Amendment approved by the Ordinance.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require preparation of a subsequent or supplemental EIR due to the

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

There are no substantial changes with regard to the facts, data, and mitigation measures included in the PEIR. The proposed Ordinance will not result in a Specific Plan that is substantially different from the plan evaluated in the PEIR, and the environmental circumstances applicable to the Specific Plan area have not changed.

3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous PEIR was certified as complete, that shows any of the following: (i) The project will have one or more significant effects not discussed in the previous PEIR; (ii) Significant effects previously examined will be substantially more severe than shown in the previous PEIR; (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

E. No subsequent environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Therefore, the Ordinance, and the amendments to the SHSP contemplated therein, are within the scope of the project covered by the SHSPU PEIR and, pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.

SECTION 5: *Action.* The City Council hereby approves and adopts the updated Smoky Hollow Specific Plan as set forth in attached Exhibit "A," which is incorporated into this Ordinance by reference.

SECTION 6: *Electronic Signatures*. This Ordinance may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 7: *Construction*. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not

affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: *Recordation.* The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: *Effective Date.* This Ordinance will become effective 30 days following its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2023.

_____
Drew Boyles, Mayor

APPROVED AS TO FORM:

_____
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF EL SEGUNDO)

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of _____ 2023, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of _____, 2023, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tracy Weaver, City Clerk



City of El Segundo

SMOKY HOLLOW

SPECIFIC PLAN \ **ADOPTED** OCTOBER 2018
AMENDED MARCH 2022
AMENDED SEPTEMBER 2023

City of El Segundo

SMOKY HOLLOW

SPECIFIC PLAN \ ADOPTED OCTOBER 2018
AMENDED MARCH 2022
AMENDED SEPTEMBER 2023

Prepared by

MIG, Inc.
John Kaliski Architects
KOA
Strategic Economics

ACKNOWLEDGMENTS

City Council

Drew Boyles
Mayor

Carol Pirsztuk
Mayor Pro Tem

Don Brann
Council Member

Scot Nicol
Council Member

Chris Pimentel
Council Member

Planning Commission

Ryan Baldino
Chairman

Brenda Newman
Vice Chair

Jay Hoeschler
Commissioner

Michelle Keldorf
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Carol Wingate
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EAST POINT





01

INTRODUCTION + VISION


TECH CENT
EAST POINT

01 INTRODUCTION + VISION

The Smoky Hollow Specific Plan provides a framework and long-term strategy to guide public and private investment in the Smoky Hollow area.

1.1 OBJECTIVES

Development activity in Smoky Hollow will be stimulated and influenced by a range of tools, including:

- Development standards, design guidelines, and other regulatory tools and metrics
- Public infrastructure improvements
- A comprehensive and strategic set of policy, physical, and programmatic implementation actions

The Specific Plan emphasizes flexibility and creativity to enable new businesses to thrive and supports the long-term health and expansion of the many existing businesses that contribute to El Segundo's success.

The Specific Plan builds on the eclectic nature of Smoky Hollow, sets policy to create a dynamic public realm, and grounds the regulatory framework in economic reality.

Figure 1-1: Planning Area Map



1.2 SETTING

1.2.1 Planning Area

Located in the central portion of the City of El Segundo, the Smoky Hollow Specific Plan area extends east to west and is bounded by Indiana Street and Sepulveda Boulevard to the east, downtown El Segundo to the west, the Chevron oil refinery (and El Segundo Boulevard) to the south, and residential neighborhoods to the north. Regional access to Smoky Hollow is provided by Interstate 105 (Glenn Anderson Freeway) Interstate 405 (San Diego Freeway), and California State Route 1 (Sepulveda Boulevard, also known as the Pacific Coast Highway). El Segundo Boulevard and Franklin Avenue run east/west the length of the Specific Plan area (see **Figure 1-1: Planning Area Map**). The Specific Plan area covers 0.18 square miles (120 acres), or just over three percent of the City's total area of 5.5 square miles (see **Figure 1-2: Regional Location Map**). With a mix of lot sizes on small streets, the land use pattern and character of the Smoky Hollow area were largely shaped by the original industrial uses that developed during the mid-20th century to serve the airport, aerospace/defense, and nearby refinery industries.

The east side of Smoky Hollow is characterized by larger block patterns and parcels and medium-scale buildings originally intended for manufacturing, with a typical building footprint of over 10,000 square feet. In comparison, the street grid on the west side has smaller blocks and smaller-scale buildings, with a typical footprint of just over 3,000 square feet.

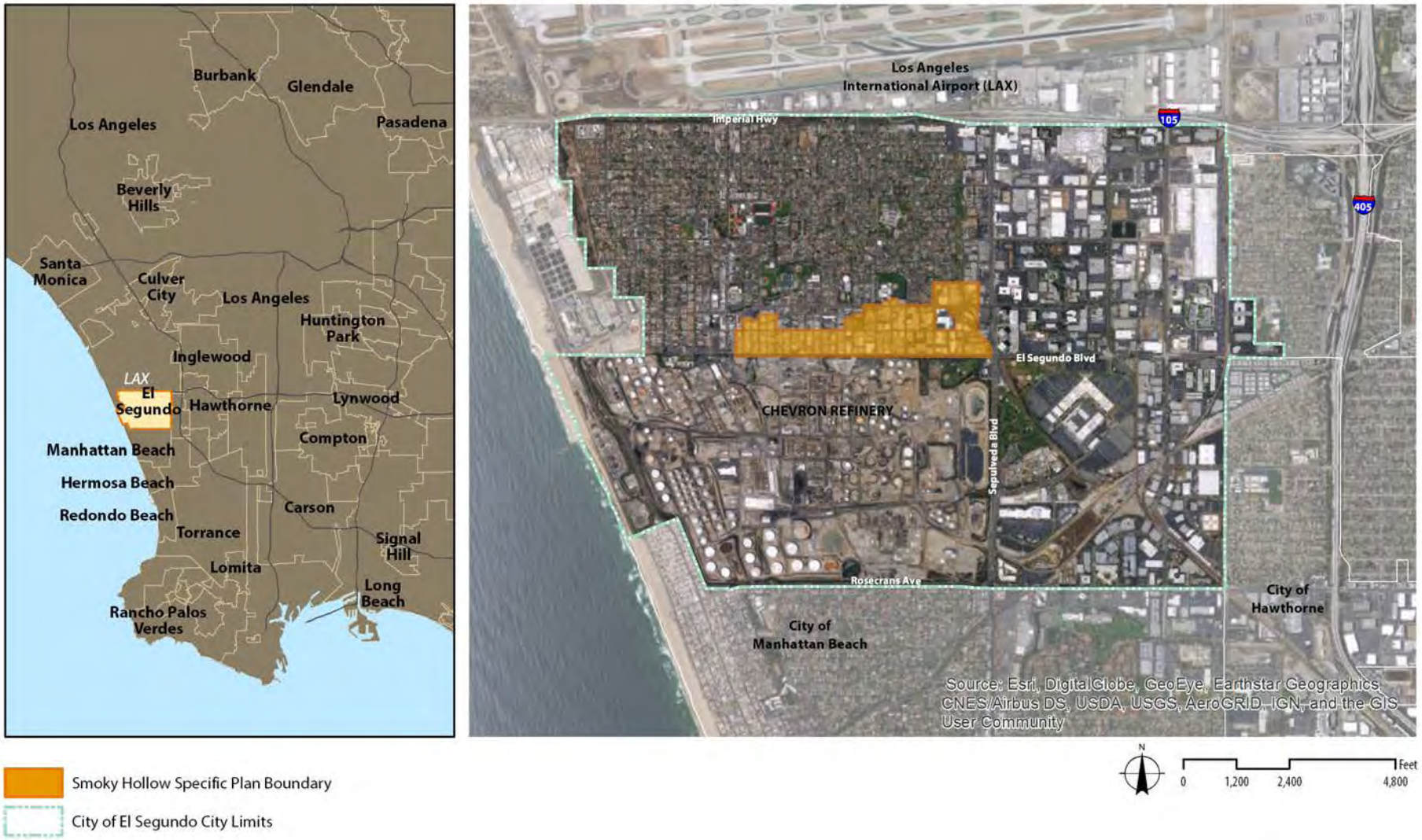
To the east, Sepulveda Boulevard separates Smoky Hollow from large corporate campuses and multi-story buildings. To the west, Main Street provides downtown amenities within walking distance to the west half of the Smoky Hollow Specific Plan area.

1.2.2 Local History

Smoky Hollow rapidly developed into an industrial district after World War II due to the influence of local aerospace companies such as Northrop Grumman (with a presence in El Segundo dating to 1932) and general demand for manufacturing, distribution, and industrial service uses. The district was largely built out by the early 1960s.

By the late 20th century, the district suffered the loss of large-scale manufacturing uses, as the regional aerospace industry contracted in response to post-Cold War defense cuts.

Figure 1-2: Regional Location Map







1 ***The Standard Oil Refinery formed the backdrop to Smoky Hollow in 1949 as Smoky Hollow's development boom began.***

2 ***General Tile Company was located on Sheldon Street in Smoky Hollow in the 1950s.***

While the shrinking demand for manufacturing companies created a glut of industrial space, Smoky Hollow retained a sizable base of manufacturing companies. However, by 2000, limited demand for industrial space and the aging building stock resulted in a gradual decline of physical conditions in the district.

The accompanying decline in property values and rents sparked a renaissance driven by demand for creative office and flexible/research and development (flex/R&D) space.

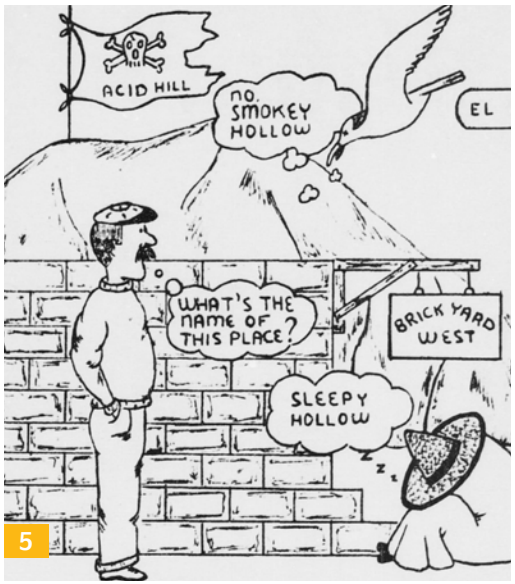
Today, Smoky Hollow is a transitional, predominately light industrial district located between a residential neighborhood to the north and a heavy industrial site—the Chevron Oil Refinery—to the south. Reflecting the transition of Smoky Hollow's traditional industrial lands, the area is characterized by a pattern of traditional industrial buildings, typically built over 50 years ago, and some newer structures. The mix of old and new is enticing to prospective businesses and visitors to the district. Incubator, creative, and knowledge-based businesses are attracted to these types of building forms and the funky, eclectic nature of Smoky Hollow.



3



4



5

3 By the 1960s, most of Smoky Hollow had been developed.

4 International Rectifier, a Smoky Hollow industry, invented the world's first solar-powered automobile in 1958. The team converted a vintage 1912 Baker electric car to run on photovoltaic energy, using over 10,000 individual solar cells mounted to the car's rooftop.

5 The El Segundo Herald ran this cartoon to encourage readers to pick a name—Smoky Hollow, Sleepy Hollow, or Brickyard West—for the Specific Plan area.

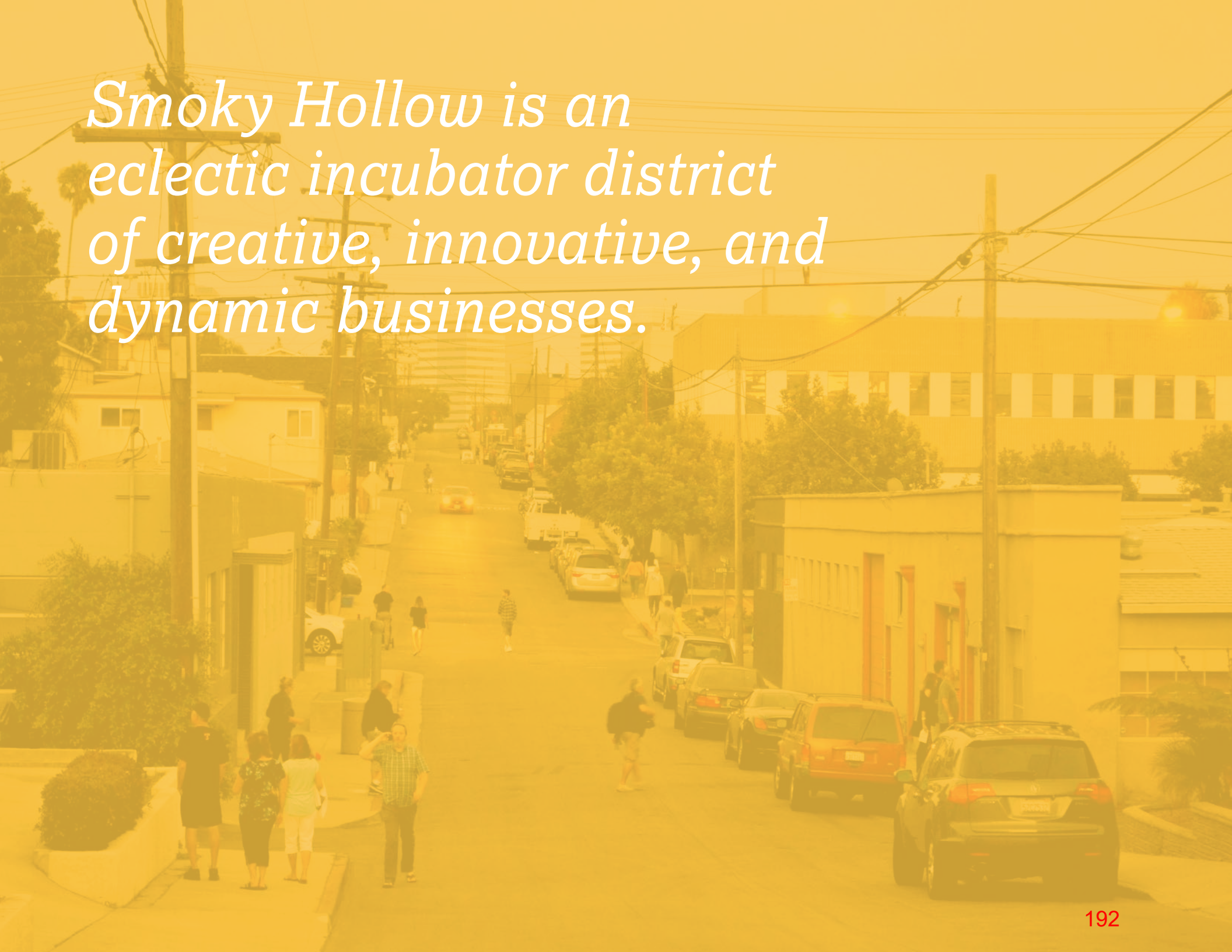
1.3 PLAN CONTEXT

In response to shrinking manufacturing demand, declining investment, and parking issues, the City adopted the first Smoky Hollow Specific Plan in 1986. The intent of the 1986 plan was to: 1) preserve existing uses that conform to the plan, 2) provide opportunities for both small business and medium-sized manufacturing uses, 3) provide a transition from the high-density uses on the east side of Sepulveda Boulevard to the lower-density commercial and residential uses to the west, and 4) resolve issues related to parking, circulation, and development standards.

The 1986 plan did not anticipate the tremendous growth in emerging creative, technology, and new media companies in the greater Los Angeles area. Faced with space, regulatory, and time constraints, many developers opted to modernize existing buildings rather than wait for new, ground-up development. This resulted in the preservation of many original brick industrial buildings juxtaposed against more modern, sleeker, and newer developments.

Smoky Hollow's transition and interesting character appeals to today's creative class of companies. With demand for creative office space expected to continue to rise, an updated land use framework is needed to sustain Smoky Hollow's transformation into a regional hub for creative businesses and new types of manufacturing.

This updated Smoky Hollow Specific Plan sets a regulatory and planning framework that focuses development efforts on revitalizing buildings for incubator industrial and office space. This Specific Plan reflects the goals and objectives of various stakeholders, including businesses and property owners, real estate and development professionals, the Planning Commission, and City Council. The Smoky Hollow Specific Plan includes development regulations, design guidelines, and funding strategies to realize the new vision. The plan deliberately builds upon the traditional uses and structures within the district and introduces the opportunity for intensification and revitalization. The ultimate goal is to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City.


Smoky Hollow is an eclectic incubator district of creative, innovative, and dynamic businesses.

WHAT IS A SPECIFIC PLAN?

In the State of California, a specific plan is one of the many tools for implementing the goals and policies of a general plan. Specific plans implement a city or county's general plan through the development of policies, programs, and regulations for a localized area and in greater detail. Specific plans are put in place to regulate distinct character areas that cannot be regulated through general ordinance or city-wide zoning. A specific plan establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area within the city.

GENERAL PLAN CONSISTENCY

The Smoky Hollow Specific Plan has a direct relationship to the City of El Segundo General Plan and provides site-specific, detailed descriptions of regulations, standards, and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must demonstrate that it is consistent with the General Plan, which was last comprehensively updated in 1992. (The Circulation Element was updated in 2004 and the Housing Element in 2014). The General Plan provides a citywide approach to planning for future development. It includes the seven required General Plan elements: Land Use, Circulation, Housing, Open Space (combined with Recreation), Conservation, Noise, and Public Safety, along with an Air Quality Element and Hazardous Materials and Waste Management Element. The General Plan identifies goals, objectives, and policies related to each of the chapters. The land use and development approach for the Smoky Hollow Specific Plan area is compatible with the goals, policies, and general pattern of land uses contained in the General Plan. The authority for preparation and adoption of specific plans is set forth in the California Government Code, Sections 65450 through 65457.

1.4 VISION

The Smoky Hollow Specific Plan sets forth a forward-thinking, practical vision for the future of this eclectic, creative area. The vision and guiding principles are built upon extensive community engagement, including workshops and stakeholder interviews, City policy, and technical analysis of established conditions. In turn, every goal, strategy, and action included in this plan must both relate to and implement this shared vision.

1.5 GUIDING PRINCIPLES

The Vision Framework includes eight guiding principles:



Promote a Vibrant Smoky Hollow

The Smoky Hollow District possesses significant potential to become an incubator hub and creative center in El Segundo and throughout the region. The Specific Plan promotes characteristics that attract creative and cutting-edge businesses to the area, and addresses identified constraints to the retention and growth of local businesses.



Support Infrastructure Improvements

Inadequate infrastructure may limit the desirability of the area for creative and technology-based businesses. The Specific Plan supports the provision of adequate infrastructure to facilitate telecommunications that will attract and retain employee-intensive businesses.



Preserve Smoky Hollow's Mid-Century Industrial Feel

Its vibrant industrial, commercial, and downtown areas create a distinct character. The Specific Plan preserves and enhances Smoky Hollow's intimate, small-town character, its history, authenticity, and fine-grained architectural scale.



Develop Parking Solutions

Parking in the Smoky Hollow district remains a primary concern for local businesses and nearby residents. The Smoky Hollow Specific Plan identifies parking and mobility solutions that address parking needs, including the maximization of curb-side parking resources, the development of shared parking facilities, and other transportation demand management strategies.



Encourage Land Uses that Support the District's Vision

The Specific Plan provides for commercial and industrial development that promotes new and existing businesses, sustains economic growth, and incorporates sustainability principles. Further development of uses that are incompatible with the vision is discouraged. Additionally, nearby residential neighborhoods are protected.



Define an Attractive and Distinctive Image for Smoky Hollow

A walkable, cohesive, and enduring built environment provides a foundation for Smoky Hollow to flourish. Enhanced streetscapes, pedestrian-oriented buildings, and intimate outdoor spaces create a sense of place and community. Architecture that respects the established industrial character while incorporating innovative solutions for new and more sustainable development represents a critical piece of the local identity.



Provide Connections Between Destinations for All Modes of Travel

The Smoky Hollow district will become a center for daytime activity, complete with walking and bicycle pathways to Main Street and the Sepulveda Boulevard corridor. The Smoky Hollow Specific Plan prioritizes seamless cycling and pedestrian connections, encouraging greater reliance on alternative transportation options.



Emphasize Flexibility, Creativity, and Innovation

A place as unique as Smoky Hollow draws creative industries, innovative thinking, and advanced technologies. The Specific Plan recognizes this asset and provides flexibility for new solutions and ideas that contribute to the success of Smoky Hollow.

Smoky Hollow with the Chevron refinery in the background



1.6 TRANSFORMATIVE PROJECTS

Transformative projects are intended to embody the creative ideas and further support the Specific Plan's vision for Smoky Hollow. These projects catalyze future change while addressing some of the key issues and opportunities in Smoky Hollow.

- Undertake a comprehensive approach to parking and mobility. The Specific Plan identifies short- and long-term actions, including using existing rights-of-way to increase the parking supply. In the longer term, the potential formation of a parking district and transportation demand management practices will be critical.
- Establish Franklin Avenue as the functional, aesthetic, and social backbone of the plan area. Implement projects that create a shared social space among drivers, cyclists, and pedestrians, and make the street welcoming and appealing with a focus on landscaping, signs, and street furniture.
- Facilitate development of creative office and flexible/research and development space and intensification of these desirable uses on appropriate sites. Demand is growing for these uses in the area as the regional economy shifts toward increasing shares of professional services firms and creative businesses, which often prefer unique spaces and vibrant, eclectic locations such as Smoky Hollow and El Segundo.
- Leverage the many positive attributes of the area such as the artistic industrial vibe and the relaxed beach community feel. The vision for Smoky Hollow will be communicated most effectively by drawing people to the district by providing interesting destinations.
- Take the next steps to bring state-of-the-art telecommunications infrastructure to Smoky Hollow. Providing adequate infrastructure supports the flow and processing of information and maintains the desirability of the area to creative and technology-based businesses.

1.7 THE FUTURE OF SMOKY HOLLOW

The following visualizations illustrate the vision through photo-realistic renderings of key areas in the Specific Plan area. Each visualization shows the baseline 2017 conditions and potential improvements articulated in the Specific Plan. These renderings are illustrative and are intended to be conceptual and not prescriptive.

El Segundo Boulevard (2017)



El Segundo Boulevard (Potential)



Franklin Avenue (2017)



Franklin Avenue (Potential)



Typical North/South Street (2017)



Typical North/South Street (Potential)















02

PRIVATE REALM STRATEGIES



02 PRIVATE REALM STRATEGIES

The Smoky Hollow Specific Plan creates a foundation to support the Plan area's transition into a regional destination for creative and cutting-edge businesses.

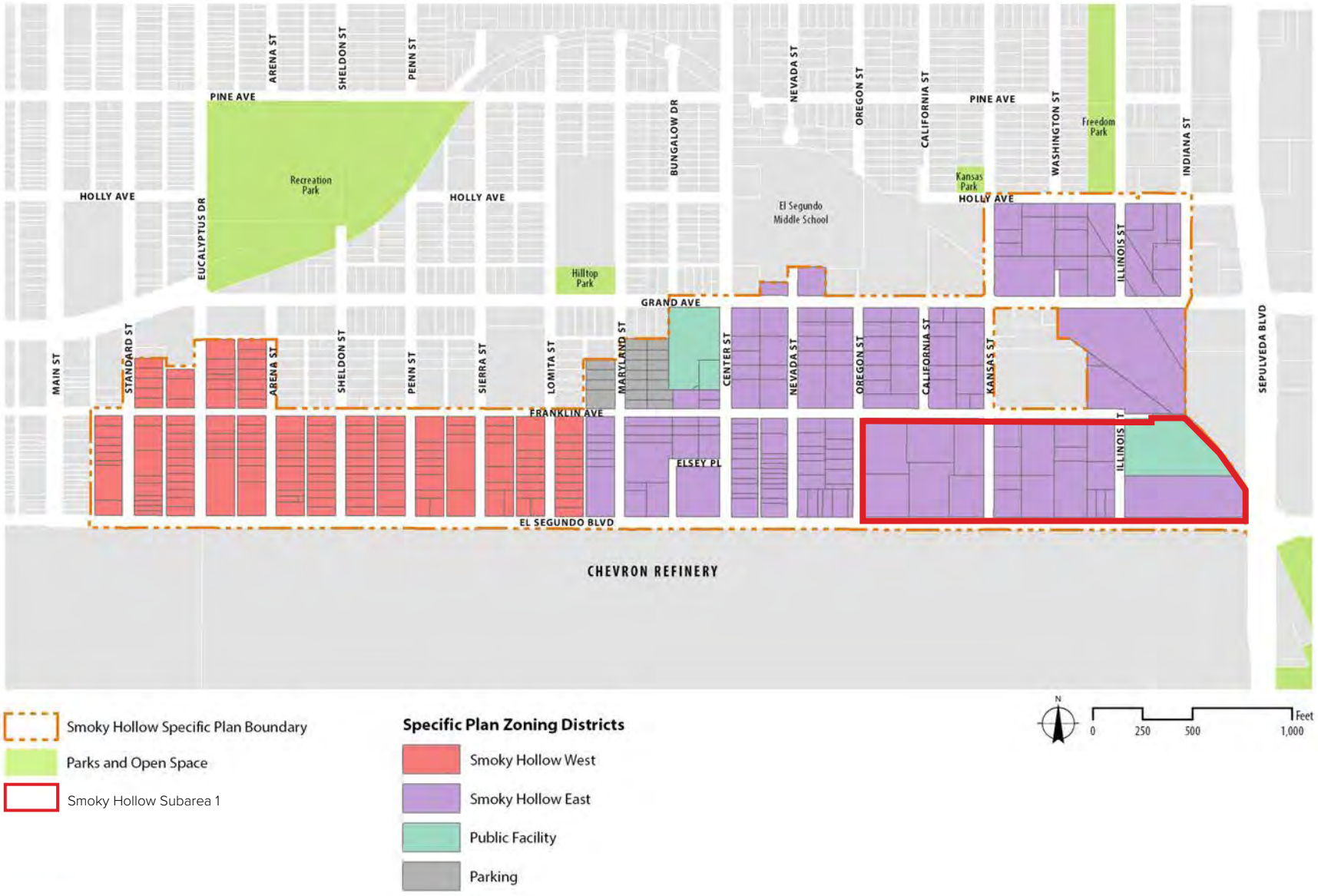
2.1 PRIVATE REALM STRATEGIES

The regulatory and design framework established here will guide and focus the transition of Smoky Hollow to a creative, innovative, and dynamic environment.

The private realm includes all privately owned property in Smoky Hollow, which accounts for 78 percent of the total land within the Specific Plan area (approximately 94 acres). The chapter begins with the land use regulations and development standards that guide development. The chapter concludes with design guidelines.

Where a provision in this chapter does not address a specific condition or situation that arises, the provisions set forth in the El Segundo Municipal Code (ESMC) shall apply. In the event of a conflict between these provisions and the provisions of the ESMC, the provisions set forth in the Smoky Hollow Specific Plan shall govern.

Figure 2-1: Zoning Districts



2.2 LAND USE REGULATIONS

2.2.1 Land Use Objectives

These land use objectives are broad policy statements intended to guide land use decision-making:

- Encourage commercial and industrial development that promotes new and established businesses and sustains economic growth while also preserving Smoky Hollow's postwar industrial character, history, authenticity, and fine-grained architectural scale.
- Encourage the integration of everyday uses that serve the Smoky Hollow district without unduly competing with the retail activity of Main Street and surrounding districts.
- Limit non-supportive land uses that dilute the area's reputation as a creative and cutting-edge business community.

2.2.2.a Zoning Districts

To identify specific areas for certain allowed uses and development standards, the Specific Plan establishes four zoning districts (see **Figure 2-1: Zoning Districts**).

- The purpose of the **Smoky Hollow West (SH-W)** zoning district is to encourage a range of small business and incubator industrial uses, including light industrial activities and research, creative office, and technology uses.
- The **Smoky Hollow East (SH-E)** zoning district provides a transitional land use area between higher-intensity office uses east of Pacific Coast Highway and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area. The SH-E zoning district accommodates development of incubator industrial, research, and technology uses; medium-sized light industrial and manufacturing; and creative office activities. Smoky Hollow Subarea 1 identifies parcels within the SH-E zoning district where higher intensity uses are encouraged.
- The **Public Facilities (PF)** zoning district designates property for public uses necessary to support community needs, such as libraries, fire stations, schools, and utilities.
- The **Parking (P)** zoning district identifies land that is currently used or expected to be used as a parking facility either as surface lots or parking structures.

West Zone: Example Imagery













East Zone: Example Imagery













Parking Zone: Example Imagery









2.2.2 Allowable Uses by Zoning District

Allowed land uses within each zoning district are listed in Table 2-1. Certain uses may be subject to special conditions regarding the location, operation, design, or special permitting requirements. Following an application submittal, the Planning and Building Safety Director (Director) or his or her designee shall make a determination as to whether the proposed use is permitted, conditionally permitted, prohibited, or allowed as a temporary or accessory use to a permitted use. Any use not specifically listed in Table 2-1 shall be interpreted as not allowed in Smoky Hollow.

- A **Permitted Use (P)** is allowed without discretionary approval and subject to all applicable provisions of this Specific Plan.
- An **Administrative Use Permit (AUP)** requires discretionary approval authorized by the Director and subject to the requirements outlined in ESMC Chapter 15–22 .
- A **Conditionally Permitted Use (CUP)** requires discretionary approval in the form of a Conditional Use Permit authorized by the Planning Commission and subject to the requirements outlined in ESMC Chapter 15–23.
- An **Accessory Use (A)** refers to a use that is incidental and subordinate to a primary use of the land or building and located on the same lot with the primary use or building.
- Uses specifically not allowed in a zoning district are indicated by (—).

It is not possible to anticipate every land use that might be proposed and suitable in the future. Primary uses not listed in Table 2-1, unless determined by the Director or designee to be substantially similar to a listed use, are not permitted. In making a determination of similarity, the Director or designee shall follow the provisions of ESMC Section 15-22-2 (Administrative Determinations for Uses Not Listed). Prohibited uses are listed in Section 2.2.3 below. All existing nonconforming uses that are listed as prohibited in this Section shall be subject to the procedures outlined in Section 4.4 (Nonconformities).

Detailed definitions for uses are listed in Appendix A: Glossary.

2.2.3 Prohibited Uses

The following uses are prohibited, as defined in Appendix A (Glossary):

- Financial Institutions
- Dwelling: Single, Two, and Multiple Family
- Live/Work
- Service Stations
- General Personal/Mini Storage
- Freight Forwarding
- Medical/Dental Office/Clinic
- Data Centers
- Retail (unless accessory to an allowed use)
- Vehicle Sales and Services

All existing nonconforming uses listed as prohibited in this Section shall be subject to the procedures outlined in Section 4.4 (Nonconformities).

Table 2-1: Allowed Land Uses

LAND USES	SH-W = Smoky Hollow West Zoning District SH-E = Smoky Hollow East Zoning District PF = Public Facility Zoning District P = Parking Zoning District			P = Permitted By Right A = Permitted as an Accessory Use AUP = Administrative Use Permit CUP = Conditional Use Permit — = Not Allowed	
	SH-W	**SH-E**	**PF**	**P[1]**	**Additional Regulations**
Industrial					
Brewery and Alcohol Production	P	P	—	—	Subject to applicable State ABC regulations.
Industrial, Heavy	CUP	CUP	—	—	
Industrial, Light	P	P	—	—	
Outdoor Storage	A	A	A	—	Shall be screened from view from public right-of-way and all screening shall be architecturally integrated with the building design. See ESMC Section 15-2-8.
Personal Storage, Collection	AUP	AUP	—	—	
Research and Development	P	P	—	—	
Warehousing	P	P	—	—	
Office					
General Offices	P	P	P	—	
Commercial/Services					
Alcohol Sales—Off-Site and On-Site with Food Service	AUP	AUP	—	—	Includes instructional tasting that is accessory to off-site sales.
Business and Consumer Support Services	P	P	—	A	

Note(s):
[1] In the P zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.

LAND USES	SH-W = Smoky Hollow West Zoning District SH-E = Smoky Hollow East Zoning District PF = Public Facility Zoning District P = Parking Zoning District			P = Permitted By Right A = Permitted as an Accessory Use AUP = Administrative Use Permit CUP = Conditional Use Permit — = Not Allowed	
	SH-W	**SH-E**	**PF**	**P[1]**	**Additional Regulations**
Commercial Kitchen	P	P	—	—	
Gym/Fitness Studio (Small)[2]	P	P	—	A	
Gym/Fitness Studio (Large)[3]	CUP	CUP	—	A	
Restaurant	P	P	—	A	
Restaurant, Outdoor Dining	P	P	—	A	Parking for outdoor dining areas is required only for the portion that exceeds 200 square feet.
Retail	A	A	A	A	Includes the incidental direct sale to consumers of only those goods produced on-site of another permitted or conditionally permitted use.
Snack Shop	A	A	A	A	
Studio/Sound Stages and Support Facilities	P	P	—	—	
Tutoring Services	P	P	—	—	
Veterinary Services with or without boarding	P	P	—	—	
Wholesaling	P	P	—	—	

Note(s):
[1] In the P zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.
[2] Gym/Fitness Studio (Small) is defined as less than or equal to 2,500 sq ft gross area.
[3] Gym/Fitness Studio (Large) is defined as greater than 2,500 sq ft gross area.

LAND USES	SH-W = Smoky Hollow West Zoning District SH-E = Smoky Hollow East Zoning District PF = Public Facility Zoning District P = Parking Zoning District			P = Permitted By Right A = Permitted as an Accessory Use AUP = Administrative Use Permit CUP = Conditional Use Permit — = Not Allowed	
	SH-W	**SH-E**	**PF**	**P[1]**	**Additional Regulations**
Parking					
Parking Facility	AUP	AUP	AUP	P	
Public Facilities and Assembly					
Public Facilities	P	P	P	P	
Public or Quasi-public Open Space	P	P	P	P	
Public Utilities	P	P	P	—	
Assembly Halls	CUP	CUP	—	—	
Residential					
Caretaker Unit	A	A	—	—	Only one caretaker unit shall be permitted per building. Such unit shall be limited in size to 500 square feet. The unit shall be used only for habitation by a caretaker and shall not be rented or otherwise let for a period of fewer than 30 days. A caretaker unit shall not be considered a live/work unit as defined in ESMC Section 15-1-6 (Definitions) and shall not be used a such.

Note(s):
[1] In the P zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.

2.3 DEVELOPMENT STANDARDS

New structures and alterations to existing structures shall be designed, constructed, and established in compliance with the requirements of this chapter. This chapter outlines development standards for Smoky Hollow-East (including Smoky Hollow Subarea 1), Smoky Hollow-West, and the Parking zoning districts. Development standards for the Public Facilities (PF) zoning district shall comply with Chapter 15.10 (Public Facilities Zone) of the El Segundo Municipal Code (ESMC).

2.3.1 Development Standard Objectives

The following objectives are broad policy statements intended to guide development and design decision making.

- Encourage reuse and preservation of existing buildings that contribute positively to the area's visual and functional character.
- Enhance investment potential through higher-intensity development while respecting the area's physical form and eclectic, creative character.
- Provide development standards that emphasize flexibility, creativity, and innovation to attract desired uses.
- Create standards and guidelines that differentiate between the smaller scale block-and-lot patterns of the western portion of the district and the larger scale block-and-lot patterns of the eastern portion to conserve opportunities for a variety of business types and maintain the sense of district authenticity.
- Address parking needs while limiting the proliferation of surface lots. Maintain parking regulations that allow for better site design and maximum site utility.
- Identify standards and guidelines for on-site open space and encourage the retention and development of off-site open spaces.

2.3.2 Development Tiers and Community Benefits

The base development standards listed in Table 2-2 represent the minimum project requirements. New development that proposes to exceed the base standard for height, density, or any other development standard beyond the minor deviation threshold allowed by Section 4.5.1 Administrative Adjustment shall in return provide community benefits that enhance Smoky Hollow's character and experience. However, under no condition shall building height exceed 50 feet.

Proposals to exceed standards shall submit a Community Benefits Plan and be considered through the appropriate review process described in Section 4.5.2: Community Benefits Plan for Tier I and Tier II level projects.

2.3.3 Development Standards Applicable to All Zoning Districts

Projects within the Smoky Hollow Specific Plan shall also comply with the standards in the following sections of ESMC:

- 15-2-3 Exceptions to Building Heights
- 15-2-4 Height restrictions for walls and fences
- 15-2-8 Screening
- 15-2-10 Temporary Buildings
- Chapter 18: Signs

Table 2-2: Building Intensity and Height Standards by Zoning District

DEVELOPMENT STANDARDS		Smoky Hollow West	Smoky Hollow East	Smoky Hollow Subarea[4]	Parking
A. FAR Standards					
1. Maximum Allowable Gross Floor Area Ratio (FAR)[1]	Base Standard	0.75	1.0		0.15[2]
	Community Benefits Tier I[3]	1.5			N/A
	Community Benefits Tier II[3]	>1.5			N/A
B. Height Standards					
1. Maximum Building Height	Base Standard	35 ft			
	Community Benefits Tier II[3]	50 ft		60 ft	50 ft
2. Parapet Height		May exceed maximum building height by 5 ft			

Note(s):
sf = square feet; ft = feet

[1] FAR shall be calculated using gross floor area of structures, as defined in Appendix A.
[2] FAR in the P zone is applicable only to non-parking facility uses.
[3] See 4.5.2: Community Benefits Plan.
[4] See Figure 2-1: Zoning Districts for Subarea delineation.

Table 2-3: General Development Standards by Zoning District

DEVELOPMENT STANDARDS	Smoky Hollow West	Smoky Hollow East	Parking
C. Lot Standards			
1. Minimum Lot Area	5,600 sf	11,200 sf	5,000 sf
2. Minimum Lot Frontage	50 ft		N/A
D. Setback Standards			
1. Front	No setback required		
2. Side	No side or rear setback required, unless adjacent to a residential zoning district, in which case the setback along only the property line shared with a residential zoning district shall be 10 feet. Lots separated by streets or other rights-of-way, including alleys, are not considered adjacent.		
3. Rear			
4. Front and Side Adjoining Franklin Avenue	Minimum 0 ft, maximum 5 ft		
5. Adjoining Alley	Minimum 10 ft, as measured from property line		No setback required
6. All Structures	Comply with corner, driveway, and alley visibility requirements in ESMC Sections 15-2-6 (Corner Clearance) and 15-2-11 (Driveway Visibility).		

Note(s):
sf = square feet; ft = feet

Table 2-4: Open Space Standards by Zoning District

DEVELOPMENT STANDARDS	Smoky Hollow West	Smoky Hollow East	Parking
E. Open Space and Landscaping Standards			
1. Open Space, General	Minimum 3% of lot	Minimum 3% of lot. If the lot area exceeds 22,400 sf, a minimum of 10% of the lot.	Minimum 3% of lot
2. Surface Parking Lot Landscaping	On sites larger than 22,400 sf, a minimum of 1 tree shall be provided on site for every 4 at-grade, open-to-the-sky surface parking spaces (see **Figure 2-2: Surface Parking Lot Landscaping: Illustrative Landscaping at Surface Parking that Meets Standard**). Each required tree shall be a minimum 24-inch box tree with a projected growth to a minimum of 25 feet in height and canopy, as documented in the Sunset Western Garden book or similar.		
3. Irrigation	All landscaped areas, including trees at surface parking lots, shall be provided with appropriate permanent watering facilities.		

Note(s):
sf = square feet; ft = feet

Required open space may be provided on building rooftops; however, at least 50% of required open space shall have direct access from the existing ground elevation.

Figure 2-2: Surface Parking Lot Landscaping: Illustrative Landscaping at Surface Parking that Meets Standard

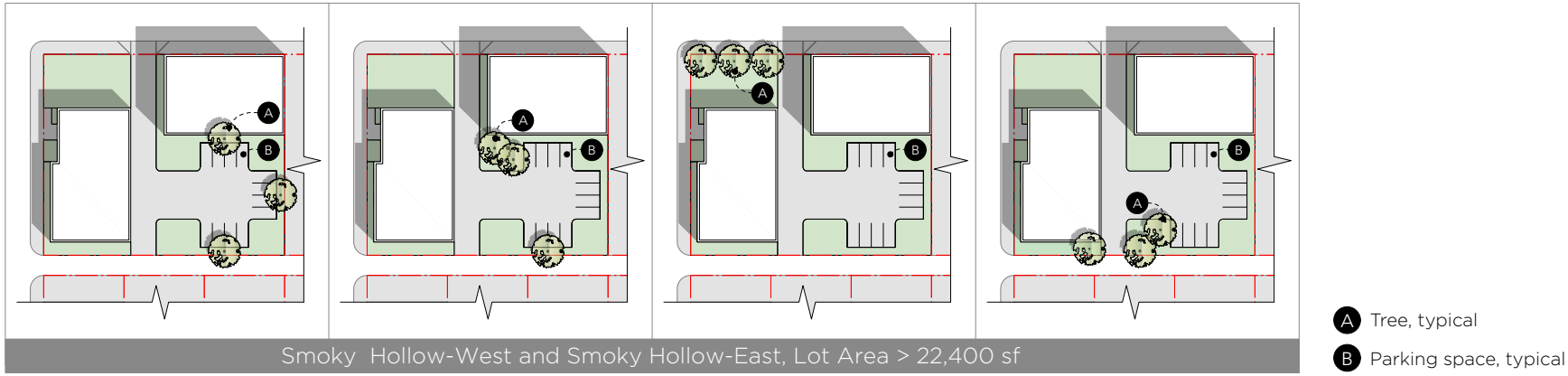


Table 2-5: Access, Loading, and Refuse Collection Standards by Zoning District

DEVELOPMENT STANDARDS	Smoky Hollow West	Smoky Hollow East	Parking
F. Access, Loading, and Trash Standards			
1. Vehicular Access	a. Lots adjoining an alley are prohibited from providing curb cuts along street frontages. b. For lots not adjoining an alley, a maximum of 1 curb cut is allowed for each 150 ft of lot frontage along a public street. c. New curb cuts along Franklin Avenue are prohibited. d. Curb cuts shall not be more than 25 ft in width except where required by the City to be larger for safety purposes.		a. New curb cuts along Franklin Avenue are prohibited. b. Curb cuts shall not be more than 25 ft in width except where required by the City to be larger for safety purposes.
2. Loading	a. Not required if gross building area < 50,000 sf. b. Required if gross building area ≥ 50,000 sf and/or required for the following uses when the use exceeds 2,500 sf in size: restaurant or other food sales and service. c. On-site loading areas shall be at least 18 ft long and 10 ft wide. For lots adjoining an alley, loading areas shall adjoin or have access from the alley. Loading spaces may encroach into any required alley setback.		Not required.
3. Refuse Collection	a. Refuse collection service shall be contracted with an approved local service provider. Refuse collection areas shall be screened per ESMC Section 15-2-8 D. b. On lots adjoining an alley, refuse collection storage areas shall be oriented to and accessed from the alley.		

Note(s):
sf = square feet; ft = feet

Table 2-6: Parking Standards by Zoning District

DEVELOPMENT STANDARDS	Smoky Hollow West	Smoky Hollow East	Parking
G. Private Parking Standards			
1. New Construction and Change of Use	2.5 spaces per 1,000 sf gross floor area. Shall be on-site, off-site per covenanted agreement, or addressed through payment of in-lieu fees, per ESMC Section 15-15-6D.		
2. Additions to Buildings	2.5 spaces per 1,000 sf gross floor area (addition only). Shall be on-site, off-site per covenanted agreement, or addressed through payment of in-lieu fees, per ESMC Section 15-15-6D.		
3. Tandem Parking	Tandem spaces shall have a maximum length of 40 feet (parking for 2 vehicles maximum).		
4. Bicycle Parking[2]	Consistent with Section 5.106.4 of the 2016 California Green Building Standards Code: New projects anticipated to generate visitor traffic shall provide one 2-bike capacity rack for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one 2-bike capacity rack. Additions or alterations that add 9 or fewer visitor vehicle parking spaces are excluded. New buildings with 10 or more tenant-occupants or additions or alterations that add 10 or more tenant vehicle parking spaces shall provide secure bicycle parking for 5% of the tenant vehicle parking spaces being added, with a minimum of one secure bicycle parking space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: a. Covered, lockable enclosures with permanently anchored racks for bicycles; b. Lockable bicycle rooms with permanently anchored racks; or c. Lockable, permanently anchored bicycle lockers.		
5. Other Parking Area Development Standards[1]	Refer to ESMC Sections 15-15-1 through 15-15-5.		

Note(s):
sf = square feet; ft = feet

[1] Parking requirements in the Parking Zoning District apply only to non-parking uses.
[2] Bicycle parking standards shall apply to new construction, additions, and alterations, but shall not apply to change of use.

2.4 PRIVATE REALM DESIGN OBJECTIVES

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

Smoky Hollow consists of two sub-districts: Smoky Hollow East, which includes Smoky Hollow Subarea 1, and Smoky Hollow West. Smoky Hollow East includes larger, free-standing buildings on spacious parcels. This configuration allows campus-style, business park settings that integrate landscape and communal outdoor space into site design. Conversely, smaller closely packed structures and lot configurations line the streets of Smoky Hollow West. Tighter blocks create a more intricate, urban, and sidewalk-oriented work district. The Specific Plan's objective is to preserve the district's unique characteristics while allowing the emergence of design innovation and creative use of space.

To preserve these characteristics, this Specific Plan includes mandated design standards to ensure use of high quality, durable materials and finishes and well-defined relationship between the buildings and the streets, coupled with design guidelines intended to provide flexibility for nuanced design treatment.

2.4.1 Smoky Hollow Design Objectives

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

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

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

2.5 URBAN DESIGN STANDARDS AND GUIDELINES

HOW TO USE THE SMOKY HOLLOW DESIGN STANDARDS AND GUIDELINES

This section first presents design standards that are required to be implemented into all new development projects and any addition totaling 1,000 square feet or more of gross usable floor area. The standards in Table 2-7 apply the same as development standards in Tables 2-2 through 2-6; they are mandatory.

Following Table 2-7 are design guidelines that are in addition to the standards. The guidelines, through photographs and text, define and illustrate additional design treatments that can be used to enhance building appearance, function, and integration into the Smoky Hollow district.

The design guidelines are organized into five key themes:

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

Each theme is represented by a color - and individual guidelines by an icon - to visually cross-reference the themes and ideas of the guidelines to the illustrative examples shown in Figures 2-4 through 2-9.

WHAT IS THE DIFFERENCE BETWEEN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES?

Standards

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

Guidelines

Design guidelines are discretionary and qualitative. They are intended to serve as criteria for reviewing projects during the application and approval process. Design guidelines address elements that cannot easily be measured or quantified, but are important aspects of the design and quality of a building or development. The design guidelines contain recommendations on design aspects that are more open to interpretation, such as texture, materials, style, and overall design character. In certain circumstances, design guidelines are mandatory—these are indicated with clear terminology such as “shall” and “must”.

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

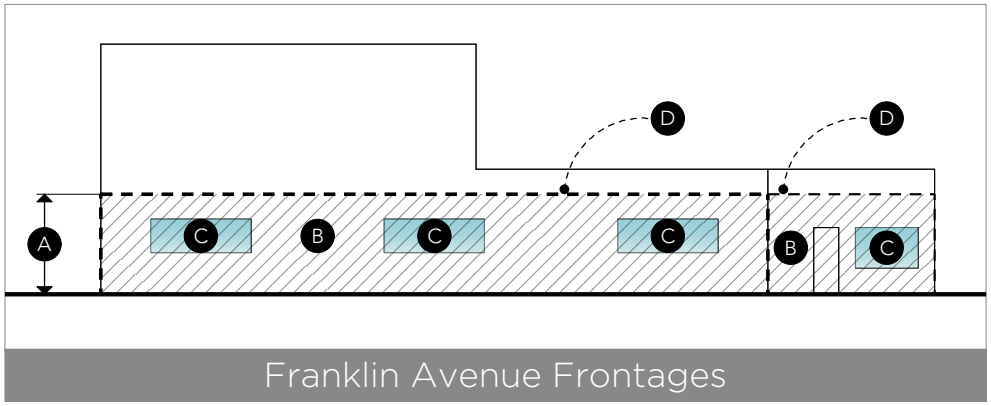
Table 2-7: Design Standards

DESIGN STANDARDS	SMOKY HOLLOW WEST	SMOKY HOLLOW EAST
A. Entry Orientation and Ground Floor Treatment		
1. Pedestrian Entry Orientation and Treatment	a. Buildings adjacent to a street shall provide a minimum of one primary entry oriented to the sidewalk or publicly accessible pedestrian path. b. Secondary entries, where provided, shall be clearly identified and provided with an unobstructed path of travel from a sidewalk or parking lot. c. Where pedestrian access to an alley is provided, such access shall include safety lighting. Doors shall open inward from the alley.	
2. Ground Floor Ceiling Height	The minimum interior floor-to-ceiling height of the ground floor shall be 12 feet.	
B. Circulation		
1. Universal Accessibility	a. Where necessary to accommodate ADA-accessible sidewalks, streetscapes, and amenities in constrained rights-of-way, an easement shall be provided on private property between the sidewalk and building edge. The easement may be used for pedestrian circulation or to accommodate street trees, furniture, and utilities. b. Ease of access shall be provided along and across sites through leveling outdoor and indoor height differences, providing accessible ramps and handrails, removing obstacles along interior pedestrian paths, and minimizing curb cuts.	
2. Surfacing Materials for Pedestrian Routes	In parking lots, pedestrian circulation routes shall be clearly distinguished through the use of paving materials, colors, and textures that contrast with the driveways and drive aisles.	
C. Building Design		
1. Transparency	For new buildings or additions of 1,000 square feet or more of gross floor area fronting Franklin Avenue, a minimum 15% facade transparency shall be provided at the ground level or first 12 feet of height above grade, whichever is less, through the utilization of windows, entries, or similar openings (see **Figure 2-3: Building Transparency, Franklin Avenue Frontages**).	

DESIGN STANDARDS	SMOKY HOLLOW WEST	SMOKY HOLLOW EAST
2. No Blank Walls	Along any street, no wall shall extend more than 20 feet without including doors, windows, non-commercial murals, or landscaping that cover at least 20 percent of the façade. The purpose is to avoid blank walls.	
3. 360° Architecture	All building facades shall include detailing consistent with the overall building design.	
4. Materials and Colors	A combination of at least three different materials and/or colors shall be used on all facades facing the right-of-way.	
5. Corner Buildings	Any building that is located at the intersection of two streets shall have a distinctive corner treatment that includes, for example: a. Windows that meet at the corner b. A building edge cut back from the corner at a 45-degree angle c. A distinctive non-commercial mural d. A change in building material e. A small plaza	
D. Landscaping and Stormwater Treatment		
1. Plant Palette	Drought-tolerant and native plants and trees shall be used and selected from the plant palette established in this Specific Plan (see **Figure 3-9: Tree/Stormwater Planter Design and Plant Palette**).	
2. Stormwater Facilities	To the maximum extent practical, stormwater facilities shall be incorporated into landscaped areas. Where such incorporation is not practical, such facilities shall be integrated into site and building design, including through the use of rain barrels.	

Note(s):
sf = square feet; ft = feet

Figure 2-3: Building Transparency, Franklin Avenue Frontages



A Ground level or first 12 feet of height above grade

B Area of facade

C Area of transparent opening

D 15% facade transparency sum total C = 15% B

Figure 2-4: Design for Adaptive Reuse



Figure 2-5: Design for Infill Buildings



Figure 2-6: Design for Building Additions



Figure 2-7: Design for Campus Projects



Figure 2-8: Design for Street and Sidewalk Frontages

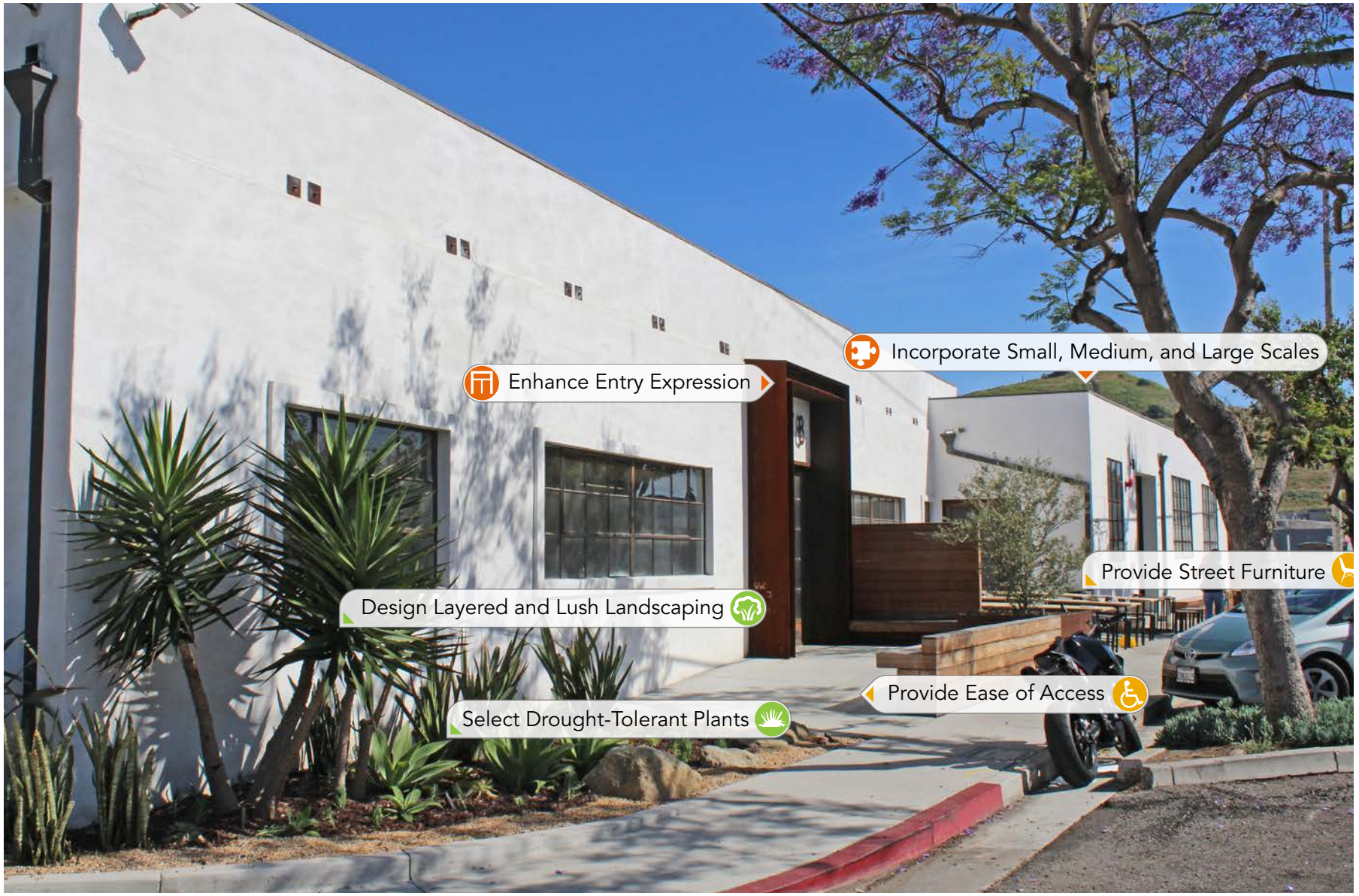


Figure 2-9: Design for Street Corners



SMOKY HOLLOW DESIGN GUIDELINES: PRIVATE REALM

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

Enhance Building Character

Build on the quality industrial character of architecture currently in Smoky Hollow.

Convey a sense of old and new through conservation of existing materials and details and selection of new building components that complement existing conditions without mimicking an older architectural character.

Build upon existing context through use of similar forms, heights, proportions, building materials, and details observed in the surrounds.

Conserve and retain the character-defining features of an existing building; minimize the removal of older components, materials, and details. Repair such features rather than replace them, to the maximum extent feasible.

Incorporate small, medium, and large scales through design of differentiated massing and a variety of components, proportions, and details.

Emphasize design at the pedestrian level through expressed forms, shapes, masses, materials, and details at first-floor frontages.

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

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

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

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

Facilitate Gathering

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

Encourage outdoor food-related retail through allocation of dedicated spaces for food trucks, ice cream cars, food carts, farmers' market, and tailgating events.

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

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

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

Use enduring, quality paving materials or street painting to realize visual interest and differentiate the defined pedestrian zone from traffic lanes.

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

Incorporate pedestrian-scaled lighting to enhance safety, accentuate design elements, encourage evening use of outdoor gathering spaces.

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

Incorporate Landscape and Environmental Design

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

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

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

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

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

Encourage Connectivity

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

Design for Signage, Way-Finding, and Public Art

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

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

Incorporate public art, including murals, street paintings, outdoor installation art, and light-based art installations.








ONLY





03

PUBLIC REALM STRATEGIES


Visitors &
Employees
ONLY

03 PUBLIC REALM STRATEGIES

The Smoky Hollow public realm includes publicly owned rights-of-way (streets, pathways, and alleys) and publicly accessible open spaces.

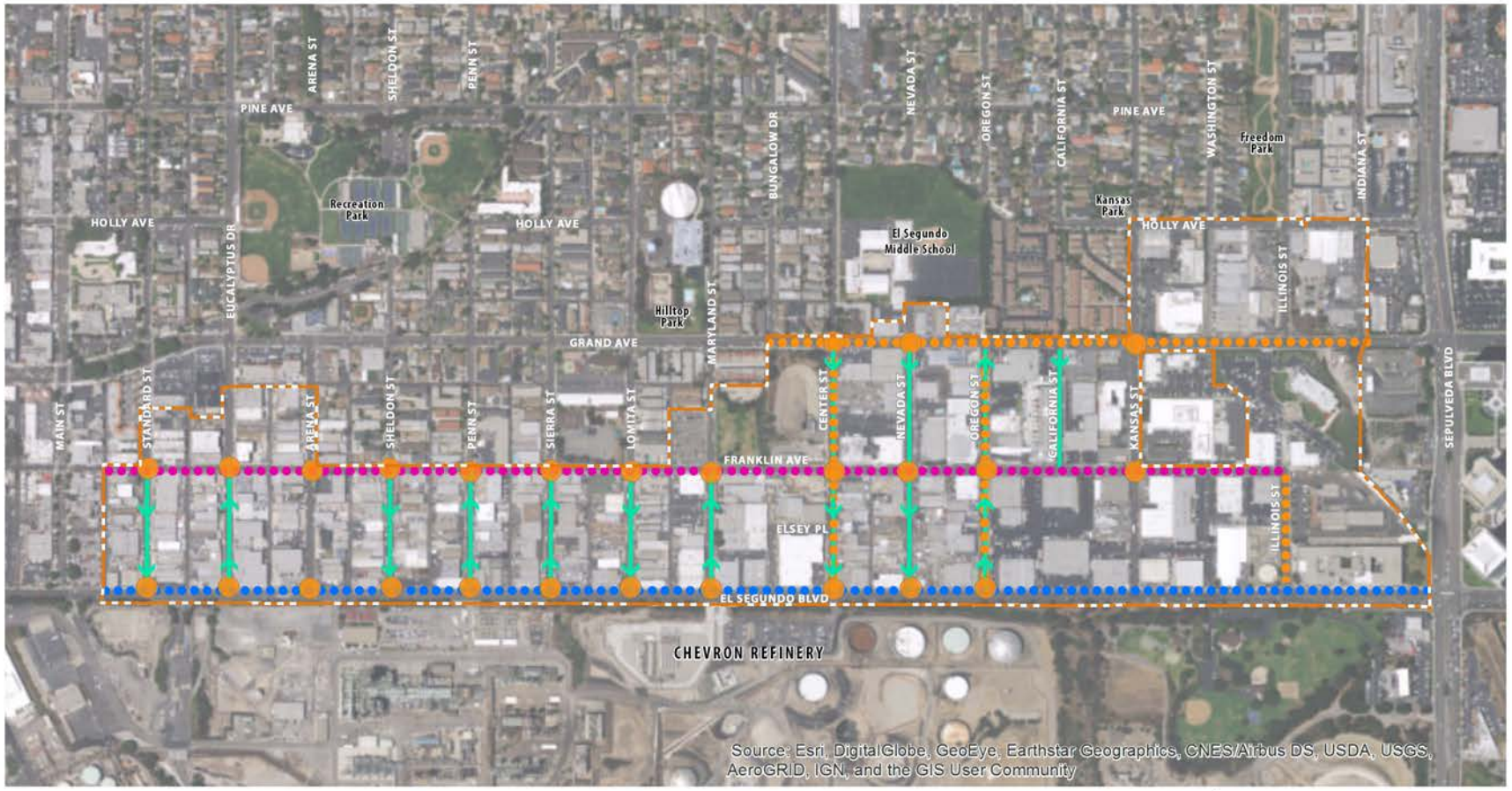
3.1 PUBLIC REALM STRATEGIES

The quality and character of a district's public realm is an integral component of an environment in which people want to live and work. This chapter identifies the transformative strategies applicable to the public realm that will further the vision of a creative and prosperous Smoky Hollow business district.

3.2 MOBILITY AND STREETSCAPE IMPROVEMENTS

The public realm improvement strategies establish street standards and guidelines to ensure long-term provision of sidewalks, landscape amenities, and active transportation infrastructure that encourages walking and biking, that maximizes curb-side parking resources throughout Smoky Hollow. Addressing the lack of adequate sidewalks and basic streetscape facilities is a key Specific Plan objective. **Figure 3-1: Mobility and Streetscape Improvements** outlines planned roadway improvements. This mobility plan represents a schematic roadway strategy. Improvements will

Figure 3-1: Mobility and Streetscape Improvements



Zebra Crosswalk



require additional analysis based on existing conditions prior to implementation.

3.2.1 El Segundo Boulevard

El Segundo Boulevard is classified as a "minor arterial," running east/west along the south edge of the Specific Plan area, bordering the Chevron Oil Refinery. El Segundo Boulevard links the Smoky Hollow area to downtown El Segundo to the west and the office parks east of Pacific Coast Highway, and beyond to the Metro C Line El Segundo stations and I-405 freeway.

Transformative strategies for El Segundo Boulevard aim to improve mobility for pedestrians and cyclists and potentially address parking shortages in the district. Understanding that change is incremental, the Specific Plan identifies easy-to-implement improvements for the near term as well as longer-term solutions. In the short term, the City will undertake pilot projects to explore a preferred configuration. This may include providing parallel parking, installing a protected bike lane, widening sidewalks, or some combination of these improvements. The changes in the short and long terms will not require any street widening and will maintain four travel lanes. The final configuration will be based on feedback from residents and business owners, together with a scheme that works with other citywide mobility objectives. In addition, high-visibility crosswalks will be added along El Segundo Boulevard, marked with traditional continental stripes (sometimes referred to as zebra striping). Contrasting and high-visibility crosswalks indicate pedestrian pathways and have been shown to improve safety behavior of motorists. Complete Streets provide options for modes of travel.

1 Zebra crosswalks, also referred to as continental crosswalks, alert motorists that they are approaching a pedestrian zone.

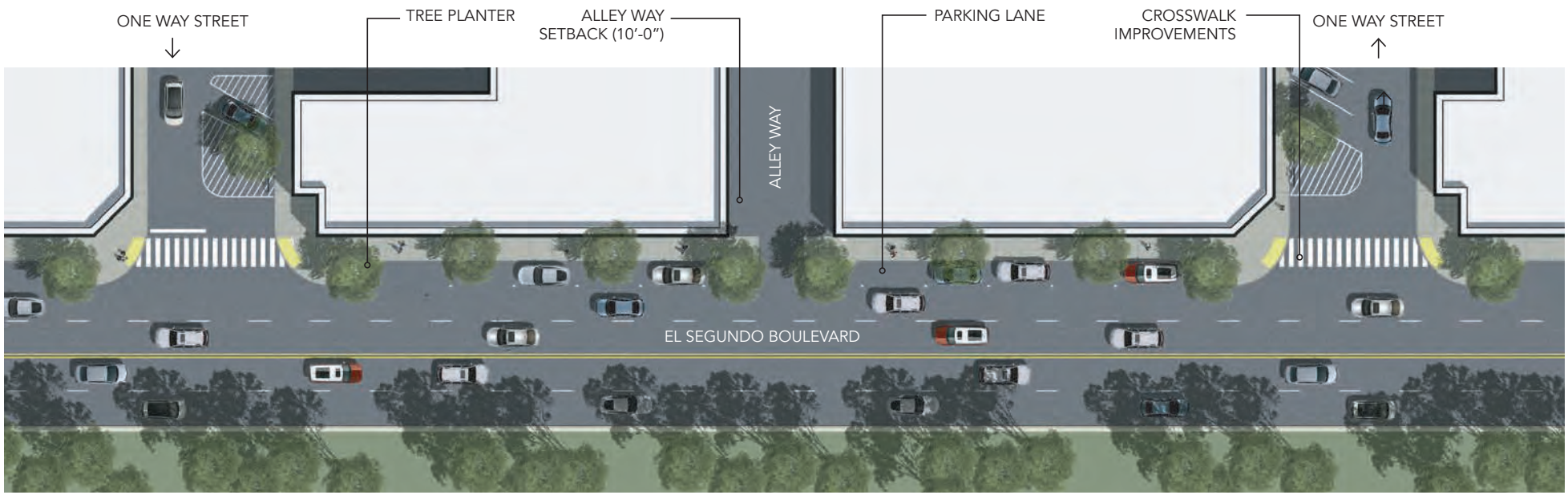
Complete Streets provide options for modes of travel

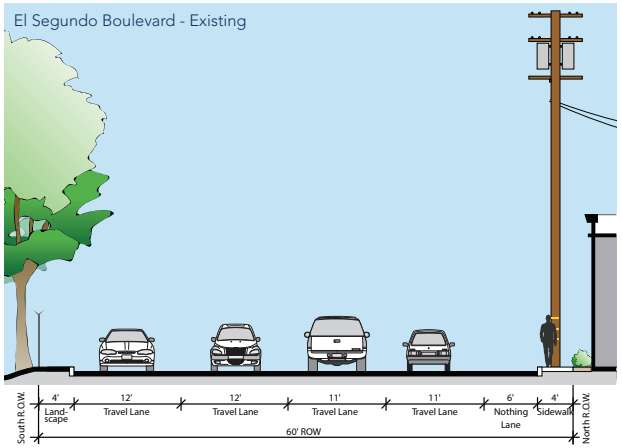


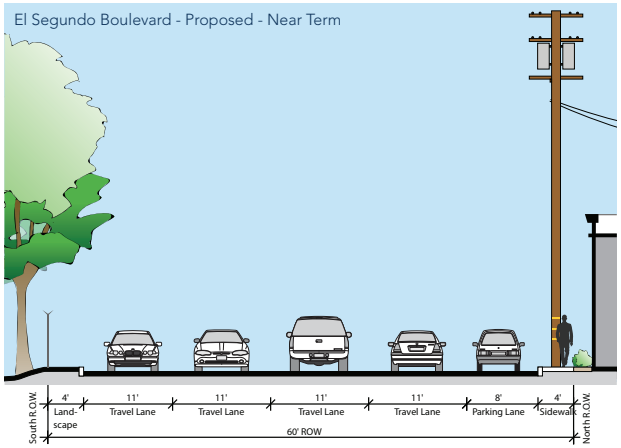
The term **"COMPLETE STREETS"** describes a comprehensive approach to the practice of mobility planning. Complete streets principles recognize that transportation corridors have multiple users with different abilities and mode preferences (driving, biking, walking, and taking transit). Adjacent land uses influence the functionality and character of the street environment. A well-integrated street system considers the complementary relationship between land use, local and regional travel needs, and the greater community context. Complete streets can accommodate expected traffic demand while also providing additional facilities to support travel by other modes and contributing to creation of vibrant public spaces by incorporating distinctive placemaking and programming elements.

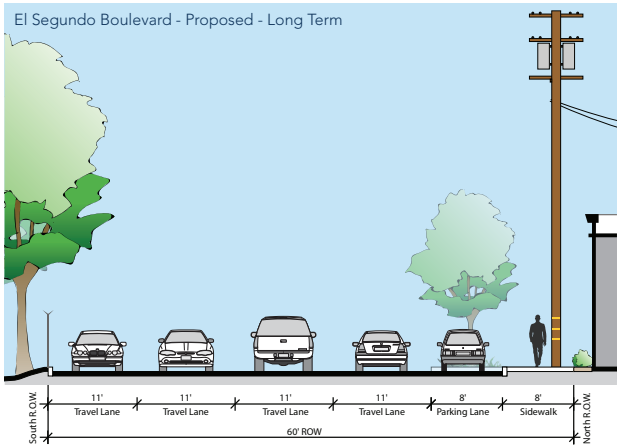
The principles of complete streets are an integral part of the Smoky Hollow Specific Plan and work with land use policies that encourage economic development. The following recommendations, categorized by key street section, provide for a transportation network that successfully integrates bicyclists, walkers, and transit users with people in cars, while creating a unique backdrop for businesses to flourish in Smoky Hollow.

Figure 3-2: Possible Configuration for El Segundo Boulevard









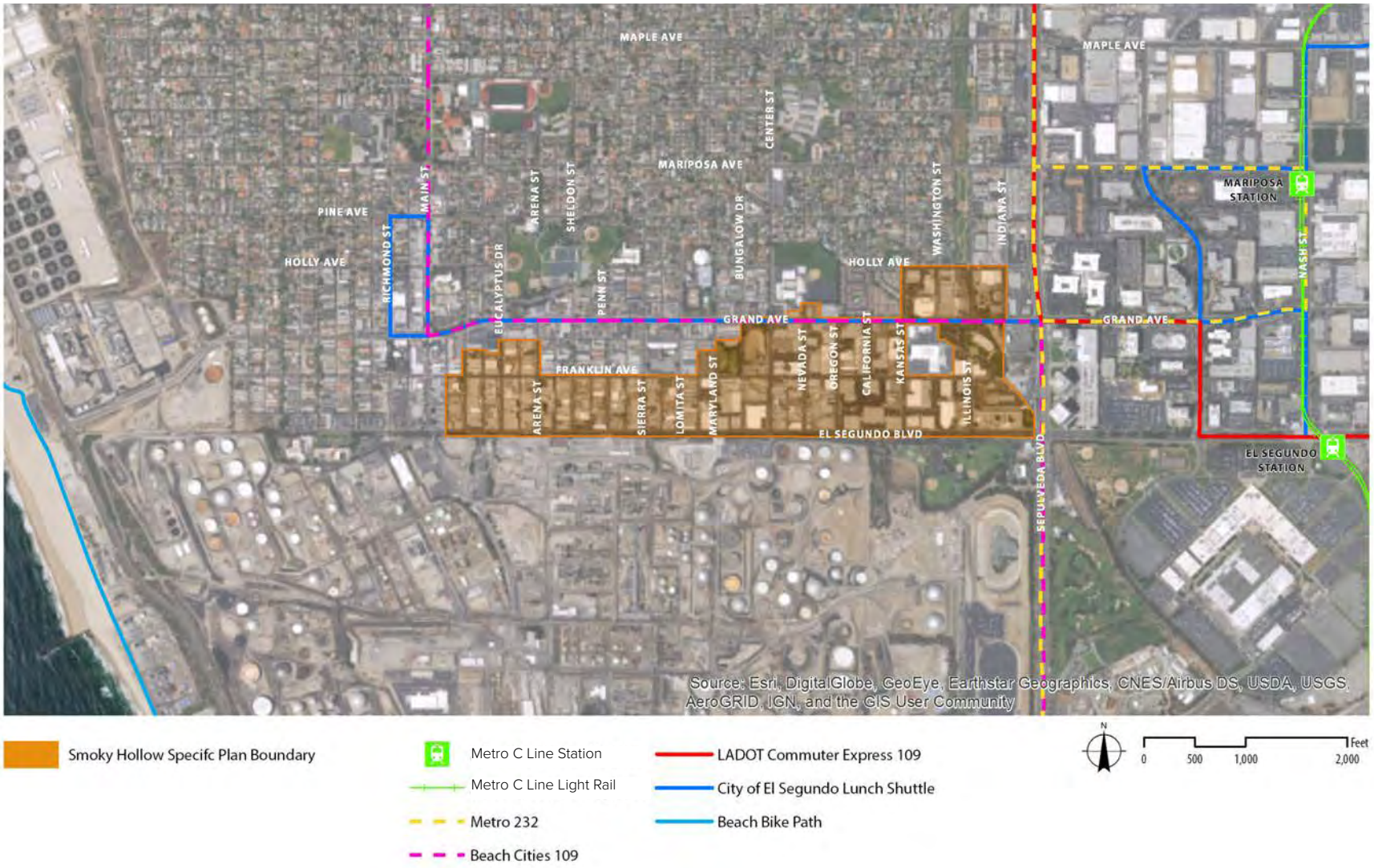
Note(s): Ultimate configuration will be based on results of various pilot programs.

Tree Planter: Parallel Parking Space



In the longer term, El Segundo Boulevard is envisioned to be reconfigured to remove the four-foot landscape strip on the south side of the roadway; the sidewalk on the north side would be widened to eight feet. A wider sidewalk will improve sidewalk vitality by facilitating a more enjoyable environment for pedestrians through wider walking spaces, an increased buffer between traffic and pedestrians, and improved options for landscaping and amenities. This long-term reconfiguration will also provide new opportunities to build curb extensions, where the sidewalk and curb are extended into the parking lane. Curb extensions serve to calm traffic by visually and physically narrowing the roadway. Curb extensions also provide placemaking opportunities by creating more space for landscaping, benches, and even outdoor dining, providing a place to experience and build the Smoky Hollow identity. Tree planters can also be installed among parallel parking spaces to provide additional shade and placemaking opportunities. Other traffic calming measures will also be considered.

Figure 3-3: Regional Transit and Bicycle Routes



Bicycle-Friendly Street



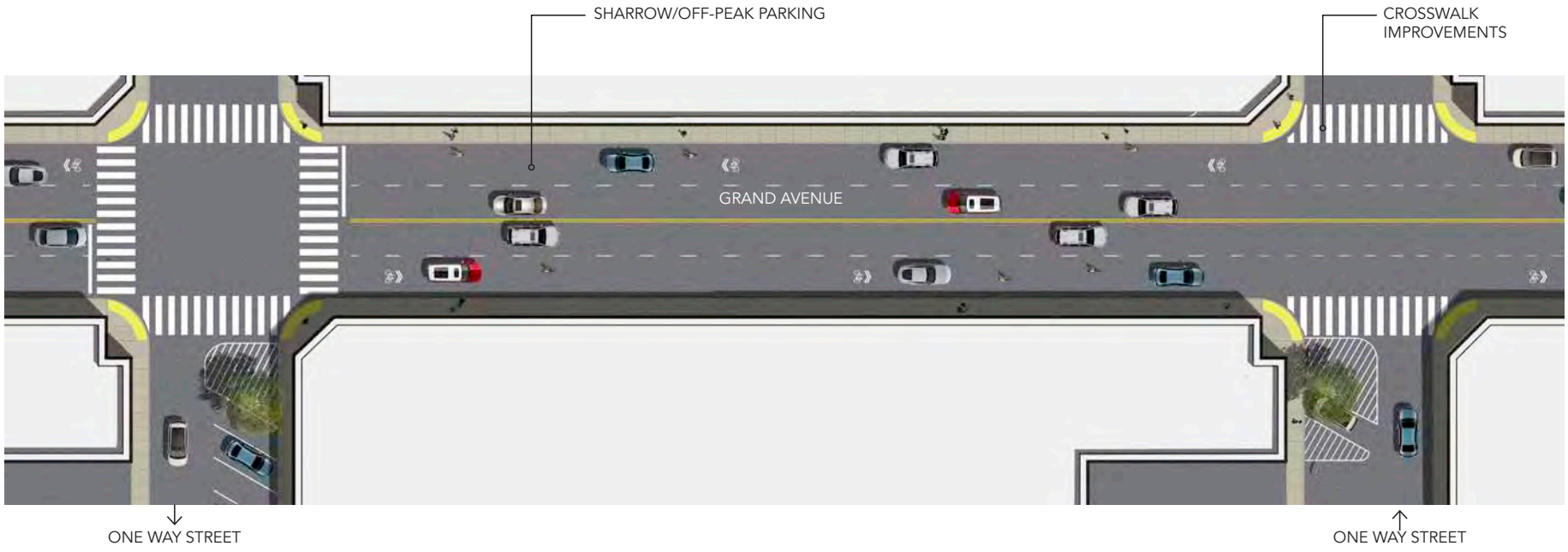
3.2.2 Grand Avenue

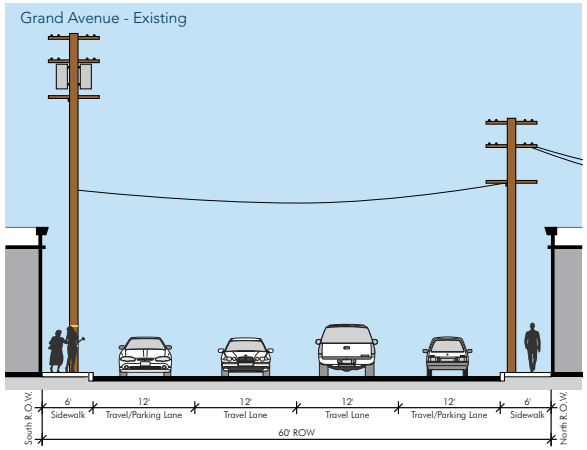
Grand Avenue is classified as a "minor arterial", running parallel to El Segundo Boulevard and forming the northern boundary of a portion of the Specific Plan area. Grand Avenue is configured with two 12-foot travel lanes and two 12-foot combination travel/parking lanes, where parking is allowed during off-peak hours.

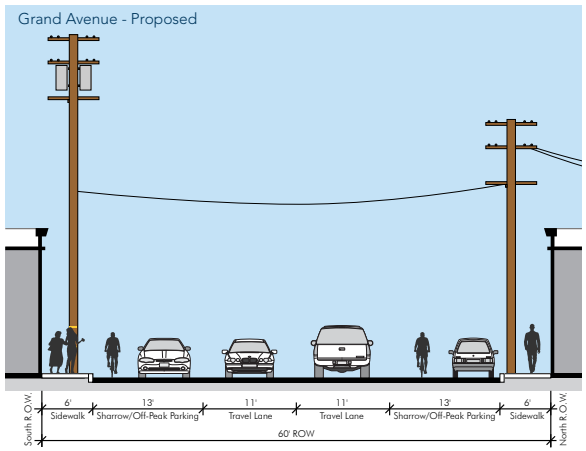
Through the Specific Plan, Grand Avenue is envisioned to facilitate a more cyclist-friendly environment. Creating enhanced bike access on Grand Avenue will facilitate connections between Smoky Hollow and the El Segundo and Mariposa Metro C Line Stations located approximately 0.5 and 1.2 miles, respectively, east of the Specific Plan's eastern boundary. Bike facilities along Grand Avenue will also facilitate access to the 22-mile Marvin Braude Bike Trail, also known as The Strand, located at the western terminus of Grand Avenue, one mile west of the Specific Plan's western boundary. See **Figure 3-3: Regional Transit and Bicycle Routes.**

Transformation strategies include a roadway reconfiguration to modify lane widths on Grand Avenue to provide additional space for bicycles to share the road and narrowing internal travel

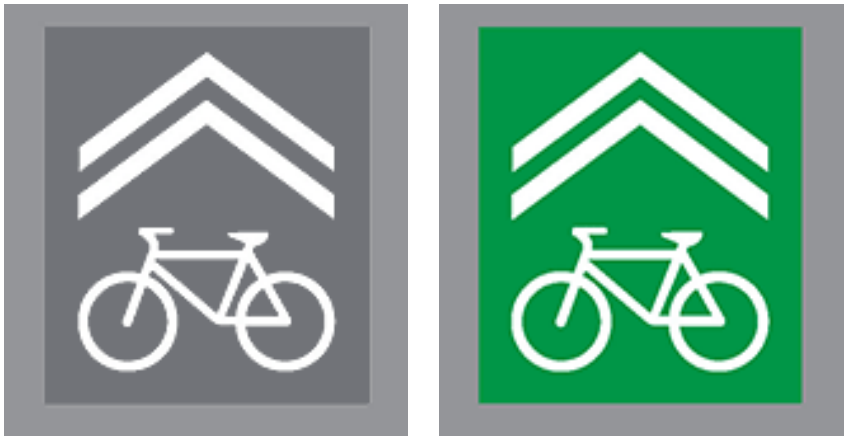
Figure 3-4: Grand Avenue - Proposed Improvements







Sharrow

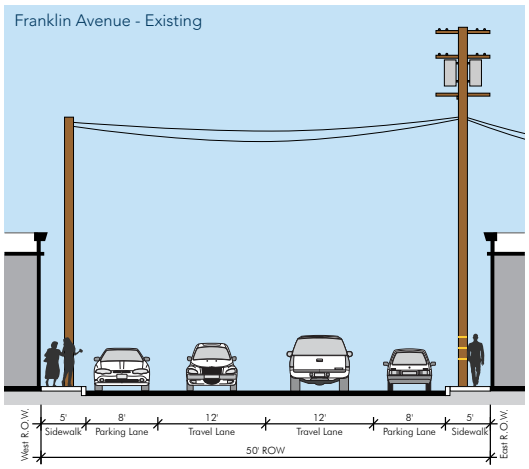


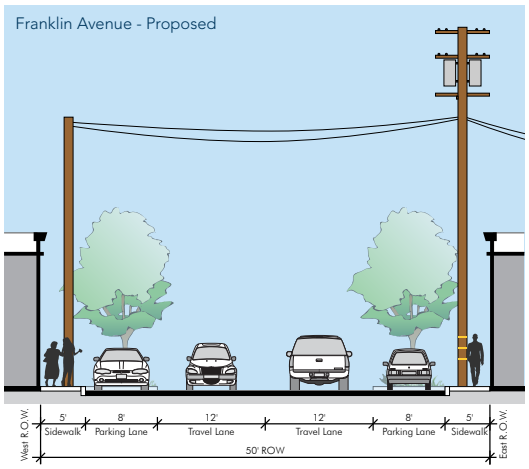
lanes to encourage drivers to remain within the speed limit. There is a strong correlation between lane width and speed (narrower lanes encourage lower vehicle speeds), although it varies based on factors such as time of day, amount of traffic, and even the character of adjacent land uses. Interior lane widths on Grand Avenue should not exceed 11 feet to avoid unintended speeding. As the interior lane widths are narrowed, the peak travel/off-peak parking lane width is increased to a 13-foot shared lane, allowing additional space for bicycles in that lane. See **Figure 3-4: Grand Avenue – Proposed Improvements**.

The shared lanes will have identifying markings called "sharrows" to indicate a shared lane environment for bicycles and automobiles. Among other benefits, sharrows reinforce the legitimacy of bicycle traffic on the street and recommend proper bicyclist positioning to avoid open doors of parked cars.

Figure 3-5: Franklin Avenue Near Term - Proposed Improvements

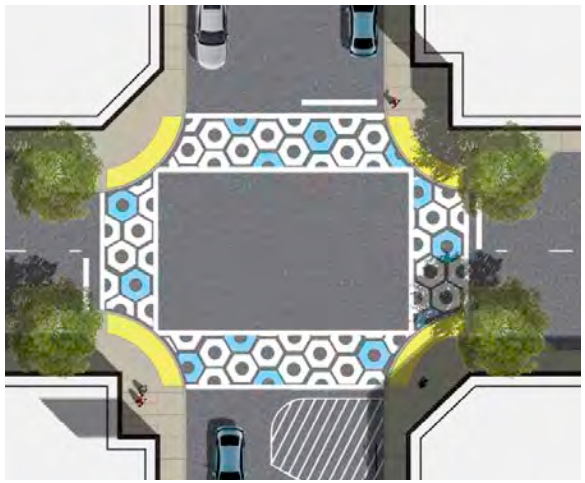






Artistic Crosswalks





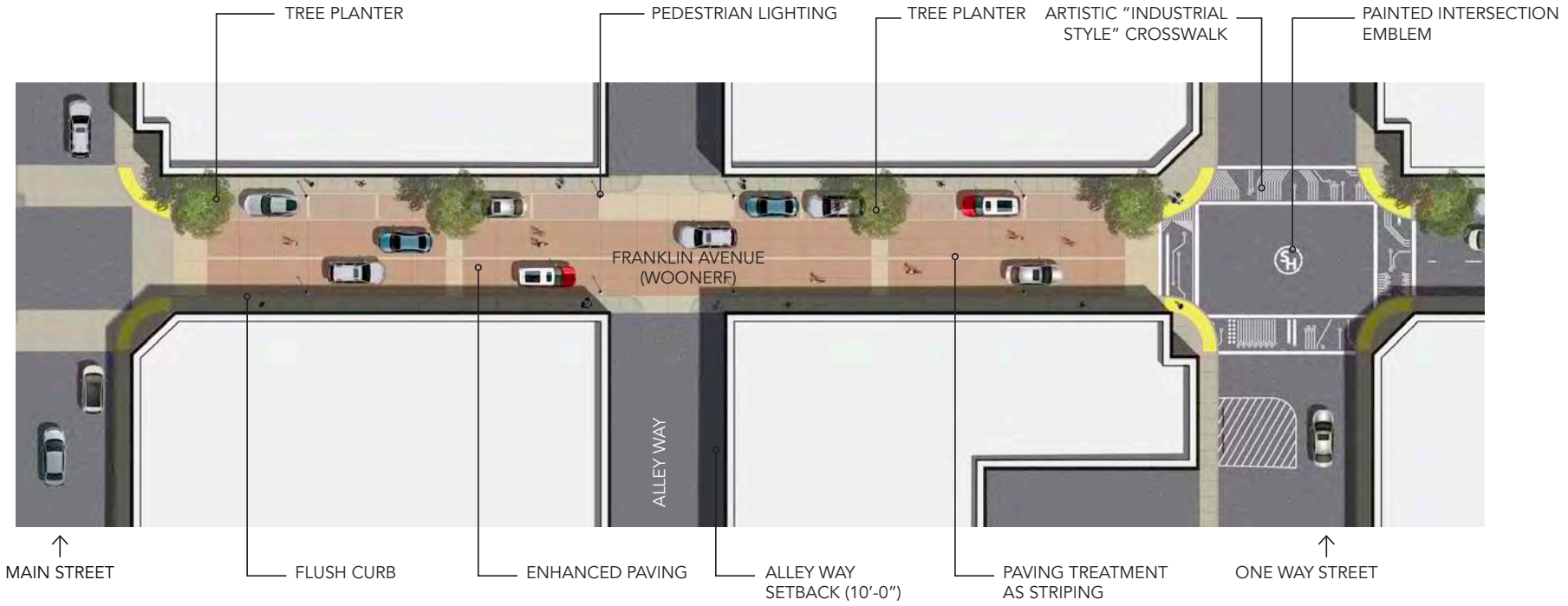
3.2.3 Franklin Avenue

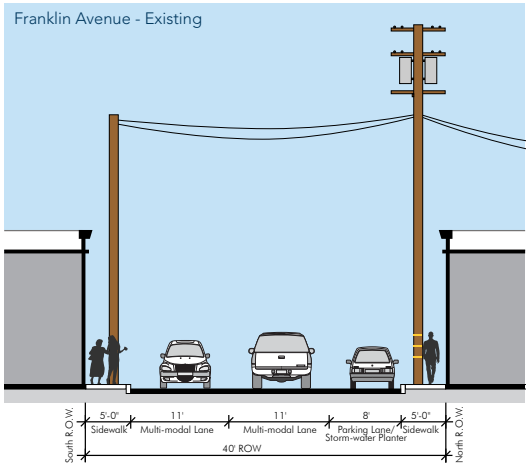
Franklin Avenue, a two-lane street parallel to Grand Avenue and El Segundo Boulevard, functions as the district's spine. Franklin Avenue runs the length of the plan area and provides easy access to the north/south streets and alleyways. For approximately half of the district (between Center and Illinois Streets), Franklin Avenue is a 50-foot right-of-way, configured with two travel lanes and two parking lanes. Between Main Street and Center Street, Franklin Avenue is a 40-foot right-of-way, with two travel lanes and one parking lane.

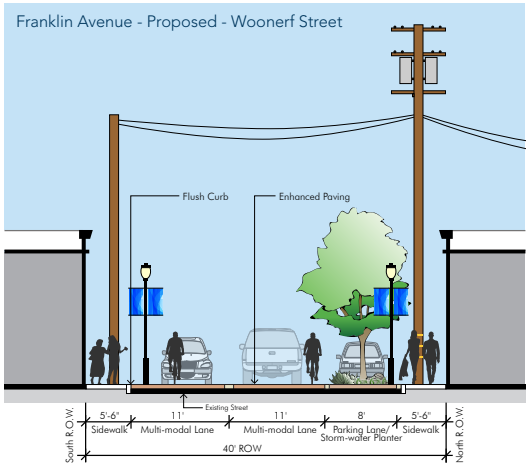
While the ultimate right-of-way for Franklin Avenue is planned at 50 feet the City does not intend to require dedications to widen the pavement width. The additional dedicated space will be used for other transformative strategies. The transformative strategy for Franklin Avenue encourages land uses, activities, and pedestrian-oriented design standards that facilitate a shared sense of space. In the near term, this can be accomplished affordably by restriping the existing roadway and painting creative crosswalks and paintings within the roadway. In addition, parklets on Franklin Avenue will allow for outdoor conference rooms and casual meeting places. Parklets are described in more detail in Section 3.4 (Pedestrian and Open Space Enhancements).

Creative crosswalks incorporate art within standard crosswalk markings. Special crosswalk improvements can showcase local history and character, serve as an identifying feature of the district, and further the Specific Plan's aim to support a vibrant pedestrian environment. Additional street paintings, such as painted intersection emblems, also enhance the district's public realm. See **Figure 3-5: Franklin Avenue Near Term - Proposed Improvements**.

Figure 3-6: Franklin Avenue Long Term/Incremental - Proposed Improvements - Woonerf/Living Street







Woonerf/Living Street







In the long term, Franklin Avenue is envisioned as a creative space that merges the boundary between sidewalk and street to provide a common public space shared by pedestrians, cyclists and low-speed vehicles. Such streets, called "woonerfs" (pronounced /voōonərf/), or living streets, are pedestrian-oriented travel ways. The long-term concept for Franklin Avenue includes two multi-modal lanes shared by automobiles and cyclists, parking lanes that integrate stormwater planters and street trees, and two six-foot curbless sidewalks. Transforming Franklin Avenue into a pedestrian and bike-friendly woonerf will facilitate connections between Smoky Hollow and Main Street to the west and destinations east of Sepulveda Boulevard. In addition, Franklin Avenue will provide an enjoyable pathway toward the El Segundo and Mariposa Metro C Line Stations located less than one mile east of the Specific Plan's eastern boundary and to the Marvin Braude Bike Trail located one mile west.

A reconfigured Franklin Avenue will be designed to allow drivers, cyclists, and pedestrians to share the same space, making the street welcoming and appealing. Once reconfigured, Franklin Avenue will function as a social space and will not be limited to just vehicular mobility. Franklin Avenue enhancements will include the addition of tree planters among the parking rows, enhanced street paving, and improved crosswalks and pedestrian lighting. The woonerf concept is a long-term goal that will likely be achieved through incremental changes, such as the gradual replacement of key parking spaces with trees or other sidewalk amenities such as street furniture or bicycle racks. Enhanced paving and full build out of the woonerf concept may occur on a block-by-block basis; the priority location for the woonerf is the western edge of Franklin Avenue, near Main Street (see **Figure 3-6: Franklin Avenue Long Term/Incremental - Proposed Improvements - Woonerf/Living Street**).

Tree Planters



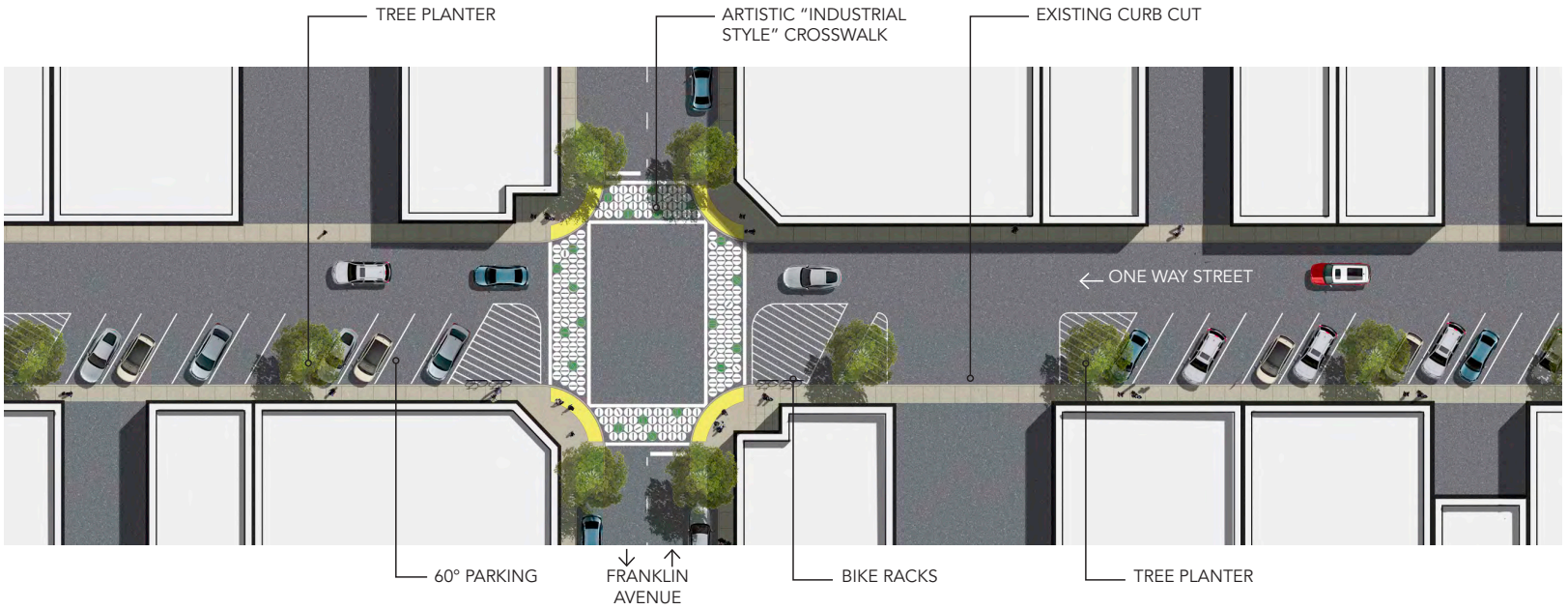


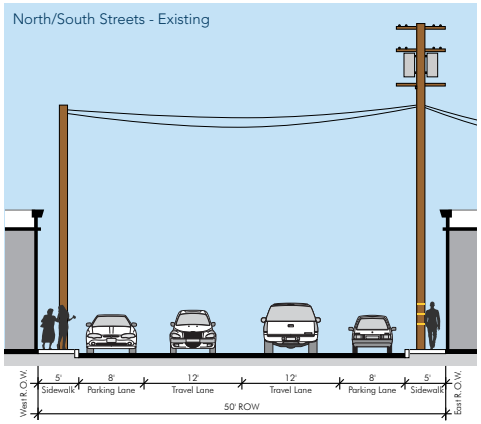


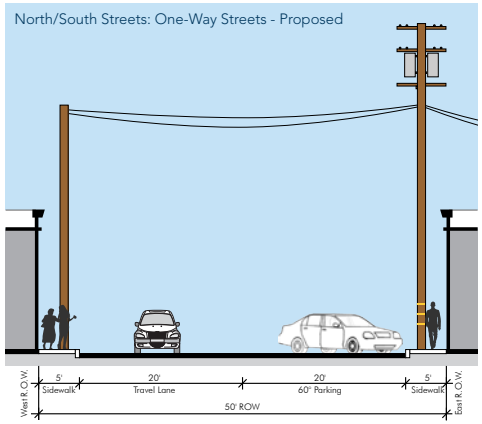
3.2.4 North/South Streets

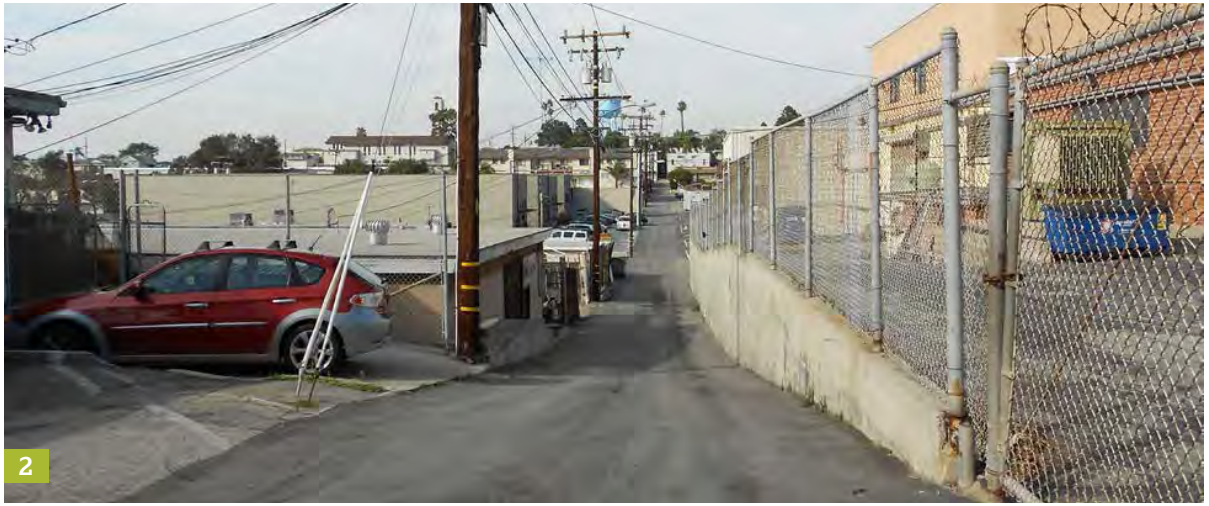
Thirteen side streets run perpendicular to the three east/west streets in the Specific Plan area. The majority of businesses have their primary entrances on one of these north/south streets. Most of the north/south streets are 50-foot rights-of-way, developed with one travel lane and one parking lane in each direction and five-foot sidewalks on both sides of the street. Three streets (Standard Street, Eucalyptus Drive, and Center Street) have 60-foot rights-of-way thus the sidewalks on these streets are primarily 10 feet wide. The key transformative strategy for north/south streets in Smoky Hollow is a reconfiguration of the majority of these streets to one-way direction to increase the supply of on-street parking. **Figure 3-1: Mobility and Streetscape Improvements** shows a conceptual map of one-way north/south streets in Smoky Hollow. This orientation is optimized based on the potential to increase on-street parking spaces due to street and driveway configurations. As designed, no more than two streets in a row would be oriented in the same direction. Streets will be reconfigured into a 20-foot wide lane in a one-way direction. **Figure 3-7: North/South Streets - Proposed Improvements** shows a detailed view of the proposed improvements intersecting Franklin Avenue. By the end of 2023, Nevada Street, Oregon Street, and California Street will be reconfigured to one-way direction with angled parking. This reconfiguration will include striping and signage and result in 19 additional parking spaces. Additional landscaping and curb extensions will likely be added as long-term streetscape improvements. Street reconfiguration of additional north/south streets in Smoky Hollow will require supplementary analysis based on existing conditions and pilot project outcomes to best optimize on-street parking spaces. In addition to the expected increase of an estimated 85 parking spaces, designating one-way streets is expected to efficiently move north-south automobile traffic and limit curbside activity conflicts such as service vehicle loading and unloading, which can be less disruptive on a one-way street given proposed lane widths. However, loading is encouraged to occur in alleys wherever feasible.

Figure 3-7: North/South Streets - Proposed Improvements







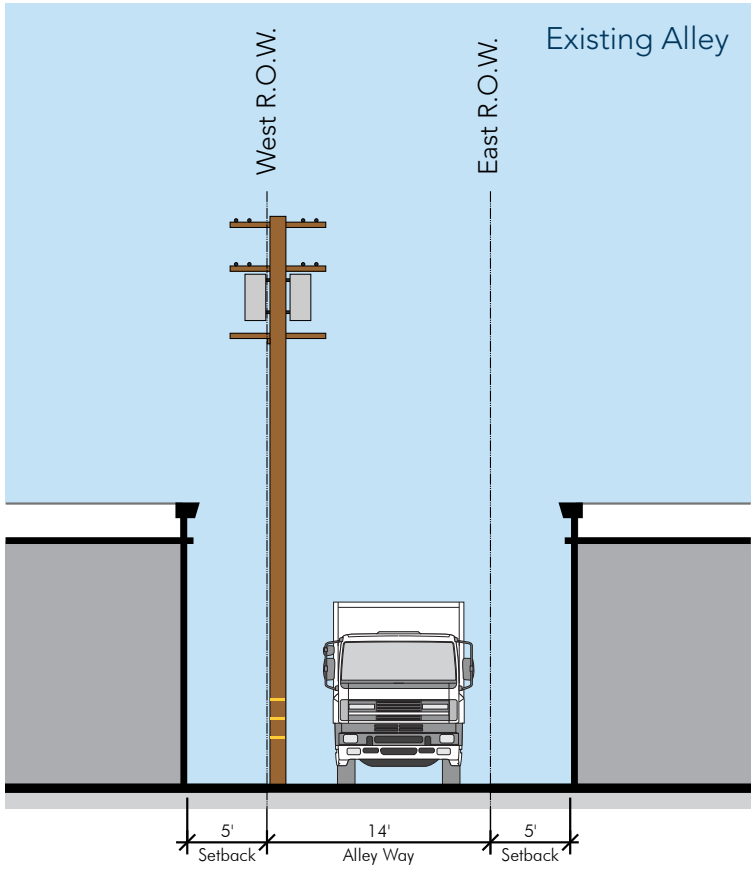


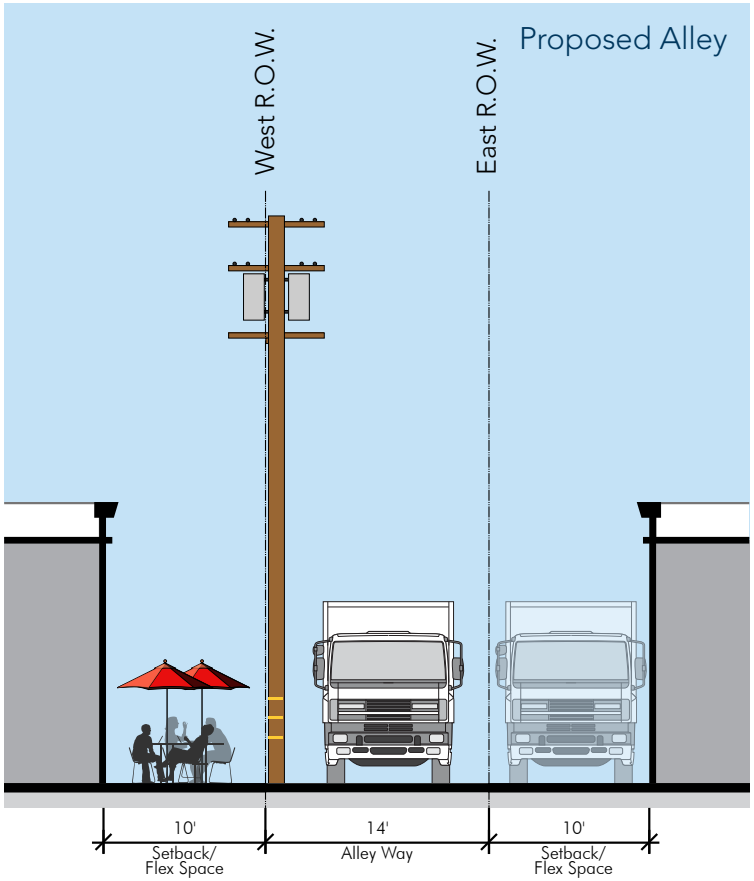
2 Alleys in Smoky Hollow provide access to businesses and may also present new opportunities for outdoor amenities.

3.2.5 Alleys

Towards the west of the Smoky Hollow district, narrow alleys running north/south provide access to rear-of-lot parking and servicing of businesses. Alleys were historically designed into cities for trash access, deliveries, electrical, plumbing and mechanical services, emergency vehicles, and parking. As a secondary circulation pattern, many pedestrians, cyclists, and even autos use alleys for shortcuts or back access. Alleys not only provide important space for services but also an opportunity to recapture underutilized public space for outdoor activity. Additional temporary uses for alleys such as event space, retail, cafes or art venues can enhance the public/pedestrian environments in Smoky Hollow. While most alleys in Smoky Hollow will continue to serve a primary function of access to properties for parking, trash, and loading as needed, flexibility in development standards facilitates the use of loadings spaces located off of alleys for alternative temporary uses such as picnic areas, removable landscape amenities, public recreation, or art. See **Figure 3-8: Alleys – Proposed Improvements.**

Figure 3-8: Alleys - Proposed Improvements





Bicycle Facilities/Racks







3.2.6 Bicycle Facilities

Smoky Hollow is an ideal location to provide enhanced opportunities for bicycling. Bike facilities will be expanded along roadways.

- As part of pilot program investigations for improving pedestrian and bicycle mobility along El Segundo Boulevard, the City will identify whether to install a protected, striped, or signed bike lane. See the discussion in Section 3.2.1 El Segundo Boulevard.
- Along Grand Avenue, as outlined in Section 3.2.2 (Grand Avenue) above, the street reconfiguration will create two 13-foot shared lanes for cyclists and automobiles during peak travel times. In off-peak travel times, automobile parking will be permitted in this lane, which will be wide enough to accommodate both parked cars and bicyclists. Bicycle facilities on Grand Avenue will be marked with additional signage and sharrows.
- Re-imagined Franklin Avenue (Section 3.2.3 above) will be designed as a pedestrian and bicycle-friendly street that allows drivers, cyclists, and pedestrians to share the same space, making the street much more welcoming and appealing. Once reconfigured, Franklin Avenue will function as a social space and will facilitate all modes of travel within the enhanced streetscape.
- The planned reconfiguration of north/south roadways provides new opportunities for bicycle parking within street areas at the end of rows, striped for no vehicle parking. Creative bike racks that function not only as attractive and functional street furniture but also as public art will enhance streetscapes, encourage the use of bicycles in Smoky Hollow, and contribute to the area's eclectic character.

3.2.7 Transit

The Specific Plan area is served by the Los Angeles County Metropolitan Transportation Authority (Metro), City of El Segundo, City of Redondo Beach, and Los Angeles Department of Transportation (LADOT) for bus transit. Public transportation in Smoky Hollow area consists of fixed route bus service and dial-a-ride service, most of which is located at the plan area's periphery along Grand Avenue to the north, Main Street to the west, and Pacific Coast Highway to the east. The City of El Segundo provides lunchtime shuttle services between corporate offices east of Sepulveda Boulevard and the downtown Main Street area, just west of the Specific Plan area.

The Metro C Line, a 20-mile light rail line running between the cities of Redondo Beach and Norwalk, has two nearby stops: the El Segundo and the Mariposa Metro C Line Stations located approximately 0.5 and 1.2 miles, respectively, east of the Specific Plan. See **Figure 3-3: Regional Transit and Bicycle Routes**. The area will also be served by the Metro Crenshaw/LAX Line when it is completed in 2024. The Aviation/LAX rail station for the C and Crenshaw/LAX lines is located just over two miles from the Plan area at Aviation Boulevard just south of I-105.

Improved transit options and clear connections to transit services, stops, and stations result in reduced traffic and parking demand. In Smoky Hollow, safe, attractive, walkable environments for workers and visitors encourage pedestrians and the use of bicycles. In addition, the City's lunchtime shuttle presents an opportunity to enhance connections between business districts and transit stations. A key implementation strategy will be to explore appropriation of the lunch shuttle during peak travel times to provide connections to Smoky Hollow from the Nash Metro C Line Station.

3.3 PARKING MANAGEMENT STRATEGIES

Limited and inefficient parking has historically been identified as one of the district's biggest liabilities. The original Smoky Hollow Specific Plan attempted to balance the need for more effective parking with the desire by area business owners to maintain tighter parking regulations that allowed for better site design and maximum site utility. While demand for business space in Smoky Hollow has increased significantly since adoption of the original Specific Plan, the area has not been able to absorb the increased parking demand. This is largely due to two factors. First, in Smoky Hollow the existing on-street parking is free, with no time limits. As a result, this common good has been occupied as an extension of private properties for parking vehicles that are being serviced by local automobile repair businesses and overnight large vehicles such as RVs. Second, new businesses in Smoky Hollow that have been replacing industrial operations are more employee-intensive and thus have somewhat different parking and infrastructure demands.

At the same time, many property owners have cited the high cost associated with providing more on-site parking—together with physical site limitations—as reasons to defer expansions, renovations, rehabilitation, and changes of use. In addition, standard strategies to address parking needs are slated for a significant shift as autonomous vehicles, ride-share, and transit decrease demand for parking.

3.3.1 Short-Term Parking Strategies

3.3.1.1 ON-SITE PARKING DEVELOPMENT STANDARDS

Recognizing these constraints and long-term trends, the Specific Plan establishes parking regulations that are tied to building area, not use, to allow for flexibility and change over time (see Section 2.3.1.H: Private Parking Standards). The City has also completed analysis towards a parking in-lieu fee for Smoky Hollow, which provides flexibility for developers and funding to increase parking in the district. In addition, strategies to address existing parking deficiencies are discussed below.

3.3.1.2 OPTIMIZE CURBSIDE PARKING

In the short term, existing rights-of-way may be restriped to significantly increase parking supply, resulting in an estimated increase of 185 parking spaces (see also Section 3.2.1: El Segundo Boulevard and Section 3.2.4: North/South Streets). Pilot programs will determine whether such improvements will be permanent.

- Implementing one-way traffic patterns on north/south streets, coupled with 60-degree angled parking configurations on one side of the street, is estimated to add 85 additional parking spaces.
- Restriping El Segundo Boulevard to provide on-street parking along the north curb of the roadway between Standard Street on the west and Kansas Street on the east would add an estimated 101 parking spaces. Reconfiguration was not considered for areas outside of the specified extents to limit intersection capacity impacts at intersections to the west (Main Street) and east (Pacific Coast Highway).

3.3.1.3 OVERNIGHT CURBSIDE PARKING

Overnight parking in Smoky Hollow will be prohibited between 2:00 and 6:00 A.M. Curbside parking for recreational and oversized vehicles (including trailers) will be limited per the El Segundo Municipal Code (Title 8, Article G).

3.3.2 LONG-TERM PARKING STRATEGIES

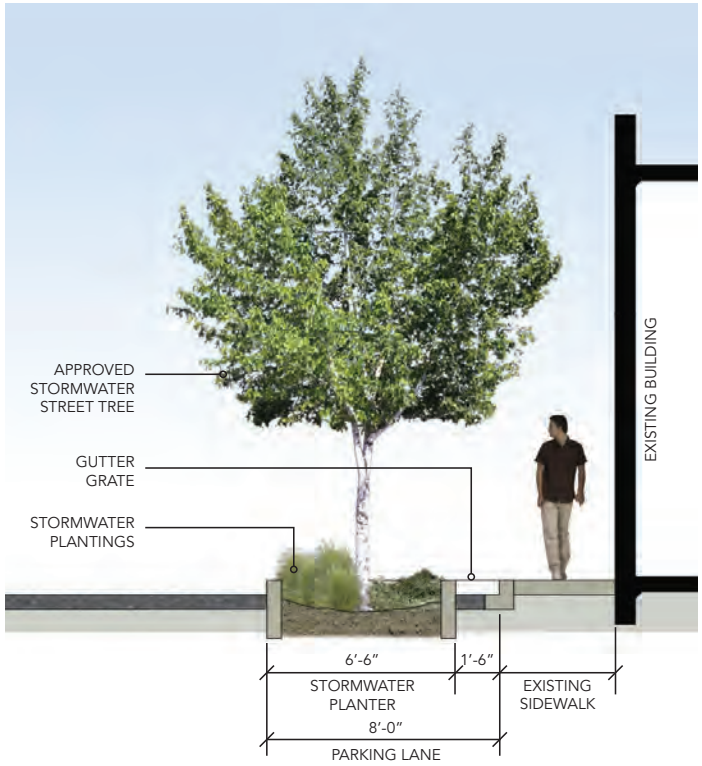
Long-term parking strategies seek to increase the supply of parking with a fiscally sustainable approach that may include a parking district and development of parking structures as private ventures or public/private partnerships.

Parking Structure



- The City will support development of shared/public parking structures for use by workers and visitors in the district. While two potential locations have been identified, centrally located at the northeast and northwest corners of the Maryland Street/ Franklin Avenue intersection (see **Figure 2-1: Zoning Districts**), the provision of parking structures would also be considered in other parts of the Specific Plan area. The provision of structures that can be shared (i.e., parking for commuters during the day, and visitors/ patrons in the evening and weekends) can maximize the use of the parking structure, reduces the amount of parking to be built, and financially supports the facilities' capital and operating expenses.
- In the long term, the City will also explore establishment of a business parking permit district or parking management program to ensure fairness and continuity of access for the managed curbside parking. The business parking permit district may distribute parking passes to local businesses and reserve certain on street spaces for visitors only. The business parking district will manage on-street parking in the district, with associated fees, rights, and penalties.

Figure 3-9: Tree/Stormwater Planter Design and Plant Palette



STORMWATER PLANTER PLANT PALETTE

Trees	
Tristania conferta	Brisbane Box
Lagerstroemia Indica	Crape Myrtle
Pistachia chinensis	Chinese Pistache
Plants	
Agave attenuata	Foxtail
Carex praegracilis	Field Sedge
Helictotrichon sempervirens	Blue Oat Grass
Juncus patens 'Elk Blue'	California Grey Rush
Phormium 'Dusky Chief'	New Zealand Flax

TREES



Lagerstromemia Indica; Crape Myrtle



Pistachia chinensis; Chinese Pistache



Tristania conferta; Brisbane Box

PLANTS



Agave attenuata; Foxtail



Carex praegracilis; Field Sedge



Helictotrichon sempervirens; Blue Oat Grass



Juncus patens; California Grey Rush



Phormium; New Zealand Flax

3.4 PEDESTRIAN AND OPEN SPACE ENHANCEMENTS

The Smoky Hollow Specific Plan identifies strategies to expand existing found spaces for outdoor engagement, conversations, and vitality. Several open space strategies have been identified for Smoky Hollow.

- **Preserve existing open space:** The City will work with private property owners to preserve Smoky Hollow's existing open space resources and identify ways to incorporate open space and greenspace into streetscapes and as part of new private development. The northeast corner lot at Franklin Avenue and Maryland Street is the only open space in Smoky Hollow and is regularly used for picnicking and active recreation. However, this lot is privately owned and may be developed in the future. Maintaining and expanding open space resources in Smoky Hollow is a priority.
- **Create new open space:** For larger, campus-like developments, Specific Plan development standards require adequate provision of on-site open space (see Section 2.3.1.F: Open Space and Landscaping Standards).
- **Create a "Living Street":** Along Franklin Avenue, the creation of a woonerf, or living street concept, will include multi-modal lanes and parking lanes that integrate tree planters, parklets, and curbless sidewalks (see Section 3.2.3: Franklin Avenue).
- **Plant Street Trees:** On key streets in Smoky Hollow, new tree planters will provide shade and visual enhancement to the area's environment. Planters are identified for the north side of El Segundo Boulevard, key locations on Franklin Avenue, and north/south streets between parking spaces. Planters can be strategically located among striped parking spaces or at the end of a parking row in areas generally striped as "no parking". Curb extensions can also accommodate tree planters. A key design consideration for tree planters in Smoky Hollow is to offset the planter from the sidewalk to avoid impacting the storm drainage system. The tree planters will also provide opportunities for additional stormwater filtration. Appropriate tree species selection and location and design of the planting site ensure the healthy growth and longevity of trees, and will enhance the Smoky Hollow streetscape character. See **Figure 3-9: Tree/Stormwater Planter Design and Plant Palette.**

Figure 3-10: Design for Public Rights-of-Way



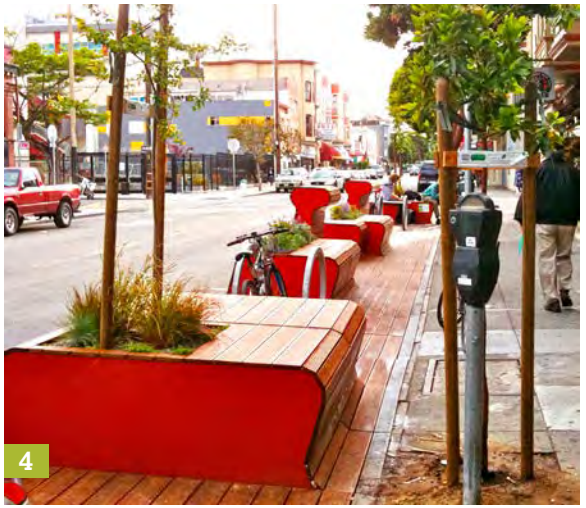
SMOKY HOLLOW DESIGN GUIDELINES: PUBLIC REALM

Design for public rights-of-way, pedestrian amenities, and parklets should consider and utilize the following design concepts. These improvements could be funded by developers through the community benefits program (see Section 4.5.2 - Community Benefits) and/or other sources described in Chapter 5 - Implementation and Financing.

- **Provide street furniture** of enduring quality and aesthetic value; examples include benches, information posts, trash cans, etc.
- **Provide artistic crosswalks** at key intersections by using paint or paving material such as permeable interlocking concrete pavers to differentiate the defined pedestrian zone from traffic lanes.
- **Design layered and lush landscaping** through selection of plant materials displaying a variety of shapes, textures, and colors.
- **Utilize planters and pots to provide greenery**, especially those that are lightweight, modular, movable, and easy to assemble and disassemble in anticipation of temporal events or for emergency use.
- **Create landscape buffers** separating the pedestrian zone from traffic lanes through use of permanent planters that could also be used as seating and/or to maximize permeable surface cover as stormwater drainage.
- **Select drought-tolerant and native plants** to reduce irrigation and conserve water.
- **Develop location-specific phone applications** that inform about public amenities, assist in wayfinding, and encourage pedestrian interactions with destinations in and around Smoky Hollow.
- **Encourage public art** including murals, street paintings, outdoor installation art, and light-based art installations to create visual interest.
- **Install bike facilities** such as bike racks, bike storage, and bike sharing stations.
- **Utilize curb extensions (bulb-outs)** to reduce pedestrian crossing distance and mitigate vehicular traffic and speed.
- **Provide mid-block crossings** to shorten walking distances, increase the safety of crossings, and enhance interactions between both sides of streets.
- **Use exterior lighting** to enhance the safety of public rights-of-way.
- **Provide WiFi hotspots** to attract pedestrian flows and encourage gathering at specified locations.
- **Introduce outdoor food-related retail** through allocation of dedicated spaces for food trucks, ice cream cars, food carts, farmer's market, and tailgating events.



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- **Provide Parklets:** These small parks, generally located in on-street parking lanes, provide amenities like seating, planting, bicycle parking, and art. Parklets encourage social activity by creating community spaces where people can move out of pedestrian traffic, sit down and have a conversation, or simply people watch on a break from the workday, creating a more exciting pedestrian realm. The design of any individual parklet may vary according to the wishes of the primary partner or applicant. Designs may include seating, greenery, bicycle racks, or other features, but should always strive to become a focal point for the community and a welcoming public gathering place, helping to form a series of small intimate outdoor spaces in Smoky Hollow. The spaces nearest new street trees and left over from parking reconfigurations present an exciting opportunity to create an extension of indoor spaces outside, perhaps even small outdoor conference rooms for local businesses or simply places to enjoy lunch and a nice day.

  See **Figure 3-10: Design for Public Rights-of-Way** image and comprehensive list of design guidelines for streetscapes and parklets in Smoky Hollow.

- **Enhanced Pedestrian Lighting:** Pedestrian-scaled street lighting enhances safety, encourages evening use of outdoor spaces, and contributes to aesthetics. Where feasible, pedestrian-level lights should be introduced, especially near parklets.

3-5 Parklets repurpose small segments of streets into public spaces. These small parks can provide amenities like seating, planting, bicycle parking, and art.

3.5 DISTRICT IDENTITY

The importance of a unique identity for Smoky Hollow is multi-faceted, but primarily relates to bolstering economic advantage for local businesses. By building a reputation for the area based on the Specific Plan's vision, Smoky Hollow will become more recognized. People will want to connect their business endeavors and relationships with the area.

A successful place-based identity, or brand, is memorable if it reflects a reputation, a sense of place, and qualities distinctive to a particular area. This kind of identity must be built and maintained through City policies and actions, collaborations with the business community, marketing and promotions, and physical improvements.

Throughout this Specific Plan, Smoky Hollow's identity is expressed in text, graphics, and photo examples. This includes both specific physical improvements to the district's streetscapes to facilitate placemaking, as well as design guidelines that provide a framework for selecting design textures and placement of features.

3.6 INFRASTRUCTURE IMPROVEMENTS

A cost-efficient and reliable infrastructure network is essential to serve any business community. Most of the existing infrastructure within Smoky Hollow—with the key exception of high-capacity and rapid speed telecommunications—is adequate to serve existing and future businesses, although it is aging and will require periodic upgrade and expansion. The City will focus its efforts on providing an adequate level of service to accommodate existing uses and projected growth. One key focus will be to identify solutions to create more sustainable infrastructure that relies on fewer natural resources.

3.6.1 Water

The City of El Segundo manages and operates the domestic water system that serves the Smoky Hollow district. The City provides both potable and recycled water. The City obtains its potable water from a single source, purchased through the West Basin Municipal Water District (WBMWD), which in turn receives the water through the Metropolitan Water District of Southern California. Water lines exist within every street within the Specific Plan area, and



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most water lines are six- and eight-inch lines. Larger water lines (ranging from 10 to 20 inches) run east-west along El Segundo Boulevard and north-south along Standard Street, Lomita Avenue, Illinois Street, and Sepulveda Boulevard. The City does not have any planned projects that will diversify or expand the available water supply. The City has determined that pumping groundwater is not a viable option for diversifying its water supply. Instead, the City anticipates that all potable water will be provided through WBMWD, which provides water of high quality from reliable sources. Due to the slow rising population and demand reduction requirements required by State law, projected water supply needs are expected to decrease from 2015 to 2035.

In addition to distributing potable water, El Segundo is part of WBMWD's recycled water system. Recycled water is used for industrial applications (primarily the Chevron Refinery) and irrigation. New industrial customers are encouraged to connect to recycled water, thereby relieving any large demand on the City's potable water supply. The City does not have any plans to expand its recycled water system, but WBMWD's Capital Implementation Master Plan for Recycled Water Systems identifies expansions to its systems that will help increase reliability of both recycled and potable water service in El Segundo.

Overall, the City's water system is well positioned to serve existing and future businesses within Smoky Hollow. To maintain adequate water supplies, new and expanded development will be encouraged to maximize efficient use of water resources through conservation, demand reduction, and water recycling. Projects will also be expected to incorporate water conservation best management practices.

3.6.2 Sewer

The City's Public Works Department, Wastewater Division operates and maintains the local wastewater system. El Segundo's sewer lines, which are typically eight inches in diameter, are located throughout the Specific Plan area in public street rights-of-way. Force mains, which move wastewater under pressure by using pumps or compressors located in lift stations, are located on Center Street (north of Franklin Avenue), California Street (north of Holly Avenue), Kansas Street (between Grand Avenue and El Segundo Boulevard), and Franklin Avenue (between California and Kansas Streets). A future system capacity analysis conducted in 2014 found that the local system's

6 Image taken from Los Angeles County Flood Control District Reservoir, looking toward eastern Smoky Hollow

Low-Impact Development







pump stations have ample capacity to handle the estimated existing and future peak wet weather flows. Additional storage capacity and emergency generators were recommended for all pump stations within Smoky Hollow.

The City will support ongoing monitoring and maintenance of local sewer lines. Tracking planned infrastructure improvements and, as feasible, coordinating these with roadway improvements associated with implementation of this Specific Plan will also help minimize costs, street closures, and disturbances associated with construction.

3.6.3 Stormwater Drainage

Stormwater refers to precipitation and irrigation runoff that collects on streets and in gutters, along with any other particles and substances that the runoff carries along with it. Considerable stormwater volumes can be generated during a significant rain storm, potentially resulting in the runoff overwhelming the local collection and conveyance infrastructure. The City of El Segundo and the Los Angeles County Flood Control District provide the majority of drainage infrastructure within the City. The storm drain system is critical, as the Smoky Hollow area is highly developed and largely impervious. The continuous maintenance and improvement of stormwater quality are imperative for the protection of public health, wildlife, and watersheds. Through management and appropriately designed development, water pollution can be dramatically reduced.

Typically, storm drains are located along roadways and within large developments. Stormwater quality is a significant concern in Southern California, as stormwater runoff is a significant contributor to local and regional

pollution and the largest source of unregulated pollution to the waterway and coastal areas of the United States. Federal, State, and regional regulations require the control of pollutants discharged to the storm drain system on construction sites and areas of new development or significant redevelopment. Low-Impact Development (LID) principles can be applied to manage, reduce, and re-use stormwater runoff. These LID elements provide water quality treatment and delay stormwater runoff while enhancing the urban landscape.

The City will work with developers and property owners in Smoky Hollow to promote, approve, and implement designs that include the integration of LID strategies, including site designs that maximize permeable surface cover and infiltration potential.

3.6.4 Utilities

Smoky Hollow benefits from an extensive utility network for power, gas, and telecommunications services. The area has not suffered from unusual service interruptions, and systems continue to provide energy and information to businesses and residents.

Electrical power is provided by Southern California Edison (SCE). SCE serves over 14 million people and covers an area of approximately 50,000 square miles across 180 cities. Natural gas is provided by the Gas Company (SoCal Gas), which serves 21.4 million customers in more than 500 cities. The area is currently fully served with electricity and natural gas. Periodic upgrades are funded by the service provider.

Stakeholders within the Smoky Hollow district have expressed concern that the area has limited access to high-speed internet services. Media, software, engineering, aerospace, and many emerging business sectors rely heavily on access to the internet. Fiber optic systems in particular have played a crucial role in enabling broadband and Wi-Fi internet access by making transmission of information much more cost effective than copper wire technology. The current fiber optic network system primarily runs along El Segundo and Sepulveda Boulevards, with very limited access points within the Specific Plan area. El Segundo approved funding for two projects to expand the City-owned fiber optic network and to link all City buildings with its fiber optic network. The City has initiated work to install fiber optic cable crossing Sepulveda Boulevard (I-NetFiber Optic).













04

SPECIFIC PLAN PROCESS + ADMINISTRATION



04 SPECIFIC PLAN PROCESS + ADMINISTRATION

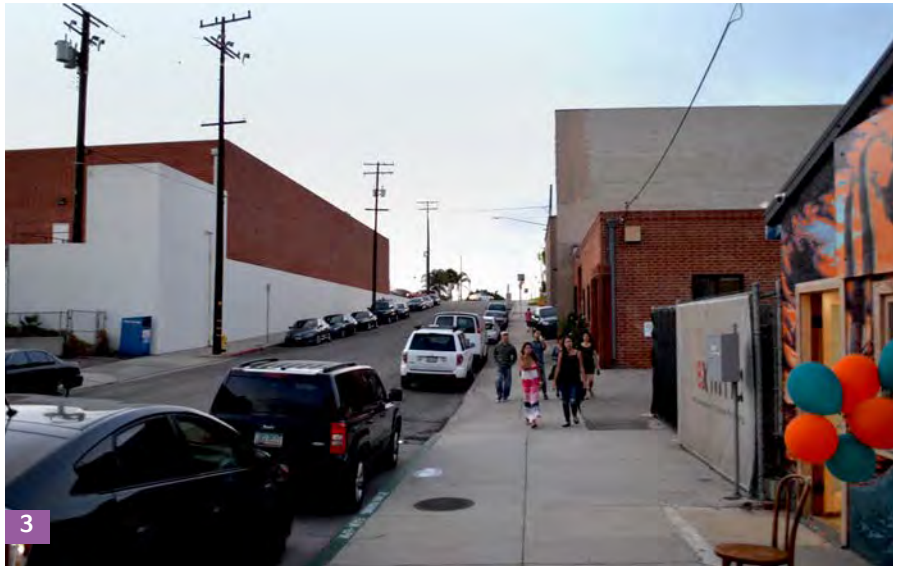
This chapter describes the authority of a Specific Plan, the project review and approval process, and the administrative procedures required for amendments and/or modifications to the Specific Plan.

Specific Plans serves as an implementation tool for the General Plan and establish the zoning regulations for a unique area. This Specific Plan has been prepared pursuant to Section 65450 et seq. of the California Government Code and addresses general provisions, permitted uses, development and design standards, design guidelines, mobility improvements, and infrastructure. All development proposals within the Specific Plan area are subject to the procedures established herein.

Proposed development plans, tentative tract or parcel maps, and any other development approval must be consistent with the Smoky Hollow Specific Plan. Projects consistent with this Specific Plan will be automatically deemed consistent with the General Plan.


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4.1 INTERPRETATIONS

Any ambiguity concerning the content or application of the Specific Plan, such as the determination of similar uses, shall be resolved by the Community Development Director or designee in a manner consistent with the goals, policies, purposes, and intent established in this Specific Plan.

4.2 SEVERABILITY

If any section, subsection, sentence, clause, phase, or portion of this Specific Plan, or any future amendments or additions, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan or any future amendments or additions that can be implemented without the invalid provision, and, to this end, the provisions of this Specific Plan are declared to be severable.

4.3 ENVIRONMENTAL REVIEW

A program-level Environmental Impact Report (EIR) was prepared for the Smoky Hollow Specific Plan. A Program EIR may reduce the need for project-specific environmental review in areas that have been analyzed by the EIR, subject to findings that there are no significant changes in conditions and that the project is in compliance with the Specific Plan requirements. Certain projects may require additional specific environmental review as necessary, if they do not conform to the Specific Plan. This could include targeted studies on one or more identified environmental concerns. The City will make these determinations, and environmental review may be incorporated in the development approval process.

4.4 NONCONFORMITIES

Within the zoning districts established by this Specific Plan or amendments that may later be adopted, there exists or will exist lots, structures, and uses of land which were lawful before the adoption or amendment of this Specific Plan, but which no longer comply. The intent of this Section (Nonconformities) is to permit those nonconformities to continue until they are removed, but not to encourage their continuance. Such uses and structures shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zoning district, except as may be expressly permitted in this Section.

1–4 The El Segundo Art Walk introduces the public to creative businesses throughout Downtown and Smoky Hollow, which open their doors for studio tours, art, and live music.

4.4.1 Nonconforming Uses of Land

Uses of land that were lawful before the effective date of adoption or amendment of this Specific Plan, but which no longer comply, may be continued so long as such use remains otherwise lawful, provided:

A. No such nonconforming use may be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the Specific Plan.

B. If any such nonconforming use is discontinued for any reason for a period of more than 12 consecutive months, any subsequent use must conform to the regulations specified by the Specific Plan for the zoning district in which such land is located. Buildings that are actively available for lease and occupancy or are being remodeled pursuant to a permit or subject to ESMC Section 15-21-3 are not considered vacant for the purposes of this section.

4.4.2 Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, setbacks, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains continuously occupied and is otherwise lawful, subject to the following provisions:

A. Nonconforming structures may expand up to the allowable floor area ratio (FAR) permitted by this Specific Plan. The expansion itself must meet all the requirements of the Smoky Hollow Specific Plan, but is not required to compensate for any deficiency or nonconformity in the original structure.

B. Should a nonconforming structure be involuntarily destroyed to any extent, including total destruction, it may be rebuilt to the identical use and original floor area.

C. Should a nonconforming structure be moved for any reason for any distance whatsoever, it must then conform to the regulations for the zoning district in which it is located after it is moved.

4.4.3 Nonconforming Lots

Nonconforming lots shall comply with ESMC Section 15-21-4 (Nonconforming Lots).

4.4.4 Nonconforming Parking

A legally established use of a lot that does not meet the requirements for on-site vehicular parking (either through provision of required on-site parking, off-site parking, or payment of in-lieu fees) established by this Specific Plan is nonconforming with respect to parking and shall be governed by the following regulations:

A. Continuation. Uses that have nonconforming parking or loading may be continued indefinitely except as indicated below.

B. Repair and Remodel of Buildings. Repairs, rehabilitations, and remodeling that do not enlarge or extend the structure, nor change the use, as established by this Specific Plan, are permitted without change to the parking provided.

C. Additions to Buildings. Additions to structures with nonconforming parking are permitted, provided the existing use of the property is conforming and that parking, as required by this Specific Plan, shall be provided for the new addition above whatever parking existed for the original structure.

D. Change of Use. When the use of all or a portion of a building is modified, parking, as required by this Specific Plan, shall be provided for the entire building and all other buildings on the same lot.

El Segundo Art Walk



4.4.5 Nonconforming Curb Cuts

Existing nonconforming curb cuts along street frontages shall be removed subject to the following provisions:

A. New Buildings. When new buildings are constructed on a lot, any nonconforming curb cuts on the property shall be removed.

B. Additions to Buildings. When additions to structures add 50 percent or more of the gross floor area of existing structures on a lot, all nonconforming curb cuts shall be removed.

4.5 PROJECT REVIEW AND APPROVAL PROCESS

All projects proposed within the Smoky Hollow Specific Plan area shall substantially conform with the provisions of this Specific Plan.

4.5.1 Administrative Adjustments

The Administrative Adjustment review process allows limited exceptions to certain development standards. In addition to the instances allowed by ESMC Section 15-24-1 (Adjustments), a property owner or authorizedagent of the property owner may file an Administrative Adjustment application whenever any one of the following deviations from the provisions of this Specific Plan is proposed:

A. Condition of Approval. If an Administrative Adjustment process is not already included in an approved conditional use permit or administrative use permit, a minor deviation from a condition of approval.

B. Development Standards. A deviation in any numeric development standard, excluding the number of required parking spaces, density, height, or floor area ratio, not exceeding 10 percent.

C. Curb Cuts for Additions. A deviation from the standard required by Section 4.4.5.B (Additions to Buildings).

Findings and required notice for Administrative Adjustments shall comply with ESMC Chapter 15-24 (Adjustments).

4.5.2 Community Benefits Plan

Community benefits are based on the principle that in exchange for allowing incremental increases in development intensity, the community should, in return, receive certain benefits, including beneficial design features such as publicly accessible open space and other development requirements that serve the community's core needs. Any project in Smoky Hollow proposing a deviation from development standards beyond the minor deviations allowed by Section 4.5.1 Administrative Adjustment shall submit a Community Benefits Plan for review and approval by the Director. The Community Benefits Plan shall outline the request for flexibility from strict interpretation of the development standards and regulations of this Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in this Specific Plan that would be provided. Examples of potential community benefits include, but are not limited to, publicly accessible open space, publicly accessible parking, and implementation and/or funding of streetscape improvements identified in this Specific Plan. See Table 4-1 for a description of the process and requirements for Community Benefits Tiers I and II.

4.6 APPEALS

All appeals pertaining to the Smoky Hollow Specific plan shall be conducted in accordance with the provisions of ESMC Chapter 15–25.

4.7 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

Modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. The City will process revisions pursuant to California Government Code Section 65450, et seq. All Specific Plan amendments shall be found consistent with the El Segundo General Plan in compliance with Government Code Section 65454. The Specific Plan may be amended as often as deemed necessary by the City Council in compliance with Government Code Section 65453.

Table 4-1: Community Benefits Plan

Community Benefits Tiers	Review/Approval Authority	Applicable Projects	Findings
Community Benefits Tier I	Planning Commission	Projects that include any of the following components shall be considered under the Tier I review process: **A.** FAR deviation up to 1.5 **B.** Deviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustments	A Community Benefits Plan for Tier I may be approved if the following findings are made: **A.** The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; **B.** The proposed project meets at least 15 of the private design guidelines; and **C.** The proposed community benefit implements public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public.
Community Benefits Tier II	City Council	Projects that include any of the following components shall be considered under the Tier II review process: **A.** Building height deviation up to 50 feet (or 60 feet in Subarea 1 as delineated in **Figure 2-1: Zoning Districts**) **B.** FAR > 1.5 **C.** Three or more deviations to standards (one of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment	A Community Benefits Plan for Tier II may be approved if the following findings are made: **A.** Findings A through C for Tier I; and **B.** The value of the community benefits bears a relationship to the value generated by the project, to be established by separate policy.








apollo





05

IMPLEMENTATION + FINANCING



05 IMPLEMENTATION + FINANCING

The preceding chapters of this Specific Plan outline the vision for Smoky Hollow. This chapter provides the implementation mechanisms to realize that vision.

5.1 IMPLEMENTATION STRATEGIES

Implementing this Specific Plan will require a collaborative effort between the public and private sectors to collectively achieve the vision. Private sector developers, entrepreneurs, investors, and property owners will drive new investment and construction in Smoky Hollow. The City's responsibility is to offer mechanisms that facilitate private investment, and to coordinate, encourage, and deliver parallel and complementary investment in the public realm. Changes in economic conditions and trends over time may require the City to periodically revisit and reprioritize the implementation steps for achieving the vision for Smoky Hollow. Therefore, this chapter describes a variety of potential funding mechanisms in order to accommodate dynamic local interest/capacity and market conditions in Section 5.3 (Funding Strategy).

5.2 IMPLEMENTATION ACTION PLAN

To fully implement the Smoky Hollow Specific Plan, a series of specific policy and regulatory actions are required. Implementation will require

collaboration with local businesses, partner agencies, and the City. The Implementation Action Plan (see Table 5-1) lists specific actions and provides a priority timeframe, primary responsibilities and partners, approximate costs, and potential funding sources. It should be noted that generalized phasing and cost estimates are based on baseline (2017) costs, funding sources, and logistics. Actual timing, costs and implementation will be dependent on development activity, funding and staff resources. Funding sources are further described in Section 5.3.

5.2.1 Strategic Approach to Delivering Major Infrastructure Projects

Many of the short-term and ongoing programs in the Implementation Action Plan are relatively inexpensive to deliver and will lay the groundwork for future change; examples of these programs include publicizing opportunities under the new Specific Plan and ensuring that Smoky Hollow is well-integrated with City economic development and marketing efforts. In contrast, delivering major infrastructure projects will require a multi-step, longer-term strategic approach.

The first actions to be implemented should focus on additional studies to better understand costs and potential revenues to pay for projects. A detailed engineering study should examine the costs of delivering proposed individual major infrastructure projects, including options and costs for phasing the improvements over time. A separate study should analyze projected revenues that could be generated by different funding sources, including the amount of debt that would be incurred and which stakeholders would be responsible for paying for improvements under each funding option. Taken together, these studies can then inform a more detailed discussion with property owners and the El Segundo City Council as to which funding tools are best suited to deliver different improvements and projects to prioritize; then decisions can be made about how to move forward.

The Implementation Action Plan (see Table 5-1) identifies major physical improvements by short-, medium-, long-term, and on-going actions. However, this approach may need to be reconsidered based on the results of the engineering and funding studies, which may find that it is significantly more cost-effective to prioritize certain infrastructure projects over others, or to construct a major infrastructure project all at once instead of through a multi-step process. For example, it may be more cost—effective yet still expedient—to construct the El Segundo Boulevard reconfiguration and improvements all at once, rather than completing an interim streetscape improvement. The cost savings must be weighed against the extra time it would take to plan and construct the major improvement project, and the accompanying lost opportunity to incentivize additional investment in the immediate future by completing an interim improvement.

5.2.2 Sustainability

Smoky Hollow supports a sustainable future for local businesses and the environment. The Smoky Hollow area will evolve in a sustainable manner by decreasing reliance on automobiles, reducing the urban heat-island effect, and promoting sustainable sources of energy. The City encourages the use of solar panels, cool roofs, and tree plantings for new and existing development. The City also encourages businesses to seek out delivery, transport, and fleet vehicles that use clean and alternative fuels. Smoky Hollow is a hub for innovation – as technologies evolve, Smoky Hollow can lead the way in sustainability.

Table 5-1: Implementation Action Plan

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
Action 1. Amend the General Plan to be Consistent with the Smoky Hollow Specific Plan Amend the General Plan to be consistent with the adopted Smoky Hollow Specific Plan land uses, density/intensity standards, and/or policy direction.	Short	City	$	City
Action 2. Publicize Specific Plan Changes Develop a handout describing the new Smoky Hollow Specific Plan guidelines, standards, and incentives. Publicize and distribute to area businesses, property owners, and real estate professionals as a resource to encourage reinvestment and development in the area.	Short	City	$	City
Action 3. Complete a Detailed Engineering Study to Determine Costs for High-Priority Major Infrastructure Projects Identify the high-priority major infrastructure projects, and complete cost estimates for completing the projects. Include different options for phasing the improvements over time or excluding/including different components.	Short	City	$$	City
Action 4. Complete a Revenue Projections Study Analyze projected revenues that could be generated by different funding sources for the major infrastructure projects. Develop recommendations for sources to be used and how they should be applied to different improvements.	Short	City	$	City

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
Action 5. Capital Improvement Plan Integration Identify applicable capital improvements from this Specific Plan in the Capital Improvement Plan (CIP). Update based on priorities outlined in this Implementation Plan with each budget cycle.	Short	City	$	City
Action 6. Acquire Grant Funding Research and apply for Federal, State, and regional grant funding programs that offer funding for improvements in Smoky Hollow..	Ongoing	City	$	Federal State SCAG Metro Grants
Action 7. Positive Business Climate Marketing Ensure that El Segundo's economic development activities aggressively market Smoky Hollow's strong competitive location and supportive regulatory climate for users in a variety of industries, such as creative and multimedia industries.	Short	City	$$	City
Action 8. Crosswalk Enhancement Pilot Project Work with property owners and businesses to identify crosswalk enhancement locations along Franklin Avenue. Implement a pilot project to make visual enhancements to crosswalks, which could include a community art competition to design crosswalk art and other roadway intersection paintings.	Short	City	$	City Federal State Grants Metro Private

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
Action 9. Parklet Pilot Project Work with property owners and businesses to identify locations for temporary parklets.				
Action 10. El Segundo Boulevard Streetscape Improvement: Short Term Undertake pilot programs to test reconfigurations of El Segundo Boulevard that can accommodate bike lanes, wider sidewalks, and/or parking.	Short	City	$$	City
Action 11. El Segundo Boulevard Streetscape Improvement: Mid Term Implement street tree plantings within the parking lane along El Segundo Boulevard as feasible, and incorporate drought-tolerant landscaping.	Medium	City	$$	City Grants Private
Action 12. El Segundo Boulevard Reconfiguration: Long Term Remove the four-foot landscape strip on the south side of El Segundo Boulevard to accommodate a wider sidewalk on the north side of the street. This adjustment will double the sidewalk's width to eight feet. Implement sidewalk improvements (e.g., street tree plantings in curb bulb-outs, street furniture, bicycle racks, and pedestrian scale lighting), improve drought-tolerant landscaping, and create pedestrian amenities where feasible.	Long	City	$$$$	City Grants Private
Action 13. Grand Avenue Streetscape Improvement Implement roadway restriping to accommodate two 11-foot lanes and two 13-foot shared lanes for cyclists and automobile parking (sharrows) on Grand Avenue. Work with Metro to develop wayfinding signage to improve access to the Mariposa and El Segundo Metro C Line Station. Add wayfinding signage to Downtown and the Marvin Braude Bike Trail.	Short	City Metro	$$	City Grants Private

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
Action 14. Franklin Avenue Streetscape Improvement (Phase 1) Implement sidewalk improvements (e.g., street tree plantings, parklets, street furniture, bicycle racks, and pedestrian scale lighting), and create pedestrian amenities where feasible. Add creative crosswalks to complete Franklin Avenue vision for short-term improvements.	Short	City	$$	City
Action 15. Franklin Avenue Streetscape Improvement (Phase 2) Implement a "woonerf" or living street concept for Franklin Avenue to include two multi-modal lanes shared by automobiles and cyclists, parking lanes that integrate tree planters, and two six-foot curbless sidewalks. Integrate enhanced paving along Franklin Avenue, pedestrian lighting, and parklets.	Medium	City	$$$$	City
Action 16. North/South Streets Reconfiguration Reconfigure (re-stripe) key north/south running streets to provide a 20-foot one-way travel lane and a 20-foot angled parking lane to increase on-street parking capacity.	Short	City	$$	City
Action 17. North/South Streets Streetscape Improvement Implement streetscape improvements (e.g., street tree plantings, parklets, street furniture, bicycle racks, and pedestrian scale lighting), and create pedestrian amenities where feasible.	Short	City	$$	City
Action 18: Establish New Funding Mechanisms Using the results of the previously completed engineering cost estimates and revenue projections, work with property owners, businesses, and developers to establish mutually agreed-upon funding mechanisms, such as a Property-Based Business Improvement District (PBID) or Business-Based Business Improvement (BID), and other district-based funding tools.	Medium	City Property Owners Business Owners	$	City Property Owners Businesses

SPECIFIC ACTIONS	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		**COST** $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
Action 19: Transportation Management Association (TMA) Establish a TMA to implement travel and parking demand reductions in Smoky Hollow, in conjunction with the related improvements described in the following actions. The TMA's work would closely coordinate with the activities of the parking benefit district, if the latter is created.	Short	City	$	City Property Owners Businesses
Action 20: Establish Parking Benefit District The parking benefit district will create a mechanism to oversee and guide reinvestment of parking permit revenue, fee revenue, and other sources in order to increase the supply of parking in Smoky Hollow, reduce parking demand, and improve management of existing spaces. The benefit district will establish a process for business permit parking, making parking spaces available via permit, on a first-come/first-serve basis, or arising from a change of land use, and/or building additions.	Medium	City Property Owners Business Owners	$$	City Permit, Fee, and Fine Revenue Property Owners Businesses
Action 21: Establish Parking In-Lieu Fee Provide for the establishment of a parking in-lieu fee where new developments, changes in use, and additions to existing buildings in the district have the option of paying an in-lieu fee as a substitute for providing on-site parking. Revenue generated by the in-lieu fee program can be used to fund the new parking facilities or to fund improvements that reduce automobile parking demand, such as pedestrian, bicycle, and transit improvements recommended in this Specific Plan, as well as maintenance and operations of parking facilities.	Short	City Property Owners	$$	Property Owners

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
Action 22: Parking Monitoring Program Via the TMA and/or parking benefit district, establish a parking monitoring program to track parking supply and demand in Smoky Hollow and assess performance of the area's parking standards. Establish timeliness to re-assess Specific Plan implementation and standards and make modifications as needed.	Medium	City	$	TMA City
Action 23. Key Intersections Crosswalk Improvements Implement crosswalk improvements at key intersections in Smoky Hollow to increase pedestrian safety and branding. These improvements should be prioritized based on the results of the engineering cost study and available funding.	Medium	City	$$	City Property Owners Businesses
Action 24. Transit Improvements Coordinate with transit providers to provide additional or extended routes through Smoky Hollow. Ensure that bus stop layouts, street furniture, shelters, and signage are consistent with the artistic and creative nature of Smoky Hollow. These improvements should be prioritized based on the results of the engineering cost study and available funding.	Medium	City Metro Beach Cities Transit	$$$	City Metro Beach Cities Transit Federal Funding

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	**PRIMARY RESPONSIBILITY/ PARTNERS**	**COST**	**FUNDING**
Action 25. Expand the El Segundo Lunchtime Shuttle Bus Expand the existing El Segundo Lunchtime Shuttle to create a new shuttle route for peak hours between the Mariposa and/or El Segundo C Line Stations and Smoky Hollow.	Medium	City	$$	City Metro Beach Cities Transit Federal Funding TMA
Action 26. Bicycle and Pedestrian Connectivity. Continue to develop and implement bicycle and pedestrian improvements in Smoky Hollow, including bicycle parking along key north/south streets and bicycle signage and sharrows on bike-friendly streets. These improvements should be prioritized based on the results of the engineering cost study and available funding.	Ongoing	City	$$	City Federal Funding
Action 27. Multimodal Marketing. Via the TMA, promote multimodal transportation to create awareness and opportunity for commuters to take the train or bicycle to work.	Short	City Metro	$	TMA City

SPECIFIC ACTIONS	TIMEFRAME Short = 1 to 5 Years Medium = 5 to 10 Years Long = over 10 Years Ongoing		COST $ = <$50,000 $$ = $50,000 to $250,000 $$$ = $250,000 to $500,000 $$$$ = over $500,000	
	TIMEFRAME	PRIMARY RESPONSIBILITY/ PARTNERS	COST	FUNDING
Action 28. Shade Trees and Open Space Continue to prioritize the provision of open space and planting trees. Emphasize planting of trees to shade sidewalks in order to mitigate the heat island effect and encourage pedestrian activity. These improvements should be prioritized based on the results of the engineering cost study and available funding.	Ongoing	City	$$	City
Action 29. Partnerships Establish an environment of collaboration and partnership between the City, other public agencies, key stakeholders, and community to help ensure the implementation of this Specific Plan.	Ongoing	City Property Owners Business Owners Metro SCAG Caltrans	$	City
Action 30. Expand Marketing of Smoky Hollow through Event Programming Coordinate with City's existing programs and activities to highlight and include Smoky Hollow, and work with Smoky Hollow businesses–or business representatives such as a future PBID/BID–to expand and market events such as the El Segundo Art Walk, and create new events that highlight the district.	Ongoing	City Property Owners Business Owners	$$	City Businesses

5.3 FUNDING STRATEGY

A range of funding sources and financing options are available for infrastructure development and ongoing operations and maintenance costs in California. While the ideal set of solutions and implementation and funding mechanisms to achieve the Smoky Hollow Specific Plan's goals will evolve over time, a consistent set of criteria for selecting these mechanisms are established as follows.

- Equitable distribution of costs and benefits: Smoky Hollow's existing parking, parks, and pedestrian deficiencies are shared among all property owners and businesses, and are not attributable only to future development projects. As a result, funding for resolving existing deficiencies should be shared among all property owners and/or businesses in the district.
- Allow for incremental solutions: While major, long-term infrastructure projects can occur in later phases of Smoky Hollow's build out, the implementation strategy prioritizes high-impact approaches to infrastructure improvements that can be introduced in the short term.
- Reduce dependency on future development: Implementation solutions will focus on resolving existing district-wide deficiencies regardless of future development activity.

It is envisioned that many future improvements planned for the Smoky Hollow area will be achieved through development by the private sector, including meeting development standards, paying existing and possible future fees, and through other funding mechanisms that could apply to all future development. Guided by the development standards and guidelines included in this Specific Plan, these development projects can each incrementally contribute to establishing a high-quality place whose value will be much greater than it would be without these coordinated efforts.

It is also incumbent on the City to pursue an array of funding sources and financing mechanisms to implement some of the larger public improvements included in this Specific Plan. These mechanisms are complex and are tied to many factors outside the control of the City of El Segundo, including market and economic cycles, State and Federal grant funding availability, State enabling legislation, etc. This precludes the ability to immediately

Smoky Hollow buildings portray a sense of history





establish a detailed timeline for building every identified improvement. Therefore, this implementation strategy focuses on identifying the range of potential mechanisms available for delivering the major improvements necessary to realize the core elements of the Specific Plan's vision. The strategy prioritizes an initial set of investments and programmatic activities that will set the stage for long-term implementation. This implementation strategy should be revisited on a regular basis to ensure that the Plan's desired outcomes are being achieved.

5.3.1 Categories of Physical Improvements and Programs Requiring Funding

Implementation of the Smoky Hollow Specific Plan requires completing a number of physical improvement projects and initiating several ongoing programs. Section 5.3 below describes the process and timing for implementing specific projects and programs, and describes the specific locations of improvements. For purposes of understanding how funding sources and tools align with these projects and programs, however, the projects and programs can be broken down into three major categories.

- Interim Physical Improvements: Relatively low-cost physical improvements that can either precede or be completed in conjunction with a more significant physical improvement. Potential projects include temporary parklets, street restriping (including minor lane reconfigurations and on-street parking changes), modest landscaping improvements, and minor bicycle and pedestrian improvements.
- Major Capital Improvement Projects: Capital improvement projects that require major reconfigurations of physical infrastructure when fully implemented. Examples of these projects in Smoky Hollow include major

street reconfigurations (moving curbs, adding sidewalks, etc.), major streetscape improvements (trees, landscaping, pedestrian and bicyclist improvements), and new open spaces or parks.

- Ongoing Programs: Programs and activities that require continuous funding for implementation. Examples of such programs include publicizing development opportunities under the new Specific Plan, continuing study of capital improvement costs and financing, grant funding applications, creation of marketing programs, creation and maintenance of a permit parking district, expanded lunchtime shuttle bus, implementation of a transportation demand management program, and event programming.

5.3.2 Funding Sources and Application to Smoky Hollow Improvements and Programs

This section provides a menu of potential funding sources for implementing capital improvements and programmatic activities to realize the Smoky Hollow Specific Plan vision. In many cases, multiple funding sources must be combined to pay for projects. Therefore, each source's description includes considerations for deploying the source in the specific Smoky Hollow context.

Although the terms "funding" and "financing" are often used interchangeably, there is an important distinction between the two terms. "Funding" typically refers to a revenue source such as a tax, fee, or grant that is used to pay for an improvement. Some funding sources, such as impact fees, are one-time payments, while others, such as assessments, are ongoing payments. "Financing" involves borrowing against future revenues by issuing bonds or other debt instruments that are paid back over time through taxes or fee payments, enabling agencies to pay for infrastructure before the revenue to cover the full cost of the infrastructure is available.

Table 5-2: Funding Source Examples

Category	Examples
City Resources	General Fund Capital Improvement Program User Fees
Outside Grants	Regional, State, and Federal Grants
Developer Contributions	Development Standards CEQA Mitigations Impact/In-Lieu Fees Negotiated Agreements
District-Based Tools	Assessment District Community Facilities District Enhanced Infrastructure Finance District

City Resources:

- **General Fund:** General Fund revenues include property tax, sales tax, transient occupancy tax, and other revenues that are primarily used to pay for ongoing municipal services and operations. Both the General Fund and the Capital Improvement Program are critical funding sources for the Smoky Hollow Specific Plan's "interim" physical improvements. The General Fund will also need to support ongoing programs that require City staff time, such as the developer toolkit and grant funding applications.
- **Capital Improvement Program (CIP):** Infrastructure projects identified in the Smoky Hollow Specific Plan—including the major capital improvement projects—are candidates for inclusion in the City's Capital Improvement Program, which is updated annually and includes a projection of five years of future infrastructure projects.
- **User Fees:** User fees and rates include the fees charged for the use of public infrastructure or goods. It may be possible to use some portion of user fee or rate revenue toward financing the costs of new infrastructure, but user fees are generally unlikely to be a major source of funding for implementation of the Smoky Hollow Specific Plan. One exception to this is that any potential future parking meter or business permit parking revenue—if these programs are adopted—could contribute partial funding for parking management programs as part of a parking benefit district.

Outside Grants:

Various Federal, State, and regional grant programs distribute funding for public improvements. Because grant programs are typically competitive, grant funds are an unpredictable funding source, and the City of El Segundo must remain vigilant in applying for grants to implement the Smoky Hollow Specific Plan. Smoky Hollow projects focused on transit improvements and pedestrian and bicycle improvements may be especially competitive for grant funding since these projects contribute to achieving the goals of the regional Sustainable Communities Strategy. For example, the Southern California Association of Governments (SCAG) provides competitive grant funding under the Active Transportation Program for infrastructure improvements such as bicycle lanes and pedestrian improvements.

Developer Contributions:

- **Development Standards:** Each new development project will contribute to the Smoky Hollow Specific Plan's implementation by meeting requirements regulating each project's land uses, height, density, bulk, parking requirements, on-site circulation, on-site open space, street frontage improvements, and other features. New development projects can also be required to reimburse the City for the cost of developing and administering the Smoky Hollow Specific Plan itself. These standards are adopted in the City's zoning ordinance and must be satisfied in order for a project to be granted approval.
- **CEQA Mitigations:** The environmental review process requires the analysis of a project's environmental impacts and the identification of measures to reduce or eliminate these impacts. As a requirement of approval, developers may be required to undertake a number of mitigation measures, such as off-site traffic mitigation as defined by the California Environmental Quality Act (CEQA).
- **Impact/In-Lieu Fees:** Impact and in-lieu fees are one-time fees imposed on new

Architectural examples of old and new buildings in Smoky Hollow





developments to pay for improvements and facilities that either serve the new development or reduce the impacts of the project on the community. Fee revenues cannot be used to fund existing deficiencies in infrastructure. In-lieu fees are payments made instead of meeting an on-site development requirement (such as paying a fee in-lieu of providing on-site parking spaces), while impact fees are required unless the impact is addressed in some other way (if allowed). The cost and basis of impact fees and in-lieu fees must be directly related to the impacts being mitigated or requirement being met, respectively.

- El Segundo's existing impact fees are dedicated to specific traffic mitigation and public facilities. This fee would have to be amended to include projects in the Smoky Hollow area.

  A parking in-lieu fee option is promising for the Smoky Hollow Specific Plan district, since it would allow reinvestment to occur on smaller parcels that may be unable to accommodate required parking on-site. Fee revenue could be dedicated to street restriping to expand the supply of on-street parking.

- **Negotiated Agreements:** Negotiated community benefits are developer contributions that exceed the baseline features required through development standards, environmental mitigation measures, and impact fees. These agreements are typically negotiated for large development projects, often either as a codified condition of approval for projects meeting certain conditions, or in exchange for variances from existing land use regulations. These could potentially be applicable to the larger property holdings in the eastern Smoky Hollow area.

Parking in Smoky Hollow is a Primary Concern



Reimbursement agreements are a form of agreement in which a developer provides infrastructure or facilities that serve the needs of the broader area, which are then dedicated or conveyed to the public. The developer's additional costs are then reimbursed by the City and/or future development projects that benefit from the infrastructure or facility. Such an approach is more typically used in greenfield locations in which a single developer is required to build major sewer/water and parks facilities with capacity to serve future growth at other adjacent properties. While opportunities to use the reimbursement agreement tool are therefore limited in Smoky Hollow, a single large development project may have capacity to dedicate additional land for parks or parking under such an arrangement.

District-Based Tools:

Land-based financing tools are typically associated with new real estate development to generate benefit-based special assessment revenues or property tax revenues to finance improvements through bond repayment or paying for improvements over time. District-based tools provide a stable revenue stream while ensuring that properties benefiting from improvements also contribute to those public investments. Table 5-3 describes the three primary types of district-based funding and financing tools. Note that assessment districts and community facilities districts primarily capture additional funding from private entities, while the enhanced infrastructure financing district reinvests growth in public property tax revenues within the district that would otherwise accrue to the City.

The property-based improvement district (PBID) and/or business improvement district (BID) are particularly promising for use in Smoky Hollow. With ongoing funding by property owners and/or business owners, a PBID or BID would provide an ongoing stream of revenue for promoting the district, contributing to lower-cost physical improvements, and managing any ongoing programs. This revenue source is generally insufficient to fund major capital improvements, but the limited assessment and the local control of revenues are likely to appeal to property owners and businesses within the district.

A Mello-Roos community facilities district (CFD) would provide a flexible and substantial revenue source against which it is possible to issue bonds for major capital improvements. Revenues can also be used to fund ongoing operation and maintenance expenses. However, passage of a CFD in Smoky Hollow is likely to be challenging until property owners reach consensus around shared infrastructure needs and a willingness to contribute significant monetary resources toward resolving those needs.

Table 5-3: Summary of Major District-Based Value Capture Tools

Funding Tool	Description	Uses	Considerations
Special Assessment Districts	Additional assessment against a range of participants, depending on the type of district and relative benefit received. Examples include: Landscaping and Lighting District, Community Benefit District, Business Improvement District, Property-Based Business Improvement District	Most useful for funding ongoing operations and maintenance.	▶ Requires majority vote of paying stakeholders. ▶ Increases costs and risk for paying stakeholders. Stakeholders need to perceive a clear benefit for themselves. ▶ Impacts paying stakeholders' overall ability to support other taxes, fees, and community benefits. ▶ Little financial risk to the City or public agencies; could lead to increased tax revenue based on private reinvestment. ▶ Additional City staff time to administer districts could offset some gains.
Community Facilities District (Mello-Roos)	Additional assessment on property, levied and varied based on a selected property characteristic (excluding property value).	Infrastructure improvements, development of public facilities, ongoing operations and maintenance.	▶ Requires approval of 2/3 of property owners (by land area) if there are fewer than 12 registered voters residing in the district. ▶ Boundaries can include noncontiguous parcels. ▶ Fees can be proportionally subdivided and passed on to future property/home owners. ▶ Increases costs and risk for landowners and homeowners if fees dissuade buyers or reduce achievable sales prices. ▶ Impacts paying stakeholders' overall ability to support other taxes, fees, and community benefits.
Enhanced Infrastructure Financing District	Diverts a portion of future General Fund property tax revenues generated within the district to help fund infrastructure projects.	Infrastructure improvements, development of public facilities, affordable housing development.	▶ Formation does not require a local vote, but bond issuance requires a vote of 55 percent of landowners by area if there are fewer than 12 registered voters residing in the district. ▶ Does not cost individual property owners additional fees and taxes. ▶ Does not divert revenues from schools. ▶ Reduces future General Fund revenues by restricting use of the district's future property tax revenue growth. Does not typically generate significant additional revenue above what the City already receives.

Table 5-4: Applicable Funding Sources for Improvements and Programs in Smoky Hollow

	DEVELOPER CONTRIBUTIONS				DISTRICT-BASED MECHANISMS			CITY RESOURCES			OUTSIDE SOURCES
	DEVELOPMENT STANDARDS	CEQA MITIGATIONS OF PROJECT IMPACTS	IMPACT/IN-LIEU FEES	NEGOTIATED & VOLUNTARY AGREEMENTS	ASSESSMENT DISTRICT (LLD, PBID, CBD)	CFD	EIFD	GENERAL FUND	CAPITAL IMPROVEMENT PROGRAM FUNDS	USER FEES	OTHER REGIONAL, STATE, & FEDERAL GRANTS
Interim Physical Improvements											
Street restriping/minor reconfiguration		X	X	X		X	X	X	X		X
Property frontage improvements	X	X		X		X	X	X	X		
Crosswalk improvements		X	X	X	X	X	X	X	X		X
Temporary parklets				X	X	X	X	X	X		X
Privately-owned open spaces	X			X							
Major Capital Improvement Projects											
Street reconfiguration and redesign		X	X	X		X	X	X	X		X
Streetscape improvements				X	X	X	X	X	X		X
Public parks and open spaces			X	X		X	X	X	X		X
Ongoing Programs											
Public improvement financing plan								X			
Promotional marketing of Smoky Hollow					X			X			
Property owner outreach					X			X			
Permit parking district								X		X	
Lunchtime shuttle bus expansion					X			X		X	X
Transportation demand management programs								X		X	
Event programming					X			X			

A

APPENDIX: GLOSSARY

A APPENDIX: GLOSSARY

This Appendix defines terms and phrases used in this Specific Plan that are technical or specialized or that may not reflect common usage.

Words or phrases not defined here shall be as defined in ESMC Section 15-1-6 (Definitions).

Accessory: A building, part of a building or structure, or use which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.

Accessory Use: A use of a portion of land or building that is customarily and clearly incidental and subordinate to the principal use of the land or building, is located on the same lot as the principal use and is dependent upon the principal use for the majority of its utilization or activity. Accessory uses typically are very small in proportion to the principal use.

Alcohol Sales, Off-Site: Any establishment in which alcoholic beverages are sold for consumption off the premises.

Alcohol Sales, On-Site with Food Service: Any establishment in which alcoholic beverages are sold, served, or given away for consumption on site as part of a restaurant, deli, market or similar establishment where customers purchase food and beverages and consume the food and beverages on the premises.

Assembly Halls: A building or portion of a building, used for large-scale indoor gatherings of people. For example, assembly halls include private educational facilities; religious institutions; clubs; lodges; theaters; and similar kinds of facilities whether available for public or private use.

Brewery and Alcohol Production: An establishment that produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Also includes incidental sale of beverages for on-site and off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Building Site: A) The ground area of one lot; or B) The ground area of two (2) or more lots when used in combination for a building or group of buildings, together with all open spaces as required by this Specific Plan.

Business: An establishment intended for the conduct, service, or administration by a commercial enterprise, or offices for the conduct of professional or activities service.

Business and Consumer Support Services: Business and consumer support services include establishments primarily providing consumers and businesses with services, including maintenance, repair, testing, and rentals.

Caretaker Unit: A dwelling unit used for a caretaker of the property on which it is located and no larger than five hundred (500) square feet in area.

Commercial Kitchen: An establishment where food and beverages are prepared for off-site consumption. Typical use is a catering facility.

Data Centers: An industrial building containing floor space that houses computer servers, and informational technology equipment primarily for the purpose of storing and distributing data.

Dwelling, Multiple-Family: A building or portion of a building containing three or more dwelling units designed or arranged for occupancy by three or more households living independently in which they may or may not share common entrances and/or other spaces.

Dwelling, Single-Family: A building containing no more than one dwelling unit designed for occupancy by not more than one household.

Dwelling, Two-Family: A building containing no more than two dwelling units designed or arranged for occupancy by two households living independently.

Financial Institutions: Banks, credit unions, investment companies, lending and thrift institutions, securities/commodity brokers.

Fitness Studio: An establishment where exercises and related activities are performed for the purpose of physical fitness. Examples of uses include Pilates, personal training, dance, yoga and martial arts studios.

Floor Area (Gross): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Freight Forwarding: A person or company that organizes shipments for individuals or corporations to move goods from the manufacturer or producer to a market, customer, or final point of distribution.

Gym: See "Fitness Studio."

Incidental: See "Accessory."

Industrial, Heavy: The manufacturing, compounding, processing, assembling or testing of large heavy items or materials in bulk.

Industrial, Light: A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts.

Live/Work: The partial use of a dwelling unit for commercial uses.

Medical/Dental Office/Clinic: A building or group of buildings designed and or used by, physicians, chiropractors, dentists and others engaged professionally in such healing arts for humans.

Outdoor Storage: The storage of various materials outside of a structure incidental to a principal use. Does not include the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current Building Permit.

Offices, General: Offices maintained and used as a place of business conducted by persons whose business activity consists principally of services as distinguished from the handling of commodities.

Open Space, Public or Quasi-public: Outdoor space that serves a leisure, recreational or aesthetic function. Examples include parks and athletic fields. Also includes privately owned publicly accessible spaces in the form of an arcade, plaza, and similar places. Excludes commercial recreation where fees are charged for entrance or use.

Parking Facility: A public or private space dedicated to accommodating vehicle parking stalls, backup area, driveways, and aisles. Also includes parking structures.

Personal/Mini Storage, General: A facility having compartments, rooms, spaces, containers or other type of units that are individually leased, rented, sold or otherwise contracted for the storage of personal or business goods or property Also known as self storage and mini storage. Does not include Personal Storage, Collection or Warehousing.

Personal Storage, Collection: A facility having compartments, rooms, spaces, containers or other type of units that are individually leased, rented, sold or otherwise contracted for the storage of specialized collections. Facilities under this definition provide specialized features and/or mechanisms to facilitate the storage of specific collection types, such as temperature or humidity controlled units for the storage of wine, cigars, art, furs, or classic cars. Does not include General Personal/Mini Storage.

Public Facilities: A building or structure owned, operated or occupied by a governmental agency. Public facilities include: municipal, county, state or federal governmental facilities.

Public Utilities: Facilities, equipment, and associated features related to the mechanical functions of a building and services such as water, electrical, telecommunications, and waste. Includes facilities for flood control and the generation of electricity. Excludes wireless communications facilities.

Research and Development: Establishments engaged in study, testing, design, analysis and experimental development and testing of products, processes or services.

Restaurant, Fast Food: A restaurant where customers purchase food and beverages and either consume the food and beverages on the premises or take the food and beverages off the premises. Typical characteristics of a fast food restaurant include: the purchase of food and beverages at a walk-up window or counter; no table service; payment for food and beverages before consumption; and the packaging of food and beverages in disposable containers.

Restaurant, Food To Go and Take-out: A restaurant or other such establishment designed as a take-out facility in which no food is consumed on the premises and no permanent provisions are made for that purpose. Provisions for deliveries, catering, drive-through or walk-up facilities are permitted.

Restaurant, Full Service: A restaurant where customers purchase food and beverages and consume the food and beverages on the premises. Typical characteristics of a full service restaurant include: table service; payment after consumption; and serving food and beverages in non-disposable containers. A full service restaurant may include incidental or occasional takeout sales.

Restaurant, Outdoor Dining: A dining area with seats and/or tables located outside the walls of the structure without a solid roof cover.

Retail: Sales, of physical objects and/or prepackaged food items to the consumer. Retail sales transactions typically require collection of sales and use tax.

Service Stations: An area which provides for the sale of gasoline, other fuels, and lubricants for motor vehicles as the primary use.

Snack Shop: An establishment that sells food or beverages for consumption on or off the premises in conjunction with retail sales of other goods.

Studio/Sound Stages and Support Facilities: Space in an outdoor or indoor area, building, part of a building, structure, or a defined area, which is utilized primarily for the creation of film, television, music video, multimedia, or other related activities.

Vehicle Sales and Services: The sales, rental, repair, alteration, restoration, towing, painting, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use.

Veterinary Services: Establishments where household animals receive medical and surgical treatment and may be temporarily boarded in association with such medical or surgical treatment.

Veterinary Services with Boarding and/or Day Care: Establishments where household animals receive medical and surgical treatment, and which offer boarding or animal day care services and facilities not associated with medical or surgical treatment.

Warehousing: The use of a building or structure as storage space for goods, merchandise, or equipment and where the facility owner/operator of the warehouse is the owner of the goods or is the entity that offers the goods for sale or resale.

Wholesaling: The sale of commercial goods at or near production cost. The wholesaling use category includes firms involved in the sale, of products primarily intended for industrial, institutional, or commercial businesses. Businesses may or may not be open to the general public, but sales to the general public are limited.

RESOLUTION NO. 2942

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING CITY COUNCIL ADOPT AND APPROVE AN UPDATED POLICY FOR EVALUATING SMOKY HOLLOW SPECIFIC PLAN COMMUNITY BENEFIT PLANS

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

SECTION 1: The Planning Commission finds and declares that:

A. On February 4, 2020, the City adopted a methodology for approving Smoky Hollow Specific Plan Community Benefit Plans;

B. On September 16, 2022, the City initiated an application for Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01 to amend the Smoky Hollow Specific Plan updating permitted uses, development standards, design guidelines, the community benefit plan process, clarifying various provisions, and amending the Smoky Hollow Specific Plan Community Benefits Plan Policy;

C. On January 12, 2023, the Planning Commission held a study session to receive public testimony and provide direction to staff on the scope of the specific plan amendment and the Smoky Hollow Specific Plan Community Benefits Plan Policy;

D. On September 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the proposed ordinance and policy, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and,

E. This Resolution and its findings are made based upon the evidence presented to the Commission at its September 14, 2023, hearing including, without limitation, the staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

SECTION 2: *Factual Findings and Conclusions*. The Planning Commission finds as follows regarding the proposed amendments to the City's policy for evaluating Smoky Hollow Specific Plan Community Benefit Plans (the "Project"):

A. The current Smoky Hollow Community Benefits Plan Policy counts as community benefits the architectural design features of buildings and other improvements on private property; those features primarily benefit private property owners and not the public;

B. The Smoky Hollow Specific Plan identifies public realm improvements in Chapters 3 and 5 that benefit the public and help implement the Specific

Plan's primary goal of transforming Smoky Hollow into a vigorous incubator district and major economic force in the City; the current Smoky Hollow Community Benefits Plan Policy does not sufficiently prioritize these public improvements;

C. The current Smoky Hollow Community Benefits Plan Policy is unnecessarily complicated;

D. The current Smoky Hollow Community Benefits Plan Policy has not resulted in the implementation of public improvements at the rate originally anticipated;

E. The current Smoky Hollow Community Benefits Plan Policy has not generated the revenue for the Smoky Hollow Public Infrastructure Fund originally anticipated;

F. The proposed update to the Smoky Hollow Community Benefits Plan Policy clarifies the definition of community benefits;

G. The proposed update to the Smoky Hollow Community Benefits Plan Policy will increase the revenue for the Smoky Hollow Public Infrastructure Fund and accelerate the implementation of public improvements; and

H. The proposed update to the Smoky Hollow Community Benefits Plan Policy simplifies the community benefit evaluation process.

SECTION 3: *Environmental Assessment*. Based on the facts set forth in Section 2, and on the evidence in the record as a whole, the Planning Commission finds and determines that the Project is not subject to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq. ("CEQA")) for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)), (2) there is no possibility that the Project may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and (3) the Project does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). The Project simply amends the policy for evaluating community benefit plans proposed within the Smoky Hollow Specific Plan area; it does not modify or effect any allowable use or development standard in the Specific Plan area.

SECTION 4: General Plan Findings. The Planning Commission finds that the proposed policy is consistent with the City's General Plan. The Smoky Hollow Specific Plan serves as the implementing document for the General Plan, with specific goals/policies for the Smoky Hollow area. The proposed policy is consistent with the Specific Plan's goal to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City. Specifically, the proposed policy will clarify and simplify the community benefit plan evaluation process

and require future developer to either construct or fund public parking, sidewalk and other streetscape projects in the public right-of-way, which is consistent with the Specific Plan's objective of making public infrastructure improvements.

SECTION 5: *Recommendations*. The Planning Commission recommends that the City Council adopt the updated Smoky Hollow Specific Plan Community Benefits Plan Policy attached as Exhibit "A".

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: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 8: This Resolution will remain effective unless and until superseded by a subsequent resolution.

SECTION 9: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

PASSED AND ADOPTED this ____ day of September 2023.

_____
Chair Michelle Keldorf
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary and
Community Development Director

Keldorf	-
Hoeschler	-
Newman	-
Maggay	-
Inga	-

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

By: _____
Joaquin Vazquez, Deputy City Attorney

COMMUNITY BENEFIT DEFINITION (BROADLY)

Section 4.5.2 of the Specific Plan provides a general definition and examples of community benefits. For clarity purposes, the following information is quoted directly from the Specific Plan:

> "Community benefits are based on the principle that in exchange for allowing incremental increases in development intensity, the community should, in return, receive certain benefits, including beneficial design features such as publicly accessible open space and other development requirements that serve the community's needs."
>
> "The community benefits plan shall outline the request for flexibility from strict interpretation of the development standards and regulations of this Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in this Specific Plan that would be provided."
>
> "Examples of potential community benefits include, but are not limited to, publicly accessible open space, publicly accessible parking, and implementation and/or funding of streetscape improvements identified in this Specific Plan."

COMMUNITY BENEFIT PLAN FINDINGS

Review and approval of community benefits is subject to the findings in Specific Plan Chapter 4 (Administration) and outlined in the table below.

Community Benefits Tiers	Review/Approval Authority	Findings
Tier 1	Planning Commission	A. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; B. The proposed project meets at least 15 of the private design guidelines; and C. The proposed community benefit implements public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public.
Tier 2	City Council	A. Findings A through C for Tier I; and B. The value of the community benefits bears a relationship to the value generated by the project, to be established by separate policy.

Tier 1, Finding A

Finding A is intended to protect the neighborhood or community in general from any negative impacts from the proposed project. It is similar to findings for other similar discretionary applications. The review/approval authority may take into account a wide range of potential impacts, including, without limitation, pollution, traffic, noise, hazards, aesthetics, and/or financial impacts

Tier 1, Finding B

Finding B clarifies the role of private realm design guidelines in the community benefit plan process. The City expects that private development projects include good, quality design; thus, in an effort to realize this expectation, compliance with the private realm guidelines is no longer considered a community benefit. Rather, compliance with 15 out of 28 guidelines (50 percent plus one) is now clearly a requirement for approval of a community benefit plan. In reviewing compliance with this finding, the review/approval authority should ensure not only that projects meet the minimum number of guidelines, but should also review the degree to which each guideline is met and/or incorporated into the design.

Tier 1, Finding C

Finding C broadly defines community benefits primarily as public improvements identified in the Specific Plan, but also allows limited private realm improvements that directly benefit the public. The discussion below provides more detail and examples of acceptable benefits, as well as guidance regarding the prioritization of community benefits.

Acceptable Community Benefits

1) Public Property
Implementation of Projects/Actions in Specific plan Chapters 3 and Chapter 5, including, without limitation, the following examples:

- Decorative crosswalk implementation (Action 8 and 23)
- On-street parklets (Action 9)
- Street reconfigurations/restriping (Actions 10-17)
- Transit Improvements (Action 24)
- Bicycle and Pedestrian Connectivity Improvements (Action 26)
- Shade Trees and Open Space (Action 28)
- Other related public improvements
- Funding for all the above

2) Private Property

- Open space on private property that is adjacent to the public right-of-way and easily accessible to the public. Project conditions of approval and/or restrictive covenants may be used to ensure the adequate identification, maintenance, and accessibility of the open space by the general public.
- Land dedications for public purposes (such as sidewalk expansion, public open space, etc.)
- Provision of public parking on private property that is easily accessible to the public. Project conditions of approval and/or restrictive covenants may be used to ensure the adequate identification, maintenance, and accessibility of the public parking.

3) Tier 1 Community benefits value
   a. In determining the appropriate community benefit value, the review/approval authority shall consider the magnitude of the requested exception, such as the additional floor area gained above the maximum floor area limit, and determine a community benefit value in proportion to the magnitude of the exception.
   b. Use of an independent financial/real estate consultant is not required.

c. At their discretion, the City Manager or designee may use an independent financial/real estate consultant to determine the added project value and the desired value of community benefits (20%) for larger projects or projects where the requested exceptions result in a substantial increase in the project's floor area above the maximum floor area limit.
d. The City Manager or designee are authorized to develop additional policy guidelines for determining the appropriate community benefit value for Tier 1 Community Benefits.

Priorities

1) Short term vs long term.

Chapter 5 identifies short term priority projects that should be implemented first. Developer Community Benefits and/or public (City) projects should take these priorities into consideration.

2) Public property/right-of-way vs. private property

This policy refocuses community benefits exclusively onto public property/right-of-way with specific limited exceptions of benefits occurring on private property, but directly benefitting the public. Generally, public property/right-of-way improvements should be prioritized.

3) Construction of improvements vs. monetary contribution

Generally, the construction of improvements should be prioritized. However, the City Manager or designee (and ultimately the Planning Commission or City Council) have the discretion to require a monetary contribution instead. If the City requires the construction of improvements, the improvements must comply with the following:

a. The design must comply with all Specific Plan requirements, including the Public Realm Design Guidelines
b. The design must be reviewed and approved by the City before issuance of any permits.
c. The improvements must not conflict with any City Public Works projects.
d. The location of the improvements is subject to the City's discretion.

Tier 2, Finding B

Finding B, requires the community benefit value to bear a relationship to the value generated by a project, as established by City Council policy. The discussion below

Tier 2 Desired community benefits value

For Tier 2 Community Benefit Plans, the minimum community benefit value is **20%** of the property added value. The discussion below describes how the value of the community benefits should be calculated:

1) Definition of "added project value"

Added project value is defined as the difference between the potential market value of the subject property if developed with the additional density, height, or other exceptions requested as part of the proposed project and the potential market value of the property if developed in compliance with the maximum density, height, and other Specific Plan standards.

Added Project Value Definition		
Proposed project value	-	Code compliant project value
The potential market value of the subject property if developed with the additional density, height, or other exceptions requested as part of the proposed project	Minus	The potential market value of the property if developed in compliance with the maximum density, height, and other Specific Plan standards

2) Independent report (financial/market/real estate)

For Tier 2 Community Benefits, the City Manager or designee shall use the services of an independent financial/real estate consultant to establish the project "added value" resulting from the increased FAR, height, or other exception(s) requested. This would involve:

a. Review of project construction cost information, such as contractor bid/estimates, pro-forma cost data from the project applicant, land purchase cost, etc.
b. Review of current market values (rent or sales) for the type of proposed project.
c. Comparison of the theoretical value of a project built at the maximum FAR and height permitted in the Specific Plan (code compliant project) with the potential value of the proposed project. The difference between the two (code compliant project vs. proposed project) would be the property added value used for calculating the required community benefit.
d. The Community Benefit value calculation. If the proposed community benefit involves the actual construction of agreed upon public improvements, the City Manager or designee may at their discretion use the third-party consultant to also estimate and/or verify the actual costs of the proposed improvements.

ATTACHMENT NO. 5

RESOLUTION NO. 5199

A RESOLUTION ADOPTING AND APPROVING THE METHODOLOGY FOR APPROVING SMOKY HOLLOW SPECIFIC PLAN COMMUNITY BENEFIT PLANS

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares that:

A. In September 2018, the City Council approved comprehensive updates to the Smoky Hollow Specific Plan (EA-1011);

B. Chapter 4 of the Smoky Hollow Specific Plan allows property owners and developers to submit Community Benefit Plans to the City outlining specific benefits in exchange for approve of increases in development intensity and/or other specified exceptions from the Specific Plan's standards;

C. The Smoky Hollow Specific Plan prescribes five specific findings that must be made in order to approve a Community Benefit Plan proposal;

D. To implement the Community Benefit Plan concept and to justify staff recommendations concerning the five required findings of a Community Benefit Plan, staff have developed a methodology for evaluating such plans;

E. On December 12, 2019, Planning staff presented such methodology to the City's Planning Commission;

F. The City Council desires to adopt such methodology.

SECTION 2: *Environmental Assessment.* On September 18, 2018, the City Council certified an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP) for the Smoky Hollow Specific Plan. None of the conditions described in California Environmental Quality Act (CEQA) guidelines section 15162 exist that would require preparation of a subsequent EIR. The project is consistent with the certified EIR.

SECTION 3: *General Plan Findings.* The City Council finds that the proposed methodology is consistent with the City's General Plan.

SECTION 4: *Approval and Authorization.* The City Council adopts and approves the Community Benefit Plan methodology, as set forth in the attached Exhibit "A," which is incorporated herein by this reference. The City Manager or his designee is hereby authorized to take any actions necessary to implement the methodology.

SECTION 5: *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 City Council

in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations*. The City Council's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 7: This Resolution will take effect immediately and remain effective until superseded by a subsequent resolution.

PASSED, APPROVED AND ADOPTED RESOLUTION NO. 5199 this 4th day of February, 2020.

Drew Boyles, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

FOR

Mark D. Hensley, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF EL SEGUNDO)

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is four; that the foregoing Resolution No. 5198 was duly passed, approved, and adopted by said City Council at a regular meeting held on the 4th day of February, 2020, approved and signed by the Mayor, and attested to by the City Clerk, by the following vote:

AYES: Mayor Pro Tem Pirsztuk, Council Member Pimentel, and Council Member Nicol
NOES: None
ABSENT: None
ABSTAIN: Mayor Boyles

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 18th day of February, 2020.

Tracy Weaver

Tracy Weaver, City Clerk
of the City of El Segundo,
California

EXHIBIT "A"

SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

Project Name: _____

Group A Enhance Building Character (minimum 4 required)

Minimum **4** required in this group

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

Group B Facilitate Gathering (minimum 2 required)

Minimum **3** required in this group

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

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

Minimum **2** required

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

Group D Encourage Connectivity

yes	no	n/a	criteria
			Install bike facilities

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

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

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

SMOKY HOLLOW COMMUNITY BENEFITS FINDINGS WORKSHEET

Project Name: _____

Step 1

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

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

Step 2

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

Number of criteria this project incorporates: ☐

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

Step 3

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

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

Only Tier 2 projects must meet Findings 4 & 5

Step 4

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

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

Step 5

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

	Sums of developer costs for qualified proposed community benefits by groups:			Community value of proposed improvements:
Private realm	Group A: Architecture	$ -	multiply by (Number of met criteria in Group A > 6 * 8.33%) =	$ -
	Group B: Open Space	$ -	multiply by (Number of met criteria in Group B > 5 * 10%) =	$ -
	Group C: Landscaping	$ -	multiply by (Number of met criteria in Group C > 3 * 16.67%) =	$ -
	Group D: Connectivity	$ -	multiply by (Number of Bike spaces > 2 * $1,750) =	$ -
	Group E: Other	$ -	multiply by (Number of met criteria in Group A * 33.33%) =	$ -
	Cafes and coffee shops	$ -	distance to nearest similar? Select one =	$ -
Public realm	Undergrounding utilities	$ -	multiply by 130% =	$ -
	Approved public Infrastructure	$ -	multiply by 110% =	$ -
	Projects with more $2 million or more value added must contribute at least 10% of value added to public infrastructure			
	Other proposed benefits	$ -	←These benefits are not considered for qualifying purposes unless accepted by City Council	

Total cost for community benefits to developer	$ -
Estimated **added project value**	$ -
Community value of proposed benefits	$ -
Community value share of added value	

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

ATTACHMENT NO. 6

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

January 12, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:33 p.m.

B. Pledge of Allegiance

Commissioner Maggay led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- February 10, 2022
- November 10, 2022
- December 8, 2022

MOTION: Approve the minutes.

Moved by Vice Chair Hoeschler, second by Commissioner Maggay.
Motion carried, 3-0, by the following vote:
Ayes: Keldorf, Hoeschler, and Maggay

G. Continued Business—Public Hearing

2. Environmental Assessment No. EA-971, Revision A, amending the original approvals to allow for additional emergency backup generators. (BM)

Address: 444 N. Nash Street

MOTION: Continue the item to the January 26, 2023, Planning Commission meeting.

Moved by Commissioner Maggay, second by Vice Chair Hoeschler.
Motion carried, 3-0, by the following vote:
Ayes: Keldorf, Hoeschler, and Maggay

3. **Environmental Assessment No. EA-1315 and Zone Text Amendment No. ZTA 21-05 (PS)**

Address: City wide

Planning Manager Eduardo Schonborn provided a brief background on the item and introduced Principal Planner Paul Samaras who presented the staff report regarding an Ordinance adding Chapter 15-13C (Micro-Unit Regulations) to El Segundo Municipal Code (ESMC) Title 15.

- Commissioner Maggay inquired why the minimum stay is thirty-one days and if it can be lengthened. Paul advised that the minimum stay is thirty-one days in order to avoid short-term rentals and provides consistency with the Municipal Code. Community Development Director, Michael Allen, advised that if desired it can be recommended to City Council with the motion and staff can look into it.
- Chair Keldorf had a question regarding the language on page 5 of the ordinance. Staff confirmed there is a typo, and it will be fixed.

Chair Keldorf opened public communications.

None.

Chair Keldorf closed public communications.

The Commission further discussed extending the minimum time frame.

MOTION: Adopt Resolution No. 2928, recommending City Council explore the minimum time frame, approve adding Chapter 15-13C (Micro-Unit Regulations) to the Municipal Code with the typographical correction discussed above.

Moved by Commissioner Maggay, second by Vice Chair Hoeschler.
Motion carried, 3-0, by the following vote:
Ayes: Keldorf, Hoeschler, and Maggay

H. New Public Hearings

None.

I. New Business

4. **Smoky Hollow Specific Plan Update Planning Commission Study Session (PS).**

Planning Manager Eduardo Schonborn provided a brief background on the item and Principal Planner Paul Samaras introduced consultant Laura Stetson who led the study session regarding the Smoky Hollow Specific Plan update. The study session was broken up into multiple sections addressing identifying proposed amendments such as

allowed uses either by right or through entitlement applications, exploring how design guidelines can be converted to design standards, future improvements along El Segundo Blvd, Community Benefits Program revision to balance private and public improvements, and the consideration of housing within the plan area.

Planning commission provided Staff guidance regarding possible amendments for the Smoky Hollow Specific Plan update such as, defining components for authorized uses, the execution of a parking pilot program needs to be better, make the community aware of the forthcoming parking pilot program, wider sidewalks, bike lanes along El Segundo Blvd and implementing lower speeds. Additional suggestions included: better lighting, increase pedestrian safety, mimic the art fee and create a fee that collects funds to better improve the public realm, implement live work, consider the area north of Grand and Holly for residential units, and setting the design bar high by taking some of the community benefits and turning them into design standards to target improvements.

Staff will take these suggestions and make revisions, adjust standards to guidelines, make minor amendments to community benefits program, proceed to hearings with minor revisions and conduct subsequent study sessions.

J. Report from Community Development Director or designee

5. PC Forecast, First Quarter 2023

Planning Manager Eduardo Schonborn reviewed the Planning Commission forecast for the first quarter of 2023 and reminded the commissioners of the planning commissioner academy occurring in March of this year.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Commissioner Maggay thanked staff for putting together the housing element and congratulated Vice Chair Hoeschler and Chair Keldorf for being appointed.

Vice Chair Hoeschler inquired on how the public can view plans for items brought to the Planning Commission. Eduardo advised that the public could visit City Hall to view plans, visit the Laserfiche widget online, and refer to the agenda packet as the staff report typically includes plans.

Chair Keldorf thanked staff.

M. Adjournment—the meeting adjourned at 7:01pm.
The next meeting is scheduled for January 26, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair

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CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA
PROJECT ELECTRONIC SIGNATURE PAGE

Submitted: Term Spring Year 2023
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PROJECT INFORMATION

PROJECT TITLE	CITY OF EL SEGUNDO: LIVE-WORK IN THE SMOKY HOLLOW SPECIFIC PLAN
AUTHOR	Maia McCurley
PROGRAM	Urban and Regional Planning, M.U.R.P.

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CITY OF EL SEGUNDO:

LIVE-WORK IN THE SMOKY HOLLOW SPECIFIC PLAN

A Project

Presented to the

Faculty of

California State Polytechnic University, Pomona

In Partial Fulfillment

Of the Requirements for the Degree

Master

In

Urban and Regional Planning

By

Maia McCurley

2023

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SIGNATURE PAGE

PROJECT: CITY OF EL SEGUNDO: LIVE-WORK IN THE SMOKY HOLLOW SPECIFIC PLAN

AUTHOR: Maia McCurley

DATE SUBMITTED: Spring 2023

Department of Urban and Regional Planning

Annette Koh
Project Committee Chair
Professor of Urban and Regional Planning _____

Gwen Urey, Ph.D.
Professor of Urban and Regional Planning _____

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Principal Planner
Community Development Department
City of El Segundo _____

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ABSTRACT

This research project is focused upon the City of El Segundo and specifically, the Smoky Hollow Specific Plan, an area of the City that has evolved throughout the years from being an industrial hub to a creative hub. As this area has transitioned, the City has taken strides to put in place the necessary plans and policies that will preserve the area's existing character and enable further innovation and revitalization in the district. In alignment with the desire to see the Smoky Hollow Specific Plan ultimately develop into a vibrant destination and economic catalyst for the City, the potential to allow residential uses is now being explored. At this juncture, the City is interested in examining the incorporation of limited residential uses, such as live-work units.

The purpose of this research project is to develop a fuller understanding of live-work units. This includes comprehending what qualifies as a live-work unit and what the varying typologies of live-work units are. The ultimate goal of the research is to identify potential options of the types of live-work units best suited to the Smoky Hollow Specific Plan area based on the existing and forecasted conditions for the district, and to determine in which portions of the district where such units should be allowed. To accomplish this research, a combined methodology approach will be utilized, involving a qualitative review of published sources of information on live-work units as well as review of successes and failures from examples of various live-work projects. The findings of this research will then be presented with a summary of potential recommendations for the City of El Segundo to consider.

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CHAPTER 1:

INTRODUCTION

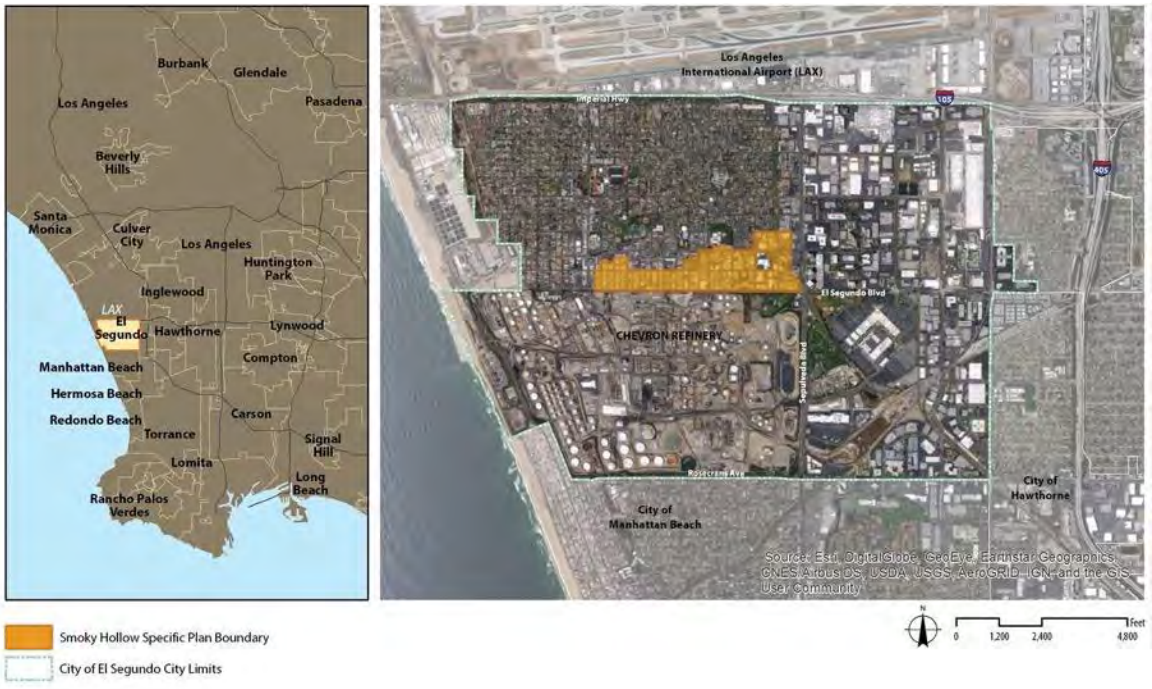
The City of El Segundo, known locally as Mayberry by-the-sea, has the character of a small town with a population of only 16,777 residents, but is recognized as an economic powerhouse that is home to several notable businesses (*City of El Segundo - About Us*). Spanning across approximately 5.46 square miles, the City of El Segundo is located in the South Bay of Los Angeles County, bordered by Los Angeles International airport to the north, the Pacific Ocean to the west, City of Manhattan Beach to the south, and City of Hawthorne to the east (*City of El Segundo Housing Element Update*, 2022, p. 1). Incorporated in 1917, El Segundo is known for its longstanding association with large and influential aerospace, defense, and refinery industries (*City of El Segundo - About Us*). In recent times El Segundo has been noted as having more Fortune 500 firms per capita than any other city or county (*City of El Segundo - About Us*). The City of El Segundo's growth and development has long been influenced by the industries that have been based in and around the area, and as industries have evolved, so has the City. The City's Smoky Hollow Specific Plan is a prime example of the way in which the City has adapted in response to the evolution of surrounding industries.

The Smoky Hollow Specific Plan was first adopted by the City in 1986. The Specific Plan area consists of an industrial district located directly north of the Chevron oil refinery at the City's southern edge. The Smoky Hollow industrial area was largely developed between the 1940s to 1960s as a hub of manufacturing, distribution, and industrial services uses. In the decades that followed, the progressive decline in the demand for these industrial uses inevitably resulted in a reduced demand for industrial facilities,

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such as the ones in the Smoky Hollow industrial area. With limited demand for manufacturing and declining conditions and investment within the industrial area, the Smoky Hollow Specific Plan was developed to address several concerns and priorities, including: the preservation of certain existing uses; the provision of additional opportunities for businesses to locate in the area; creation of a transitional area between the high-density uses to the east and the low-density commercial and residential uses to the west; as well as resolution of long-standing issues related to parking, circulation, and development standards (*Smoky Hollow Specific Plan*, 2018, p. 11).

Figure 1: *City of El Segundo Regional Location Map and Smoky Hollow Specific Plan Boundary Map. Retrieved from: https://www.smokyhollowspecificplan.com.*



In the following years, the rapid emergence of enterprises and industries in the creative, technology, and media sectors throughout the greater Los Angeles area eventually contributed to the re-purposing of older industrial buildings, including those within the

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Smoky Hollow Specific Plan area. The district, which is largely characterized by original brick industrial buildings from the mid-century, has had wide appeal to a variety of business types across the creative sector. As the district experienced a resurgence, the City has tried to capitalize on this by focusing efforts on cultivating the district as a vibrant destination and economic catalyst. To this end, the City is invested in ensuring the appropriate policies and plans are in place to allow for the district to continue to evolve and flourish in the years to come. A 2018 update to the Specific Plan document solidified this effort through incorporating revised development regulations, design guidelines, and funding strategies intended to facilitate intensification, revitalization, and transformation of the Smoky Hollow Specific Plan area from an aging industrial district to a first-class incubator and innovation district (*Smoky Hollow Specific Plan*, 2018, p. 11). The vision and objective of the updated Specific Plan document is best summarized with the following: "The Specific Plan emphasizes flexibility and creativity to enable new businesses to thrive and supports the long-term health and expansion of the many existing businesses that contribute to El Segundo's success" (*Smoky Hollow Specific Plan*, 2018, p. 5). With this vision in mind, the City is exploring new opportunities for residential uses within the Specific Plan area in order to meet the changing needs of nearby industries and to support the continued growth and development within a key hub of the City.

Project Description: Residential Uses in the City of El Segundo's Smoky Hollow Specific Plan

The City of El Segundo and its Smoky Hollow Specific Plan area is evidence of the way in which land uses adapt over time to address the needs of residents and businesses. As land uses develop and evolve, so must the policies and plans that regulate these land

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uses. Based on how the Smoky Hollow Specific Plan area is expected to evolve and in anticipation of what is necessary for the Smoky Hollow Specific Plan area to continue to thrive, the City of El Segundo is seeking to determine how and where to incorporate residential uses into the district. Residential uses have not previously been allowed within the Specific Plan area, with the exception of a limited number of accessory caretaker units (two (2) confirmed and permitted caretaker units) and live-work uses within the Medium Density Residential Overlay Zone (one (1) live-work project at 1225 E. Grand Avenue), and introducing residential components more widely into the light industrial area will be a considerable change in policy. The incorporation of residential uses is expected to influence future development and placemaking in the district in a way that will further enhance the district's vibrance and vitality, and bolster both the district and the City as a destination for locals and visitors alike.

The City of El Segundo Planning Commission has indicated a desire to allow only specific types of residential uses within the district. The Commission has identified live-work units as being the most appropriate way of incorporating residential into the area, given the prevalence of incubator and creative businesses, and recognizing that similar uses may already exist within the district in an informal capacity. Based on the direction provided by the Planning Commission, the objective of this research project is to assist the City of El Segundo by developing a refined understanding of what constitutes a live-work unit and what the varying iterations of live-work units can be. Through this research, the goal is to identify potential options of the types of live-work units that should be allowed within the Smoky Hollow Specific Plan. In addition to identifying the types of live-work units that are ideally suited for the district, the research will also aim to identify which

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locations within the district should allow live-work uses. The research process involved qualitative review of published sources of information on live-work units, including its history and differing typologies, in addition to reviewing examples of live-work projects and examples of how other jurisdictions have developed and implemented policies relating to live-work units. Ultimately, the research is being presented to the City of El Segundo along with a summary of recommendations for their consideration as they move forward in their efforts to amend the Smoky Hollow Specific Plan.

Client Description: The City of El Segundo

The client for this research project is the City of El Segundo. The City of El Segundo is a general law city with a City Council/City Manager form of government, and is located in the South Bay region of Los Angeles County. The City is approximately 5.46 square miles and has a population of approximately 16,777 people.

For this research project I coordinated with the Community Development Department's Planning Division including: Michael Allen, Community Development Director; Eduardo Schonborn, Planning Manager; and Paul Samaras, Principal Planner.

The City of El Segundo has numerous resources of information available online. The primary resources utilized to find information on the City of El Segundo in relation to this research project include the main City website (https://www.elsegundo.org/home), the Smoky Hollow Specific Plan website (https://www.smokyhollowspecificplan.com), and the City of El Segundo Economic Development website (https://www.elsegundobusiness.com). Additional information on the City is accessible through various social media websites, including:

- Facebook: https://www.facebook.com/cityofelsegundo/

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- YouTube: https://www.youtube.com/channel/UCxIHXywoJ5iy5iiizQyULXg
- Instagram: https://www.instagram.com/elsegundocity/
- LinkedIn: https://www.linkedin.com/company/cityofelsegundo/
- Twitter: https://twitter.com/elsegundocity

Background: Housing in the City of El Segundo

The ultimate goal of this research project is to evaluate options for allowing residential uses within the Smoky Hollow Specific Plan area, specifically live-work uses. Given this objective, it is prudent to understand the existing housing landscape within the City. According to the California Department of Finance's (DOF) recent 2020 estimates, the City of El Segundo has an estimated population of 16,777 residents and 7,463 dwelling units located across approximately 532.8 acres within the City's overall 5.46 square miles (*City of El Segundo Housing Element Update*, 2022, p. 1). Of the City's total dwelling units, the mix is evenly balanced between both single-family and multi-family residences, with a majority of the dwelling units being renter occupied (*City of El Segundo Housing Element Update,* 2022, p. 1).

Residential Uses

Historically, less than 25 percent of the land within the City has been utilized for residential uses with development of new residential uses constrained by a variety of factors, including limited vacant land and environmental concerns related to developing sites adjacent to or previously utilized by large and mid-size industrial, commercial, and manufacturing uses (*City of El Segundo Housing Element Update*, 2022, p. 35). Currently, most residential uses are sited within the northwestern quadrant of the City, which is

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bounded by Pacific Coast Highway to the east, Los Angeles International Airport to the north, the County of Los Angeles to the west, and the Chevron Oil Refinery to the south. This quadrant is also where the Smoky Hollow Specific Plan area is located. Though the Specific Plan area is zoned for light industrial and manufacturing, and does not allow for residential units other than accessory caretaker units, the Specific Plan does include a floating Medium Density Residential (MDR) Overlay Zone (*City of El Segundo Housing Element Update*, 2022, p. 38). As a floating zone, the MDR Overlay can be activated once a need is identified, with the zoning designations and development standards of the MDR Overlay replacing those of the Smoky Hollow Specific Plan (*City of El Segundo Housing Element Update*, 2022, p. 38). Understanding the proximity of the Specific Plan area to existing residential uses within the City, as well as the existing allowances for residential development within the Smoky Hollow Specific Plan, are important factors to consider as part of the overall assessment of incorporating live-work uses into the Specific Plan area.

Strategic Plan and RHNA Goals

The City's Strategic Plan, which outlines the City's vision and near-term goals, identified meeting housing needs for all income levels as one of the City's challenges (*City of El Segundo Strategic Plan*, 2022, p. 5). The City's Housing Element, which plans for adequate housing based upon existing and future needs, sets forth policies and programs to address the challenge of providing housing for all household income levels. For the 6th cycle planning period (2021-2029) of the Regional Housing Needs Assessment (RHNA), the City was allocated a total of 492 units broken down into four (4) household income categories: 189 very low income units, 88 low income units, 84 moderate income units, and 131 above moderate income units. In addition to the 492 units allocated for the 6th

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cycle, 29 units were also carried over from the 5th cycle since the City did not meet its affordable housing goals. Through the City's adopted Housing Element, the City has demonstrated that appropriate policies and programs will be in place to accommodate the development of the City's total RHNA allocation during the 2021-2029 period (*City of El Segundo Housing Element Update*, 2022, p. 3).

While not specifically accounted for as part of the housing programs in the adopted Housing Element, incorporating additional residential uses within the Smoky Hollow Specific Plan area will aid in the City's goals of meeting their RHNA allocation. Furthermore, allowing residential in the form of live-work uses within the Smoky Hollow Specific Plan will align with other goals and strategies identified in the City's Strategic Plan, including Goal 5, Strategy C: "Encourage progress in the development of the Smoky Hollow business zone" and Goal 5, Strategy I: "Identify areas within the community that are appropriate for housing, including senior living facilities, while preserving the R-1 zone" (*City of El Segundo Strategic Plan*, 2022, p. 7 and 15).

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Setting and Context: Smoky Hollow Specific Plan

Figure 2: *Enlarged Smoky Hollow Specific Plan Boundary map. Retrieved from: https://www.smokyhollowspecificplan.com.*



Location and Transportation

The Smoky Hollow Specific Plan area is bounded by Indiana Street and Pacific Coast Highway (Sepulveda Boulevard) to the east; downtown El Segundo and Standard Street to the west; the Chevron Oil Refinery and El Segundo Boulevard to the south; and Grand Avenue, Holly Avenue, and residential neighborhoods to the north (*Smoky Hollow Specific Plan,* 2018, p. 7). El Segundo Boulevard and Franklin Avenue are the two main east/west thoroughfares spanning across the Specific Plan area, which run perpendicular to the 13 north/south side streets where the majority of uses within the Specific Plan area have their primary entrances (*Smoky Hollow Specific Plan*, 2018, p. 78). The Specific Plan area is approximately 0.18 square miles (120 acres) and comprises approximately three percent of the City's total area (*Smoky Hollow Specific Plan*, 2018, p. 7). Of the total land within

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the Specific Plan area, approximately 78 percent, or 94 acres, are privately owned parcels (*Smoky Hollow Specific Plan*, 2018, p. 27).

As shown in Figure 3, public transportation to and from the Specific Plan area is limited. There are existing bus service routes and dial-a-ride services provided through LA Metro, City of El Segundo, City of Redondo Beach, and Los Angeles Department of Transportation (LADOT) (*Smoky Hollow Specific Plan*, 2018, p. 83). Further east of the Specific Plan area there are two (2) Metro Green Line light-rail stops which are approximately 0.5 and 1.2 miles away (*Smoky Hollow Specific Plan,* 2018, p. 71).

Figure 3: *Regional Transit and Bicycle Facilities in the vicinity of the Smoky Hollow Specific Plan area. Retrieved from: https://www.smokyhollowspecificplan.com.*



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Land Use and Character

The land use pattern and character of the Smoky Hollow area is reflective of the area's original industrial uses that served the nearby aerospace, defense, and refinery industries (*Smoky Hollow Specific Plan*, 2018, p. 7). The district's older industrial buildings are generally one- and two-stories with brick, metal, and stucco exteriors, curved ceilings, high roof lines, and light-filled interiors (*Smoky Hollow Specific Plan*, 2018, p. 46). Alleys line the rear of much of the western portion of the district, providing additional parking and access points for existing uses (*Smoky Hollow Specific Plan*, 2018, p. 80). The uses of the area have transitioned over time with an existing conditions report finding the trend in the area is "toward light manufacturing, research and development, wholesaling, distributing, and laboratories, rather than heavy manufacturing" (*El Segundo General Plan – 1992 – Land Use Element*, 1992, pp. 3-4).

Figure 4: *Smoky Hollow Specific Plan Zoning Districts. Retrieved from: https://www.smokyhollowspecificplan.com.*



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The Specific Plan area itself is divided into four (4) zoning districts: 1.) Smoky Hollow West 2.) Smoky Hollow East 3.) Public Facility and 4.) Parking. The division between the Smoky Hollow West and Smoky Hollow East zoning districts, which make up the majority of the Specific Plan area, is at the center of Smoky Hollow in between Lomita Street and Maryland Street. While the Smoky Hollow area as a whole features a mix of lot sizes on small streets, there are notable differences between the Smoky Hollow East (SH-E) and Smoky Hollow West (SH-W) zoning districts (*Smoky Hollow Specific Plan*, 2018, p. 7).

As described in the Specific Plan document: "Smoky Hollow East includes larger, free-standing buildings on spacious parcels. This configuration allows campus-style, business park settings that integrate landscape and communal outdoor space into site design" (*Smoky Hollow Specific Plan*, 2018, p. 46). While Smoky Hollow West is described as follows: "Conversely, smaller closely-packed structures and lot configurations line the streets of Smoky Hollow West. Tighter blocks create a more intricate, urban, and sidewalk-oriented work district" (*Smoky Hollow Specific Plan*, 2018, p. 46). Furthermore, Smoky Hollow East is "characterized by larger block patterns and parcels and medium-scale buildings originally intended for manufacturing, with a typical building footprint of over 10,000 square feet" while Smoky Hollow West "has smaller blocks and smaller-scale buildings, with a typical footprint of just over 3,000 square feet" (*Smoky Hollow Specific Plan*). Though the use allowances specified in the Specific Plan's "Allowable Land Uses Table" are identical between the Smoky Hollow West and Smoky Hollow East zoning districts, the Specific Plan does outline differences in the intended uses and developments of the two districts (*Smoky Hollow Specific Plan*, 2018, p. 34). According to the Land Use

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Regulations section of the Specific Plan, Smoky Hollow West is intended "to encourage a range of small business and incubator industrial uses, including light industrial activities and research, creative office, and technology uses" (*Smoky Hollow Specific Plan*, 2018, p. 29). Whereas Smoky Hollow East is intended to serve as "a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area. The SH-E zoning district accommodates development of incubator industrial, research, and technology uses; medium-sized light industrial and manufacturing; and creative office activities" (*Smoky Hollow Specific Plan*, 2018, p. 29).

Specific Plan Vision

The uses encouraged and permitted by the Specific Plan are with the aim of fostering an "eclectic incubator district of creative, innovative, and dynamic businesses" and preserving "the district's unique characteristics while allowing the emergence of design innovation and creative use of space" (*Smoky Hollow Specific Plan*, 2018, p. 17 and p. 46). These and other objectives of the Specific Plan all correspond with the guiding principles that define the vision framework for the Specific Plan. The eight (8) guiding principles include:

1.) Promote a vibrant Smoky Hollow;

2.) Support infrastructure improvements;

3.) Preserve Smoky Hollow's mid-century industrial feel;

4.) Develop parking solution;

5.) Encourage land uses that support the District's vision;

6.) Define an attractive and distinctive image for Smoky Hollow;

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7.) Provide connections between destinations for all modes of travel; and

8.) Emphasize flexibility, creativity, and innovation (*Smoky Hollow Specific Plan*, 2018, pp. 14-15).

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CHAPTER 2:

LITERATURE REVIEW

Live-work is an extensive topic and is referred to in a range of ways. For the purposes of this paper, "live-work" (with a hyphen) will refer to the overarching subject area, while variations featuring forward slashes (/) or varied ordering of the combination of words "live" and "work," are intended to convey specific meanings and interpretations of live-work.

Live-Work: Origins

According to Frances Holliss (2008), an architect and scholar, the live-work unit, as the name suggests, is intended to allow a facility to be utilized as both a residence and a workplace. The term "live-work" was coined in the 1970s and the concept has grown both in popularity and recognition over the last several decades; however, the concept is not new, and in fact, it has been in existence for centuries. According to Holliss, the term "house" originally referred to both a joint residence and workplace. The combination of these two uses was both widespread and varied; there was not a singular form of combined living and work spaces, but instead a diverse array of types. Inevitably with the industrial revolution, a delineation between home and work developed such that "house" eventually referred to strictly one's place of residence. While the cultural and economic forces ushered in with the industrial revolution made the separation of residences and workplaces more common, it did not entirely eliminate the practice of combining dwellings and workplaces (Holliss and London Metropolitan University, 2008, pp. 22-24).

The resurgence in popularity of a combined home and workspace began in New York during the 1960s, when dilapidated industrial buildings were illegally repurposed into

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combined living and work spaces by artists (Holliss and London Metropolitan University, 2008, pp. 22-24). These formerly industrial and warehouse focused districts, whose original purpose was made redundant by various advances in technology, including the widespread adoption of modular shipping containers, transitioned into neighborhoods catering to and cultivated by artists (Dolan, 2012, pp. 2-3). The romanticism tied to these areas and associated uses, led to their ensuing popularity and replication elsewhere. Soon, similar live-work units were being created throughout the country and the world (Holliss and London Metropolitan University, 2008, pp. 22-24). This phenomenon eventually attracted the attention of non-artists and real estate developers, both of whom capitalized on the trend of converting formerly commercial and industrial areas into loft districts, though often without the same original intent and purpose as the artists that initiated the conversion process (Dolan, 2012, p. 3). As a result, these converted loft districts eventually transitioned away from their original use as combined living and working spaces, into primarily residential uses in a mixed-use neighborhood, in what is commonly referred to as the SoHo cycle (Dolan, 2012, p. 3).

Since the 1990s, the SoHo cycle has become an integral component of the urban real estate cycle that is now synonymous with efforts to revitalize downtown neighborhoods, combat urban blight, and prevent urban flight (Dolan, 2012, p. 7). The live-work units that were initially a matter of practicality and functionality for the artists that first re-introduced the concept of combined living and working spaces into the popular urban imagination, have since evolved into instruments for the regeneration and economic development of underutilized and obsolete office, commercial, and industrial areas (Uyttebrouck et al., 2021, pp. 1-2). The live-work uses that are prevalent today are frequently championed and utilized to support the strategic efforts and urban agendas of

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local governments, and have become stalwart principles of the urban policies promoted by the New Urbanism, Smart Growth, and Enlightened Urban Infill movements (Uyttebrouck et al., 2021, pp. 1-2 and 14).

Live-Work: Definitions and Characteristics

The rising prominence and recognition of live-work uses, has prompted more thoughtful analysis into what it means to combine the daily activities of living and working into a shared space. It has also resulted in more critical examination of widely held assumptions of what day-to-day life is and should be. Thomas Dolan, an architect that specializes in live-work projects and author of the book "Live-Work Planning and Design: Zero-Commute Housing," has spurred much discussion on the topic with questions such as:

> *Why do we leave our houses empty all day and our offices empty all night? Can we afford this kind of duplicative waste? What if deciding not to devote two separate locations to the two most time-consuming activities of our lives – living and working – actually resulted in happier people, better communities, and significant environmental and social benefits? What if the elimination of waste creates opportunities to build community? (Dolan*, 2012, *p. xi).*

These and other questions have helped encourage re-evaluation of accepted understandings on two (2) fundamental activities of human life – living and working. This probing has informed the development of the way in which live-work uses are presently defined and has contributed to a refined understanding of the components and characteristics that constitute live-work uses.

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Definition

While there are many nuances to live-work that result in varying interpretations, it can be broadly defined as a mix of buildings or neighborhoods that have both residential and work spaces. It refers to both a land use type and a building type, wherein residential and commercial uses are combined (Adams et al, n.d.). At its essence, principles of convenience, flexibility, walkability, and community define its characteristics and features (Dolan, 2012, p. 9). One overarching definition for live-work describes it as:

> *A building, unit, or compound in which residential and work activities are pursued on that same property by most, if not all, of the same people. Live-work can also constitute part of a live-work neighborhood when (1) living and working space are within a five-minute walk of each other, and (2) the majority of the live-worker's needs can be met within a ten-minute walk of home or workplace (Dolan, 2012, p. 11).*

The Zoning Regulations in the City of El Segundo's municipal code defines live-work as:

> *The partial use of a dwelling unit for the following commercial uses: artists' studios and workspace for artists and artisans, illustrators, painters, sculptors, photographers, or other activities related to fine arts (except musicians); and architectural, engineering, industrial design and drafting and other construction design activities.*

Table 1 references different California cities' municipal code definitions for live-work. The definitions vary from city to city, and this sampling of cities is demonstrative of the differing ways in which live-work can be defined while still being rooted in the same basic understanding.

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Table 1: *Live-Work Definitions. Retrieved from each city's respective online municipal code at the time the research paper was finalized.*

City	Definition / Intent
Los Angeles	"A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for and regularly used by one or more persons residing there and nonresidential employees. A live/work unit combines both residential and nonresidential uses within a single unit."
Burbank	"Live-Work Units are residential units that are attached side-by-side and that contain a ground floor storefront. Residents can operate certain types of commercial businesses in the storefront. Each unit has a two-car garage (attached or detached) that is accessed from a rear alley."
Pasadena	"Work/Live means an integrated dwelling unit and working space, in which the work component is the primary use and the residential component is secondary, occupied by a single housekeeping unit in a structure, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: 1.) Complete kitchen space and sanitary facilities in compliance with the Building Code; and 2.) Working space reserved for and regularly used by one or more occupants of the unit."
Santa Monica	"A unit that combines a work space and incidental residential space occupied and used by a single household in a structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the Building Code. The working space is reserved for and regularly used by 1 or more occupants of the unit."
San Diego	"Live/work quarters are studio spaces in buildings that were originally designed for industrial or commercial occupancy that have been converted to integrate living space into the work space."
San Francisco	"A hybrid Residential and PDR Use that is defined as a structure or portion of a structure combining a residential living space for a group of persons including not more than four adults in the same unit with an integrated work space principally used by one or more of the residents of that unit; provided, however, that no otherwise qualifying portion of a structure that contains a Group A occupancy under the Building Code shall be considered a Live/Work Unit."
Oakland	"'Live/Work' means a room or suite of rooms that are internally connected maintaining a common household that includes: (a) cooking space and sanitary facilities that satisfy the provisions of other applicable codes; and (b) adequate working space reserved for, and regularly used by, one or

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	more persons residing therein. A Live/Work unit is intended to accommodate both Residential and Nonresidential Activities. 'Work/Live' means a room or suite of rooms that are internally connected maintaining a common household that includes: (a) cooking space and sanitary facilities that satisfy the provisions of other applicable codes, and (b) adequate working space reserved for, and regularly used by, one or more persons residing therein. A Work/Live unit is intended to accommodate a primary Nonresidential Activity with an accessory residential component."
Palo Alto	"A rental or ownership unit comprised of both living space and work area, with the living space occupying a minimum of 60% of the total gross floor area of the unit, and such that the resident of the living space is the owner/operator of the work area."
Sunnyvale	"A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work shall be the primary dwelling of the occupant."

Characteristics

Though there are differing ways of describing and interpreting live-work, there are defining characteristics that reoccur across all its various iterations. Chief among these is the way in which live-work facilitates the integration of disparate aspects of daily life; it eliminates, or at least reduces, the physical separation between the activities that occur in day-to-day life, including activities such as working, shopping, dining, and recreating (Dolan, 2012, p. 1). Since live-work condenses the number of different environments an individual is exposed to and spends time in on a daily basis, it results in individuals focusing on and even demanding greater investment and interest in making these spaces that accommodate multiple activities desirable and pleasurable (Dolan, 2012, p. xii). Through such cultivation, these spaces become a point of pride and ultimately engender a sense of place and shared community amongst those utilizing these spaces; this creation of place, or placemaking, and building of community are key characteristics of live-work that

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make it so appealing and popular (Dolan, 2012, p. xii). Live-work's fluidity and its ability to flux to meet different needs, or even changing needs as time and life progresses, is another fundamental characteristic of live-work (Dolan, 2012, p. 6). It is inevitable and natural for the built environment to evolve, and yet development within the built environment rarely attempts to future-proof or create based on concepts that anticipate future changes in the way spaces may be utilized; in other words, most development is not flexible. Yet live-work is intended to adapt – it is meant to be flexible enough to fit different environments and accommodate varying needs – thus, flexibility is part of what defines and makes something live-work. Convenience is the last major defining characteristic of live-work. The convenience afforded with live-work manifests in a multitude of ways. In the most obvious sense, live-work provides convenience through its ability to combine and integrate multiple functions and activities into the same space. But the many other factors of live-work, such as its proximity to amenity rich areas and public transit, walkability, flexibility, and ability to induce connectivity – in the sense of both the physical environment and the social environment – also contribute to the balance and convenience that characterizes live-work (Delaware Valley Regional Planning Commission, 2004, p. 1).

Live-Work: Typologies

As evidenced by the history of live-work, and the way in which it has been defined and characterized over time, live-work is clearly not singular or uniform in the way it materializes (Holliss and London Metropolitan University, 2008). There are a variety of live-work typologies based upon factors such as dominance, use, proximity, intensity, project design, form, intensity, scale, and development pattern (Dolan, 2012, p. 11). The

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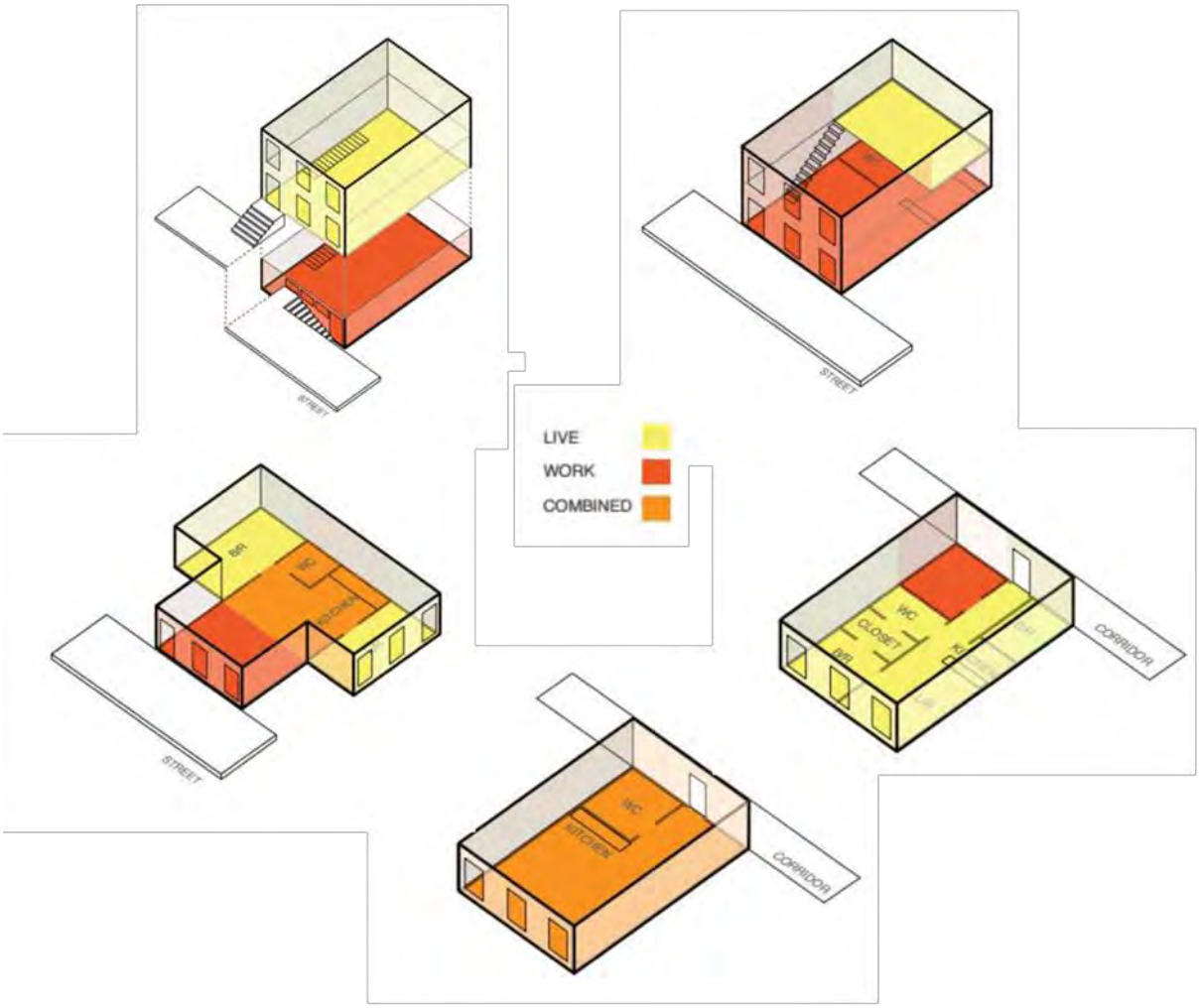
components of these various typologies are explored in further detail in the following sections, but it is important to note that with each of these typologies there remain other various factors such as occupation, familial status, availability of space, and individual preference and personality, which all weigh into the type of live-work space a place becomes (Holliss, 2015).

Use Type

The first typology relates to designation of primary and ancillary uses, or in other words, the dominance of the residential as compared to non-residential activities (Holliss, 2015 and Dolan, 2012, p. 11). There are four (4) classifications of use types: 1.) Home Occupation 2.) Live/Work 3.) Work/Live and 4.) Equal Status (Holliss, 2015, and Dolan, 2012, p. 11). Home Occupation is where the residential activity dominates; Live-Work is where the dominance of the work activities over residential activities will fluctuate; Work-Live is where the work activity dominates; and Equal Status is where the balance between work and residential activity is equal (Holliss, 2015 and Dolan, 2012, p. 11). Diagrams demonstrating examples of the forms these live-work use types may assume are illustrated in Figure 5.

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Figure 5: *Live-Work Use Types. Top-left: Work/Live or Equal Status; Top-right: Work/Live; Center-left: Live/Work; Center-bottom: Equal Status; Center-right: Home Occupation. Retrieved from rePLACE Urban Studio's "Live-Work Analysis NYC": https://issuu.com/replace.urban.studio/docs/edc_replace_live-work_final.*



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Table 2: *Use Typology. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Typology: Live-Work Use Type	
Home Occupation	A home-dominated use where the residential component is primary with an accessory workspace; work occurs within a residence.
Live/Work	Work occurs within a unit and its dominance over residential activity will vary over time.
Work/Live	A work-dominated use where the work component is primary with an accessory residential space; residential use occurs within or adjacent to a commercial space.
Equal Status	Equitably utilized as residential and workspace.

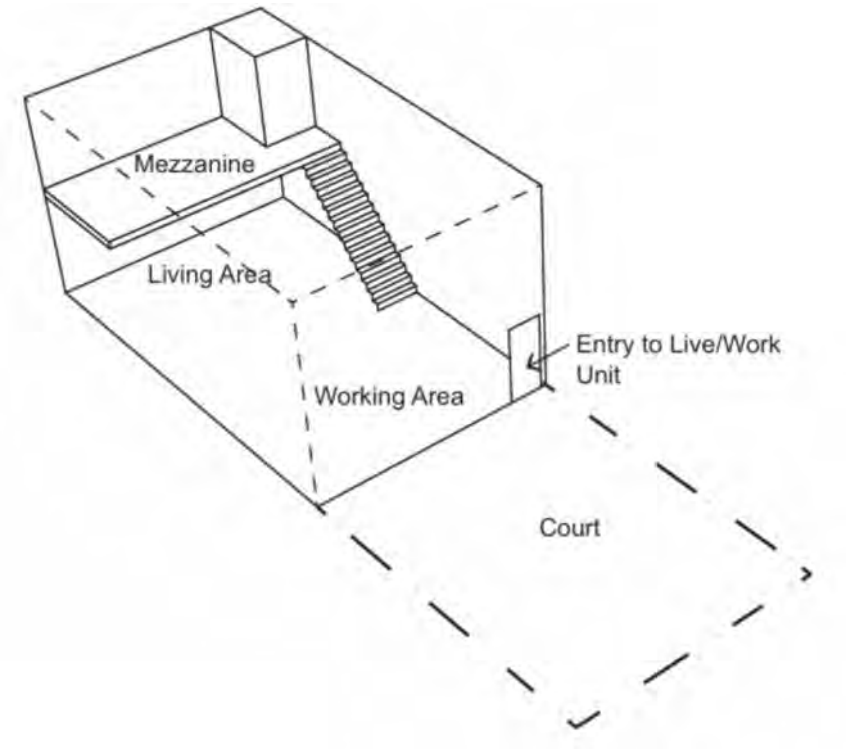
Proximity Type

The second typology – proximity type – is a system of categorization largely determined by form, and how the placement of the residential and workspace components of live-work are physically arranged in relation to each other (Dolan, 2012, p. 11). The three (3) proximity type classifications include: 1.) Live-With 2.) Live-Near and 3.) Live-Nearby (Dolan, 2012, p. 17). The Live-Near and Live-Nearby classifications both have subcategories within them (Khoury, n.d.).

Live-With denotes a physically combined working and living space where the activities of living and working occur without separation in a single space or "common atmosphere" (Dolan, 2012, p. 44). This live-work type is the most common configuration and is often found in warehouse renovations (Dolan, 2012, p. 46).

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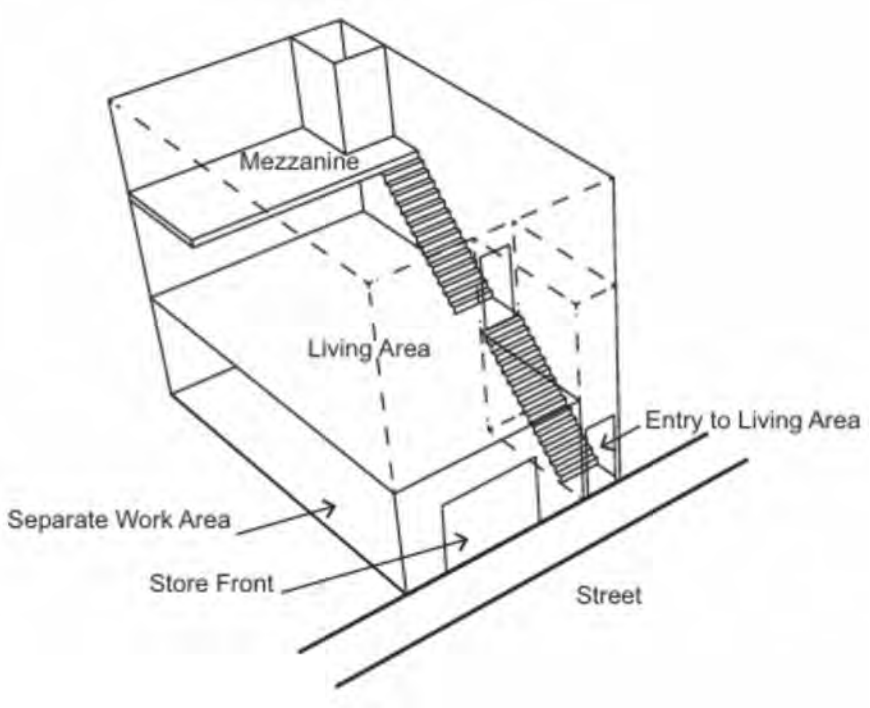
Figure 6: *Live-With diagram. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*



Live-Near denotes a living space that is physically separated from the workspace (Dolan, 2012, p. 17). A subcategory of Live-Near is Live-Above, which is when workspace is located on one floor, typically at the ground level, with the residential space located above (Khoury, n.d.). The house over a shop is the most recognizable version of Live-Above (Khoury, n.d.). Part of the appeal of this form of live-work is the ease and flexibility in being able to separately rent out or share the working and residential spaces due to the built in physical separation (Dolan, 2012, p. 47).

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Figure 7: *Live-Near diagram. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*



Live-Nearby denotes two physically separate buildings located adjacent to one another (Notley, 2019, p. 27). In Live-Nearby forms, occupants must exit one space and travel a short distance – across a courtyard, corridor, or down the stairs – to enter into the second space; essentially, the residential space and workspace are completely separate places (Dolan, 2012, p. 48). The Live-Behind and Live-In-Front are subcategories of Live-Nearby; Live-Behind consists of detached workspaces at the front of the property, while Live-In-Front consists of detached workspaces at the rear of the property (Khoury, n.d.). The physical separation provided in this form of live-work, especially when the work component is located at grade level – makes it particularly well-suited to accommodating work uses involving client visits, employees, and walk-in trade (Dolan, 2012, p. 48).

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Figure 8: *Live-Nearby diagram. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

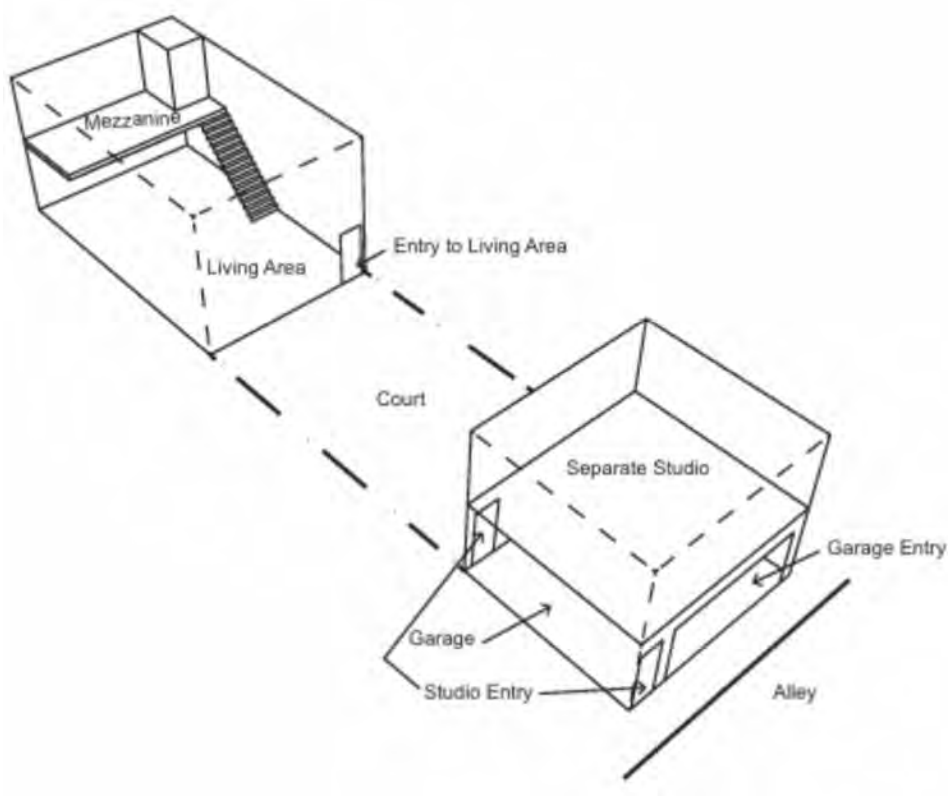


Table 3: *Proximity Typology. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Typology: Live-Work Proximity Type		
Live-With	Work and residence all occur in one "common atmosphere;" overlapping workspace and living space.	
Live-Near	Work and residence are separated by a wall or floor/ceiling.	
	Live-Above	Workspace below the residence.
Live-Nearby	Work occurs outside the residence but on the same property.	
	Live-Behind	Detached workspace at front of property.
	Live-In-Front	Detached workspace at the rear of property.

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Project Type

The third typology is project type, which is informed by the scale and intensity of live-work (Dolan, 2012, p. 11). Project types include: Warehouse Conversion, Home Office, Townhouse (Shophouse), Flexhouse, Courtyard live-work, Urban Loft Complex, and High Density/Podium (Dolan, 2012, p. 19).

The Warehouse Conversion project type involves converting an existing commercial building into live-work units, often as lofts (Dolan, p. 19). Warehouse Conversion project types are most commonly found in port cities where warehouse spaces in multistory loft buildings, typically in downtown neighborhoods, became redundant following the advent of the shipping container (Dolan, 2012, p. 19). Popular examples of live-work Warehouse Conversions can be found in the SoHo and Tribeca neighborhoods of New York City; the SoMa neighborhood in San Francisco; the Pearl District in Portland, Oregon; and LoDo neighborhood in Denver (Dolan, 2012, p. 19). With these and other examples of Warehouse Conversion, the Live/With proximity type and either a Work/Live or Live/Work use type are also commonly applied (Dolan, 2012, p. 20).

The Home Office project type accommodates the Home Occupation live-work use type (Dolan, 2012, p. 20). The arrangement of a Home Office is fairly straightforward and self-explanatory – it is where a bedroom, study, recreation room, or other ancillary space within a residence it utilized as a workspace (Dolan, 2012, p. 20). The Home Office project type is generally presents as a Live-Near or Live-Nearby proximity type (Dolan, 2012, p. 21).

The Townhouse, also known as a Shophouse, is generally an attached or detached stand-alone building distinguished for not having legal separation between the residential and non-residential uses (Dolan, 2012, p. 19). As such, the Townhouse project cannot be

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easily rented out to, or even shared, with another user (Dolan, 2012, p. 21). The lack of legal separation results in an arrangement that is considered by some to be inflexible and thus not ideal nor recommended, especially in Live-Near proximity type configurations, given that it is limited to use by a single user (Dolan, 2012, p. 19). The Townhouse project type is best suited to accommodate Home Occupation use types in the form of a Live-With proximity type (Dolan, 2012, p. 21).

The Flexhouse project type, one of the most common forms of live-work, is typically in the form of an attached or detached stand-alone building or unit that will flex and learn over time, or in other words, adapt and alter to facilitate changes in use or configuration (Dolan, 2012, pp. 21-22). Flexhouse project types have separate entrances for live and work, and are typically arranged as a Live-Near proximity type with a retail-style storefront entry, ground level workspace, and residential above (Dolan, 2012, p. 22). The use type of a Flexhouse project is likely to be Work/Live or Live/Work (Dolan, 2012, p. 22). The Flexhouse project type embodies the flexibility associated with live-work given its ability to change over time, whether that be from exclusively live-work to strictly residential, or a combination of Live/Work, or even simply office, over retail (Dolan, 2012, p. 22).

The Courtyard project type is a building type that is typically new construction on vacant lots at the scale of a garden apartment or higher density, with multiple units entering off of one or more courtyards (Dolan, 2012, p. 19, pp. 22-23). The Courtyard project type is borne from the need to combat the isolation live-work can sometimes breed through creation of a live-work type that provides built-in opportunity for community interaction through requiring passage through shared common spaces (Dolan, 2012, p. 22). The

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Courtyard project type accommodates varying live-work use types generally through the Live-With and Live-Near proximity types.

The Urban Loft Complex live-work project type are generally new construction buildings or renovated commercial buildings (Dolan, 2012, p. 24). The genesis of this project type was a result of the growing popularity of live-work and the decreasing availability of warehouse and other commercial and industrial buildings that could easily be converted to live-work (Dolan, 2012, p. 24). As a project type developed to meet a supply and demand need, the Urban Loft Complex live-work project type is aspirational in that it is designated as live-work but largely utilized and financed for residential use (Dolan, 2012, p. 24). Typically, Urban Loft Complex project types, also referred to as lifestyle lofts, soft lofts, and lawyer lofts, are high-end condominiums that ultimately revert to residential-only uses (Dolan, 2012, p. 24). As such, Urban Loft Complex project types are suited toward Live-With proximity type arrangements and Home Occupation or Live/Work use types, and should be sited outside of active industrial district to mitigate potential conflict with activities and impacts of commercial and industrial uses (Dolan, 2012, p. 24).

The last project type is High Density/Podium live-work are multi-unit and mixed-use, with densities of 60 dwelling units per acre or greater, built on top top of parking structures, or podiums (Dolan, 2012, p. 24). In this project type, live-work units, generally in the Live-With proximity type, line the street-level to add a human-scaled streetscape at these typically tall and large projects (Dolan, 2012, p. 25). The Live/Work, Work/Live, and Equal Status use types are well-served in the High Density/Podium project type.

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Table 4: *Project Typology. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Typology: Live-Work Project Type	
Warehouse Conversion	Conversion of an existing commercial building to multiple live-work units, often called lofts.
Home Office	Home occupation in or on the same property as a residence of any kind.
Townhouse (Shophouse)	A stand-alone building, either attached or detached, that is physically set up to accommodate a variety of uses by a single user (i.e. there is no legal separation between residential and nonresidential uses).
Flexhouse	A building that learns; preapproved flexible use in a townhouse module, live-works, housing-over-retail live-near units. Separate entrances for live and work.
Courtyard Live-Work	A multi-unit community of live-work units entering off of one or more courtyards.
Urban Loft Complex	"Lifestyle" lofts in a new building or a renovated commercial building.
High Density/Podium	Live-work units in a taller building with structured parking and liner retail, live-work, or flexhouses entering at street level.

Intensity Type

The fourth typology is based strictly on the intensity of the work use activities occurring within live-work (Dolan, 2012, p. 28). The intensity of the work uses are classified into three (3) categories: Open, Limited, and Restricted (Dolan, 2012, p. 28).

Open work-use intensity activities are described as:

Those permitted most often in work/live, as the most commercially oriented form of live-work. Employees and walk-in trade are usually permitted (along with ADA compliance); noise is relatively unregulated; heavy machinery, large work

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products, and hazardous materials may be present; and the work space may be served by a freight elevator and robust utility services (Dolan, 2012, *p. 28).*

Limited work-use intensity activities are described as:

Those permitted most often in live/work, a more residentially oriented form of live-work. Employees and walk-in trade may be permitted (along with ADA compliance); noise is regulated; heavy machinery and objects are unlikely to be present; and hazardous materials may be present in lesser quantities than in an Open work environment, more likely when the unit's work space is separated from the residential portion, as in a live-near or live-nearby. Utilities and other services depend on the specific nature of the anticipated work but are more likely to resemble those that serve commercial establishments (Dolan, 2012, *p. 28).*

Restricted work-use intensity is typically associated with Home Occupation type live-work, and it consists of activities that are:

Intended to be entirely compatible with and accessory to a residential environment. Employees and walk-in trade are rarely permitted; noise generation is discouraged if allowed at all; and heavy machinery, objects, and hazardous materials are not typically present. Utilities and other services are of a residential nature (Dolan, 2012, p. 28).

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Table 5: *Intensity Typology. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Typology: Live-Work Intensity Type	
Open	Commercially oriented form of live-work.
Limited	Residentially oriented form of live-work.
Restricted	Entirely compatible with and accessory to a residential environment.

Development Type

Development type of live-work refers to the three (3) general categories of construction that live-work falls within: 1.) Renovation 2.) Urban Infill and 3.) Greenfield (Dolan, 2012, p. 49). The Renovation development live-work type, consisting of the renovation and/or conversion of existing buildings, such as warehouses, for live-work, are the most common form of live-work development (Dolan, 2012, p. 49). As described in the Origins section of this chapter, renovation, especially of warehouses clustered in former industrial districts, can catalyze the transformation of the area into a vibrant, mixed-use neighborhood initiating the SoHo Cycle (Dolan, 2012, p. 49). Both the Urban Infill and Greenfield development live-work types generally share the same meaning ascribed to any other form of Urban Infill and Greenfield development. Urban Infill development refers to new construction on sites located amongst existing development and served by existing urban infrastructure, while Greenfield development refers to new construction on sites and surroundings that have not previously been developed or served by urban infrastructure (Dolan, 2012, p. 50). Within the context of live-work, Urban Infill development live-work generally occurs as Flexhouse, Townhouse, Courtyard, Urban Loft Complex, and High Density/Podium project types (Dolan, 2012, pp. 50-51). While Greenfield development

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live-work generally occurs as Flexhouse or Townhouse project types and Live-Nearby proximity types (Dolan, 2012, pp. 51-52).

Table 6: *Development Typology. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Typology: Live-Work Development Type	
Renovation	Renovation of existing buildings for live-work.
Urban Infill	New construction of live-work on sites already served by urban infrastructure and typically surrounded by existing development.
Greenfield	New construction of live-work on sites previously undeveloped and in "traditional neighborhoods" typically within suburbs and exurbs.

Live-Work: Advantages

In the era of COVID-19, work patterns have shifted dramatically and so have the priorities of many workers – there is a desire to reduce commuting costs and time; maintain greater work-life balance through work flexibility and autonomy; and be environmentally and financially savvy (Khoury, n.d.). Many of these priorities can be achieved through live-work units, which are seen as having several advantages and positive impacts, such as:

- Accommodating uses that may be occurring organically;
- Diversifying the housing stock;
- Preserving historic and existing buildings;
- Serving as a transitional buffer between residential and industrial or commercial land uses;
- Incubating small businesses;
- Creating nodes of activity in unutilized or underutilized areas;

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- Zero-commute living and a positive environmental effect;
- Enhancing social cohesion with increased time spent within the same community;
- Walkability and opportunity for social exchange;
- Inherent affordability and cost savings through use of combined facilities; and
- Added convenience and work flexibility, which can allow people to more effectively maximize their time (Kakal, 2010; Notley, 2019; Redwood City, 3; Dolan, 2012, p. 33; Delaware Valley Regional Planning Commission, 2004, p. 7).

Based on these positive attributes and benefits, it is likely that demand for more live-work and diversity in the types of live-work available, will continue to grow. In examining the potential incorporation of live-work within the Smoky Hollow Specific Plan area, the following advantages of live-work are of relevance.

One of the most significant advantages of live-work is its inherent affordability (Dolan, 2012, p. 4). Cost-savings are realized by eliminating the need for separate spaces for living and working, which in turn results in significant savings in transportation costs by removing the need to commute to work (Delaware Valley Regional Planning Commission, 2004, p. 33). The effect of eliminating work commuting is why live-work is also known and referred to as zero-commute housing or zero-commute living (Dolan, 2012, p. 2; Adams, 2023, p. 2). Additional benefits conferred through live-work's elimination of work commuting is the drastic decrease in car usage and associated reductions in greenhouse gas emissions, vehicle miles traveled, traffic congestion, and demand for

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parking (Adams, 2023, p. 2). Furthermore, in eliminating such significant reliance upon vehicles for a substantial component of daily life – work activities – live-work can have the net effect of encouraging and increasing the use of environmentally conscious alternative modes of transportation, such as public transit, walking, and biking (Delaware Valley Regional Planning Commission, 2004, p. 35).

Another key advantage of live-work is its ability to afford occupants with more opportunities to interact and engage within their neighborhood, leading to a stronger sense of community (Dolan, 2012, p. 4). As Thomas Dolan describes:

> *Live-work and community can be seen as symbiotic in two important ways: 1.) The presence of live-work in a neighborhood helps build strong, convivial, safe communities that are able to "learn," or adapt, over time and remain vibrant. 2.) Live-workers, due to the often-isolated nature of their workdays, crave opportunities for the types of casual interactions that – over time – build a sense of community. Such interactions can be provided either through the design of the individual live-work project or locating the project in a compact, walkable mixed-use neighborhood (Dolan*, 2012*, pp. 94-95).*

Live-work also generates greater investment within a neighborhood. Live-work occupants invest financially and emotionally into the community through the money and time spent toward their and their neighbors' businesses, as well as the money and time spent with neighbors at facilities and amenities in the community (Delaware Valley Regional Planning Commission, 2004, p. 34). Live-work occupants' investment in their communities is partially due to a commitment to and stake in the success of the neighborhood, as well as a desire to help maximize business activity in the neighborhood,

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which in turn may endeavor financial benefits on a wider scale throughout the community (Adams, 2023, p. 2)

Flexibility in the scheduling of and time spent on activities, whether they be business or personal, is another important advantage afforded by live-work (Delaware Valley Regional Planning Commission, 2004, p. 33). This level of flexibility can result in a better balance between professional and personal obligations (Delaware Valley Regional Planning Commission, 2004, p. 34). Better balance in residents' lives can contribute to making communities more lively by generating greater foot traffic and activity on the street vis a vis the combination of living and working activities occurring on a 24-hour basis within the neighborhood (i.e., walking, shopping, dining, working, etc.) (Delaware Valley Regional Planning Commission, 2004, pp. 34-35).

Live-Work: Disadvantages

There are documented impacts that have come with the development of live-work, some of which are negative. One of the most commonly referenced impacts resulting from the popularity of live-work, has been the reduction or altogether loss of light-industrial uses, as evidenced in various cities, including in the SoHo neighborhood of New York City, London Borough of Hackney, and in the SOMA neighborhood of San Francisco (Holliss and London Metropolitan University, 2008). While industrial uses may at times be nuisances and unwanted land uses, they also can be uses that contribute to a community's economy – through generation of jobs and sales tax revenues. Additionally, the presence of these industrial uses are often a major contributing factor to the overall nature and character of an area. For these reasons, the loss of existing industrial uses, businesses, property owners, and residents, due to live-work development and the

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resounding effects of this type of development, is an issue worthy of serious consideration when evaluating the merits of live/work uses.

Along similar lines, the development of live-work is also commonly associated with inducing gentrification, which can often result in the displacement of existing property owners and residents, and generally leads to reduced accessibility to the neighborhood via financial exclusion. On one level, the land use changes enacted to accommodate live-work have contributed to housing speculation, which in turn gives rise to gentrification (Uyttebrouck et al., 2021, p. 4). On another level, the demand for live-work induced by popularity of the amenities and environments cultivated by live-work developments may result in the pricing out of existing tenants and increase in rent prices, or even conversion to market-rate or luxury developments (Delaware Valley Regional Planning Commission, 2004, p. 38).

Additionally, live-work developments can lead to conflict with the existing uses that were originally intended for the immediate area (Delaware Valley Regional Planning Commission, 2004, p. 38). For live-work developments sited in primarily industrial or commercial areas, the operations and intense nature of the existing uses, which may produce substantial noise and emit odors, can become nuisances to and a source of complaint for live-work occupants. (Delaware Valley Regional Planning Commission, 2004, p. 39). The tension created by unharmonious and incompatible siting of live-work development can result in substantial negative impacts (Delaware Valley Regional Planning Commission, 2004, p. 38).

The negative effects of incongruent live-work development siting are made even more severe by residential reversion – the discontinuation of the work component in live-work such that it transitions into, or is utilized from the onset, as an “open-plan, spacious,

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trendy residential loft" (Dolan, 2012, p. 15). This is potentially one of the most consequential negative effects live-work development can have (Dolan, 2012, p. 15).

Live-Work: Urban Innovation & Incubator Districts

Live-work can be an important component that factors into the success of Urban Innovation and Incubator Districts, such as the Smoky Hollow Specific Plan area. Urban Innovation and Incubator Districts are the fruition of "a place-based, economic development strategy to concentrate the actors, entities, and infrastructure considered essential to process and produce innovation" (Kayanan, 2022, p. 50). Urban Innovation and Incubator Districts help support entrepreneurs in scaling ideas and introducing products to the market, and thus, are ideal environments for knowledge-intensive sectors and entrepreneurial efforts, such as start-ups and accelerators (Kayanan, 2022, p. 51). A key underlying premise of Urban Innovation and Incubator Districts is the notion that continuous interaction facilitated through the proximity of resources and amenities located within a 24-7 neighborhood and live-work-play environment is necessary to enable a synergy that ultimately results in creative output and financial benefit (Kayanan, 2022, p. 55). These districts are physically compact; transit-accessible, walkable, and bike-able; technically-wired and served by a growing, robust infrastructure system; composed of mixed-use housing, office, and retail (Katz & Wagner, 2014, p. 1). Examples of Innovation and Incubator Districts can be found across the globe in cities such as Barcelona, Berlin, London, Medellin, Montreal, Seoul, and Toronto, and in the United States in places such as Atlanta, Baltimore, Buffalo, Cambridge, Cleveland, Detroit, Houston, Philadelphia, Pittsburg, St. Louis, and San Diego (Katz & Wagner, 2014, p. 1).

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There are (3) primary elements to successful Urban Innovation and Incubator Districts: 1.) Partnerships (collaboration of committed individuals) 2.) People (an abundance of people including customers and business collaborators) and 3.) Places (aesthetically pleasing and well-functioning spaces conducive to positive interaction) (Cherry, 2022). Furthermore, successful districts fully develop economic assets (i.e. firms, institutions, and organizations) alongside physical assets (buildings, open spaces, streets, and infrastructure) and networking assets (i.e., the relationships between those living and working in the district), all of which combine to promote a supportive culture committed to cross-sector communication, collaboration, and efficiency (Katz & Wagner, 2014, p. 10).

Live-work can help facilitate the close connections, collaborative spaces, and convergence of disparate sectors and specializations (e.g., information technology, bioscience, and energy) that generates the creativity which fuels Urban Innovation and Incubator Districts (Cherry, 2022; Katz & Wagner, 2014, p. 2). With the incorporation of live-work into these districts, the boundaries between working, living, and playing blur together, resulting in a seamless environment that accommodates continuous on-demand work and the permeation of work throughout all aspects of the urban fabric (Kayanan, 2022, p. 53). Live-work contributes to the success of an Urban Innovation and Incubator District through enhancing the dynamism of the physical realm and by encouraging the proximity of partnerships, people, and places necessary for the knowledge spillover and exchange that spurs creativity (Katz & Wagner, 2014, p. 2).

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Live-Work: Within the Context of a Housing Crisis

The move toward incorporating housing more widely throughout a variety of land use areas is part of a larger trend in response to a housing crisis fueled by both a lack of affordability and production. Moreover, the potential to expand the allowance for residential uses, in the form of live-work units, within the Smoky Hollow Specific Plan, is in part due to speculation that informal residential and live-work uses may already exist within the area, having developed as a natural extension of the light-industrial and creative uses that currently dominate the area. Examination of any expansion of allowances for residential and live-work in the Smoky Hollow Specific Plan area, cannot be completed in an adequate manner without understanding housing in the wider context, including housing affordability and production issues.

There has been a significant amount of scholarship on the issues of housing affordability and production in California. Part of this research has examined the relative impact zoning regulations can have upon housing affordability and production. While the research reflects diverging thoughts on the issue, at least some have argued that zoning regulations, such as density restrictions, can help ease overall housing affordability, particularly within high-cost and expensive metropolitan regions (Manville et al., 2020). These scholars further argue that zoning, and the intensification of housing density enabled through zoning, is an important and necessary component to creating the housing supply needed to resolve housing affordability issues (Manville et al., 2020). Scholars argue that through zoning's capacity to allow additional development beyond what is generally or currently allowed, greater housing affordability is achieved through both "filtering" and "diversion" (Manville et al., 2020). Filtering is described as a process that occurs over time as housing units eventually filter through the housing market catering to varying segments

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and price points (Manville et al., 2020). Diversion is a process in which newly constructed units divert wealthier and more affluent individuals from older housing units, thus allowing older housing stock to remain affordable to lower-income individuals (Manville et al., 2020). These filtering and diversion processes influence housing affordability, but the ability of these processes to increase and maintain housing affordability is largely dependent on zoning and the ability to allow for additional development through zoning regulations (Manville et al., 2020).

There are many reasons to consider the allowance of live-work units in the Smoky Hollow Specific Plan area – the fact that it may already be occurring on an informal basis; that it is a natural progression of the district's adaptive re-use of light industrial facilities; that it will enhance the vibrancy of the district, etc. Though it is also important to recognize that enabling the potential development of live-work uses can also be understood as an effort which will provide benefits beyond the immediate district area by contributing to the wider housing production process that ultimately influences housing affordability. Understanding this relationship and the overall housing context will be a necessary component of any exploration into allowing live-work units in the Smoky Hollow Specific Plan area.

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CHAPTER 3:

METHODOLOGY

The research approach applied involved qualitative review of published sources of information on live-work units. Specifically, the research included review of literature on the history and differing typologies of live-work units, and policies related to live-work units that have been adopted and implemented, in order to obtain greater context and understanding of how live-work units originated and the ways in which they function as a unique type of land use.

Another component of the research involved identification and analysis of examples of live-work implementation in other jurisdictions and in areas generally classified as industrial, incubator, innovation, or business-focused districts. Through the review of these examples, advantages and disadvantages of each were identified, and utilized to help analyze and determine what options would be appropriate for the Smoky Hollow Specific Plan area.

The research process also involved field reconnaissance to survey the existing conditions of the Smoky Hollow Specific Plan area and identify the appropriate areas where live-work units should be allowed. The Planning Commission provided some guidance in this area, noting a preference for any future residential uses to be concentrated primarily in the western portion of the Specific Plan area, which abuts residential areas outside of the Specific Plan area's boundaries. The field survey involved observation and notation of existing conditions. Additional research into property data and Business License data, including addresses and North American Industry Classification System (NAICS) business categorization, was utilized to develop a more thorough understanding of the land use traits and business characteristics of the Specific Plan area.

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The results of the research helped inform the final recommendations on the appropriate types of live-work units and the appropriate areas for live-work units within the Smoky Hollow Specific Plan area. These final recommendations are being provided to the City of El Segundo for their consideration as they move forward with presenting options to the Planning Commission to receive additional direction and guidance, before ultimately developing a final recommendation for adoption and implementation.

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CHAPTER 4:

ANALYSIS OF LIVE-WORK EXAMPLES

Live-Work Project Examples

Willow Court (Oakland, CA)

Table 7: *Willow Court. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Willow Court	
Use Type	Live/Work
Proximity Type	Live-With
Project Type	Warehouse Conversion / Urban Loft Complex / Courtyard
Intensity Type	Limited
Development Type	Renovation
Description	Conversion of a one-story, concrete block warehouse sited between a residential neighborhood with mixed housing types and an industrial area with warehouse structures.
Lessons	- Warehouses can be designed to foster and facilitate engagement and interactions amongst occupants. - Proximity to services and amenities are important to live-work success. (Dolan, 2012, p. 53)

Figure 9: *Willow Court. Retrieved from :https://lh3.googleusercontent.com/p/AF1QipOPU9EmDLcl9Ueu5Re1q6xprCzKFB2nWafwfQjF=s1360-w1360-h1020*



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Clocktower Lofts (San Francisco, CA)

Table 8: *Clocktower Lofts. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Clocktower Lofts	
Use Type	Live/Work
Proximity Type	Live-With
Project Type	Warehouse Conversion / Urban Loft Complex
Intensity Type	Limited
Development Type	Renovation
Description	Conversion of a former printing press into condominium units that incorporates courtyards. Project coincided with the height of both the live-work and dot-com boom in the 1990s.
Lessons	- Location matters and the project's siting in a walkable neighborhood has been a great benefit. - Common courtyards and pathways provide relief in transitioning from a large building space into smaller spaces. - Sound created by water features can positively influence the overall mix of ambient sounds that may occur in live-work locations. (Dolan, 2012, p. 56)

Figure 10: *Clocktower Lofts. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*



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California Cotton Mills Studios (Oakland, CA)

Table 9: *California Cotton Mills Studios. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

California Cotton Mills Studios	
Use Type	Work/Live
Proximity Type	Live-With
Project Type	Warehouse Conversion
Intensity Type	Open
Development Type	Renovation
Description	Conversion of a historic former cotton mill turned self-storage warehouse, intended to accommodate large work and a variety of users.
Lessons	- Community and interaction can be cultivated, even with lack of courtyard and common area spaces, with focused commitment on elements that will foster interaction and sense of community, such as regulations pertaining to work use activities and selection of appropriate tenants for the desired Work/Live use. (Dolan, 2012, p. 58)

Figure 11: *California Cotton Mills Studios. Retrieved from: https://www.apartments.com/cotton-mill-studios-oakland-ca/erq9jeq/*



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South Prescott Village (Oakland, CA)

Table 10: *South Prescott Village. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

South Prescott Village	
Use Type	Live/Work
Proximity Type	Live-With / Live-Near
Project Type	Courtyard Live-Work
Intensity Type	Limited
Development Type	Urban Infill
Description	New construction, multi-unit project for artists, with breezeways connecting the street to the central courtyards within the development.
Lessons	- Importance of developing live-work in a form, arrangement, and design that meets the needs of the end-user. - Understanding of potential for isolation in live-work and the importance of interactive open space to provide opportunity for development of community (Dolan, p. 62).



Figure 12: *South Prescott Village. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

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The Waters (Montgomery, Alabama)

Table 11: *The Waters. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

The Waters	
Use Type	Live/Work
Proximity Type	Live-Nearby
Project Type	Flexhouse
Intensity Type	Limited
Development Type	Greenfield
Description	New construction housing over retail configuration with retail entrances along the street frontage and ground floor residential entrances at the rear of the building.
Lessons	- Locate residential entries in the front. - Strong storefront character and commercial quality is important in flexhouse live-work (Dolan, 2012, p. 66).

Figure 13: *The Waters. Retrieved from: https://thewatersal.com/wp-content/uploads/2017/02/towncenter_bikers_-aerielshot_-2016_ep-jpg-623x420.jpg*



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Mount Laurel (Mount Laurel, Alabama)

Table 12: *Mount Laurel. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Mount Laurel	
Use Type	Live/Work
Proximity Type	Live-Near
Project Type	Flexhouse
Intensity Type	Limited
Development Type	Greenfield
Description	New construction housing over retail configuration with minimal retail appearance and composition.
Lessons	- Maximize flexibility of work uses through emphasis upon retail. - Stand-alone loading and service areas can work at the rear of the building when not mixed with residential entrances (Dolan, 2012, p. 67).

Figure 14: *Mount Laurel. Retrieved from: https://thewatersall.com/wp-content/uploads/2017/02/towncenter_bikers_-aerielshot_-2016_ep-jpg-623x420.jpg*



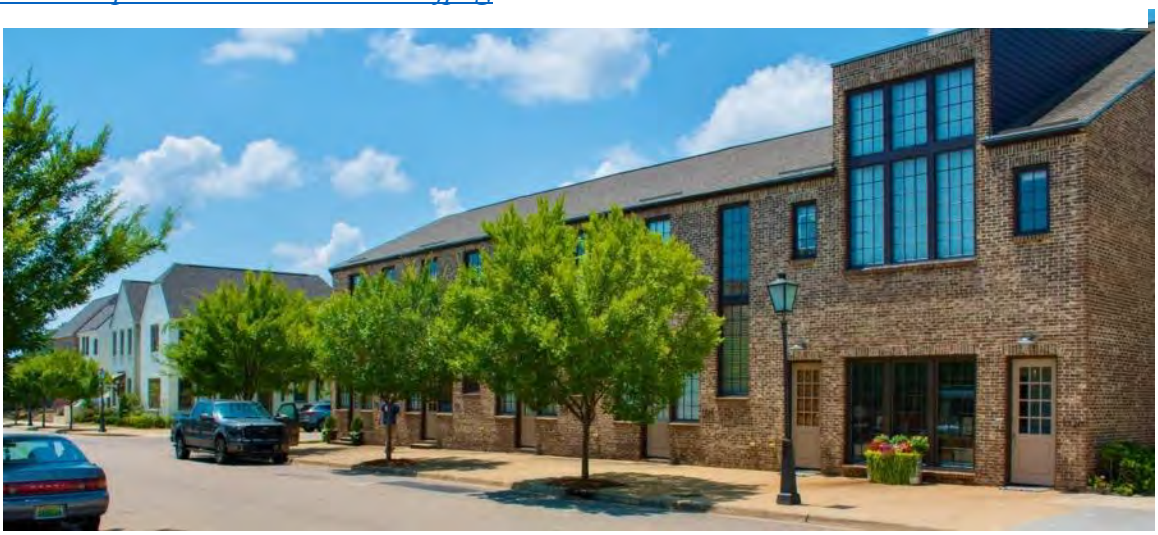
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Hampstead (Montgomery, Alabama)

Table 13: *Hampstead. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Hampstead	
Use Type	Live/Work
Proximity Type	Live-With / Live-Near (Live-Above) / Live-Nearby (Live-Behind and Live-In-Front)
Project Type	Townhouse
Intensity Type	Limited
Development Type	Greenfield
Description	New construction, rows of townhouses with "starter" (Live-With) units without separate work spaces and "move-up" (Live-Near) units with ground floor workspace and upstairs residential.
Lessons	- Live-Work proximity types aimed at different market segments can coexist in the same development (Dolan, 2012, p. 68).

Figure 15: *Hampstead. Retrieved from: https://www.dpz.com/wp-content/uploads/2017/08/0514-02.jpeg*



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Glenwood Park (Atlanta, Georgia)

Table 14: *Glenwood Park. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

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

Figure 16: *Glenwood Park. Retrieved from: https://i.pinimg.com/originals/e7/cf/8f/e7cf8fa9a88bbe300a1f23f1b714d6db.jpg*



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Pinetree Studios (Oakland, CA)

Table 15: *Pinetree Studios. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Pinetree Studios	
Use Type	Live/Work
Proximity Type	Live-Near
Project Type	Flexhouse
Intensity Type	Limited
Development Type	Urban Infill
Description	New construction, flexhouse condominium building in a non-retail setting that learns – four (4) identical units were utilized in entirely differently ways.
Lessons	- Separate entrances to upstairs and downstairs portions of flexhouse to accommodate separately renting out spaces. - Downstairs, when outfitted appropriately, can be converted into a separate live-work unit (Dolan, 2012, p. 70).

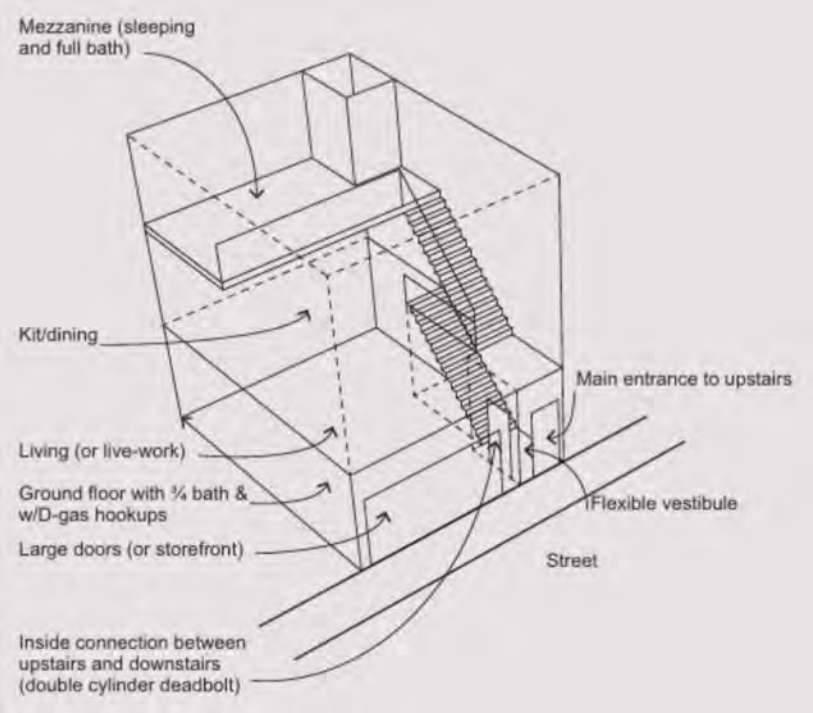


Figure 17: *Pinetree Studios. Axonometric view of flexhouse unit. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

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Yerba Buena Lofts (San Francisco, CA)

Table 16: *Yerba Buena Lofts. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Yerba Buena Lofts	
Use Type	Live/Work
Proximity Type	Live-With
Project Type	Urban Complex Lofts / High Density/Podium
Intensity Type	Limited
Development Type	Urban Infill
Description	New construction, luxury lofts in podium configuration.
Lessons	- Live-Work developments can be quality, high-brow designs (Dolan, 2012, p. 66).

Figure 18*: Yerba Buena Lofts. Retrieved from: https://images.squarespace-cdn.com/content/v1/5fa58e94224b442062718bfa/441c3826-afbb-47fe-b7f6-c22f9c4de0a3/YBL_SSNA-Image-08.jpg?format=1000w*



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Liner Units at the Sierra (Oakland, CA)

Table 17: *Liner Units at the Sierra. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

Liner Units at the Sierra	
Use Type	Live/Work / Work/Live
Proximity Type	Live-With
Project Type	Townhouse / High Density/Podium
Intensity Type	Limited
Development Type	Urban Infill
Description	New construction, double-podium project with liner mezzanine units without separation between residential and workspace.
Lessons	- Live-Work should be developed with an understanding that uses will shift over time and as such, should be designed to allow flexibility (Dolan, 2012, p. 76).

Figure 19: *Liner Units at the Sierra. Retrieved from: https://images1.apartments.com/i2/7OW5jUPIEhbYENxExikHDIjJtje4xvzJCd266eZmNHg/117/sierra-at-jack-london-square-oakland-ca-building-photo.jpg*



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The Lofts at Habersham (Habersham, Beaufort, South Carolina)

Table 18: *The Lofts at Habersham. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

The Lofts at Habersham	
Use Type	Live/Work
Proximity Type	Live-Near
Project Type	Flexhouse / Townhouse
Intensity Type	Limited
Development Type	Greenfield
Description	New construction, mixed-use buildings conceived and built to provide maximum flexibility with preapprovals for any combination of uses for the building, including residential on all three (3) floors.
Lessons	- The additional building cost to design with the greatest allowance of flexibility may be beneficial during uncertain economic times. - Developer management and regulation of businesses occupying workspaces can greatly influence project success. - Residential entrances at the rear may be preferential when seeking to preserve and maximize commercial street frontage (Dolan, 2012, p. 88).

Figure 20: *The Lofts at Habersham. Retrieved from: https://image1.apartmentfinder.com/i2/L-C_lcMxtaYFctNDHcRclxfOwDuP-wYVNQNUlSt256k/111/habersham-row-beaufort-sc-habersham-marketplace.jpg.*



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James Avenue Live-Work Compound (Oakland, CA)

Table 19: *James Avenue Live-Work Compoumd. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*

James Avenue Live-Work Compound	
Use Type	Home Occupation
Proximity Type	Live-With, Live-Near, Live-Nearby
Project Type	Home Office
Intensity Type	Restricted
Development Type	Renovation
Description	Renovation of former corner store with three (3) apartments into a compound with ample outdoor space and proximity to neighborhood amenities.
Lessons	- Small-scale neighborhood buildings can be converted to live-work (Dolan, 2012, p. 123).

Figure 21: *James Avenue Live-Work Compoumd. Retrieved from Thomas Dolan's "Live-Work Planning and Design: Zero Commute Housing": https://ebookcentral.proquest.com/lib/csupomona/reader.action?docID=817354.*



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CHAPTER 5:

ANALYSIS OF SMOKY HOLLOW SPECIFIC PLAN AREA

Existing Conditions

The Smoky Hollow Specific Plan area has approximately 312 parcels (*HELPR 2.0: Southern California Association of Governments*) across its 0.18 square miles (120 acres). The parcels range in size from 0.01 acres up to 6.89 acres (300,128 square feet), with the average parcel size being 0.76 acres, or approximately 33,105 square feet (*HELPR 2.0: Southern California Association of Governments*). The larger parcels are primarily concentrated in the Smoky Hollow East zoning district, while the smaller parcels, many with lot widths of only 40' to 45', are concentrated in the Smoky Hollow West zoning district. Given that there is not a uniform or predominant lot size in the Specific Plan area, different forms and scales of live-work will be appropriate for the different lot sizes.

Land use data for parcels within the Specific Plan area shows that a majority of the parcels have Industrial, Mixed Commercial and Industrial, or General Office land use designations (*HELPR 2.0: Southern California Association of Governments*). There are only a handful of parcels with residential designations – two (1) parcels have a Mixed Residential and Commercial land use designation and three (3) parcels have a Multi-Family Residential land use designation (*HELPR 2.0: Southern California Association of Governments*). City data and records showed there are only a limited number of permitted residential uses within the Specific Plan area. There are two (2) confirmed caretaker units – at 1017 E. El Segundo Boulevard and 123 Arena Street – and one (1) live-work project located at 1225 E. Grand Avenue. While illegal live-work uses within existing industrial and commercial buildings is common in many cities (Dolan, 2012, p. 15), the City of El

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Segundo has not identified any recent cases of illegal habitation within the Smoky Hollow Specific Plan area.

Imagery of the existing building types, forms, and conditions was documented through a field survey. The conditions vary throughout the district and range from well-maintained mid-century industrial developments to modern-aesthetic adaptive re-use to complete new construction to 1970s-era stucco office complexes. Though the common thread with all these differing development styles is that a large majority have building forms and arrangements that would lend themselves to the varying typologies of live-work uses described and identified in the literature review and in the analysis of live-work examples. Figure 22 provides a small sampling of the varying building forms that were observed in the Specific Plan area. All of the images and video collected from the field survey are available online (https://photos.app.goo.gl/UAj5pEVin7AccBeE7), and the photos are also included in Appendix B.

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Figure 22: *Examples of existing development within the Smoky Hollow Specific Plan area.*



Existing Businesses

According to the most recent Business License Registration data obtained from the City of El Segundo, there are approximately 300 registered business licenses within the Specific Plan area (City of El Segundo, Business License Registration, 2023). Based on the City's business type coding system, a majority of the businesses within the Specific Plan area fall under the Business General category, but other business types identified include: Retail, Wholesale, Real Estate, Professional Services, Non-Profits, Manufacturing, Contract Services, and Contractor (City of El Segundo, Business License Rates 2023). The business license registration data also includes North American Industry Classification System (NAICS) codes, which provides some added detail as to the nature

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of the business type. The range of business types identified in the business license registration data aligns with the allowances of the Specific Plan, which permits Industrial, Office, Commercial/Services, Parking, and Public Facilities and Assembly land uses (*Smoky Hollow Specific Plan*, 2018, p. 34-36).

Forecasted Conditions

Based on the updates made to the Smoky Hollow Specific Plan in 2018, forecasts were made as to the amount of potential development that could occur in the area over the next several decades. Specifically, it was estimated the modifications to the Specific Plan would accommodate a total of almost 3 million square feet of office, industrial, and public facility building space through 2040 (Segal, 2018). In total, this would reflect a net increase to the existing building space within the Specific Plan area by approximately 517,000 square feet (Segal, 2018).

The provisions to allow this expanded development opportunity capitalize on the area's reputation as a creative office hotspot and enable more tech startups and creative companies to locate in the Smoky Hollow area (Borland, 2019). Additionally, the update will still allow for light manufacturing and industrial uses, which can provide firms with the flexibility to conduct uses associated with creative industries, such as prototype development (Hoberman, 2018). Ultimately, the allowances provided through the Specific Plan were anticipated to nurture Smoky Hollow's development into the region's next successful incubator zone (McDermott, 2012).

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Figure 23: *Table of existing and proposed development potential following adoption of the 2018 Update to the Smoky Hollow Specific Plan. Retrieved from: https://www.segalcommercial.com/blog/the-city-of-el-segundo-is-finalizing-the-smoky-hollow-specific-plan/*

Land Use Category	Existing Overall Intensity	2040 Overall Intensity	Difference
Office	330,607 sf	1,554,358 sf	+1,213,751 sf
Researech & Development	110,202 sf	514,786 sf	+404,584 sf
Light Industrial	1,901,602 sf	777,900 sf	-1,123,702 sf
Commercial	84,445 sf	106,906 sf	+22,461 sf
Public Facilities	29,060 sf	29,060 sf	0 sf
Parking	900 sf	900 sf	0 sf
Residential Uses	9 units	15 units	+6 units
Total Building Area	**2,456,816 sf**	**2,973,910 sf**	**+517,094 sf**

Recent Development

One notable recent development within the Specific Plan area exemplary of the types of development envisioned for Smoky Hollow's future, is the Standard Works Campus. Located in Smoky Hollow East zoning district, the campus will eventually be built out with 200,000 square feet of leasable space across the overall 6-acre property. According to an article from March 2020 pubished in Urbanize LA, the campus includes a 30,000 square foot research and development facility; a 3-story facility with 60,000 square feet of research and development space at the upper floors and 20,000 square feet of retail commercial at the ground floor; and a 4-story parking structure with 800 parking stalls (Sharp, 2020). The campus has prioritized the adaptive re-use of the brick industrial buildings that have been at the site for decades; these efforts are consistent with the guiding

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principles of the Specific Plan document and have helped define the overall character and aesthetic of the campus (Sharp, 2020).

Figure 24: *Standard Works Campus.*



The Standard Works Campus is reflective of the development potential within the Smoky Hollow which makes live-work development in the area both feasible and the next logical step in the evolution of the Specific Plan area.

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CHAPTER 6:

CONSIDERATIONS & RECOMMENDATIONS

Considerations

The research and analysis completed as part of this project has illustrated live-work is full of complexities and nuances that have resulted in varying manifestations of the live-work concept. This process has also yielded identification of the universal factors and considerations important to all variations of live-work. The considerations are organized into four (4) broad categories – siting, operational, design, and regulatory considerations. A summary of these considerations and their relevance to live-work are identified in Table 20.

Table 20: *Summary of Live-Work Considerations*

Siting Considerations	
Amenities & Services	Proximity to and availability of amenities (restaurants, shops, entertainment, etc.), facilities (parks, recreation centers, etc.), and services (medical, institutional, etc.).
Transportation	Access to reliable and convenient transit facilities and alternative modes of transportation.
Great Streets / Livable Streets	Relationship to and interaction with street frontages and public spaces that function to cultivate community, shared sense of place, and vibrancy of neighborhood.
Walkability	Capacity of infrastructure and improvements to accommodate movement of pedestrians to and from a variety of destinations, and to activate and enliven public spaces.
Operational Considerations	
Business Types	Appropriate uses compatible with the intent and vision of the community.
Employees & Customers	Accommodations for and limitations upon employees and patrons in work spaces.

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Hours of Operations	Flexibility for work at any hour on a 24/7 basis and potential need to limit specific uses and operations to restricted hours.
Performance Standards	Metrics for limiting potential nuisances resulting from generation of noise, odor, light, waste, and other impacts of associated with business operations.
Design Considerations	
Form & Arrangement	Desired relationship between living and working spaces; separation of functions and operations occurring within the shared space.
Size	Minimum and maximum size requirements for designated working spaces and living spaces.
Proportion	Ratio of living space to working space, and designation of primary, accessory, or equal use, purpose, and function.
Common Space	Opportunity and encouragement of interactions to stimulate and facilitate development of community.
Parking, Loading, and Traffic	Ability to accommodate parking, loading, and traffic needs for commercial and industrial components of live-work spaces.
Signage	Accommodation of advertising and promotional needs of businesses operating within workspaces.
Code Compliance	Compliance with ADA, Building Code, and Health & Safety requirements necessary to accommodate commercial, industrial, and residential components, and to adequately address potential hazards or dangers associated with work activities.
Implementation Considerations	
Isolation	Innate potential for isolation without incorporation of features and components that encourage and invite opportunity for interaction.
Community	Sustainment of community in live-work environments is critical to successful live-work implementation and accumulation of the associated benefits live-work can yield.
Conflict	Tensions between incongruent live-work and adjacent uses can lead to displacement of existing uses and foster NIMBY-ism against uses that existed long before live-work was introduced.

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Rental vs Ownership	Differing needs and requirements based on intent for rent or ownership.
Residential Reversion	Reverting to residential-only uses impacts sense of community and place live-work engenders.
Gentrification	Effects of revitalization and reinvestment associated with live-work development can drive and encourage the cycle of gentrification, which negatively impacts existing uses/users within the neighborhood and limits the diversity of community associated with live-work.
Regulatory Considerations	
Affordability	Cost-savings resulting from shared living and workspaces, as well as reduced commuting and transportation demands, creates an inherent affordability, though policies and regulations may be needed to protect and maintain this affordability.
Financing	Mixed components, along with potential for separate rental or ownership of components, increases complexity and challenge in financing live-work projects.
Programming Limitations	Monitoring and enforcement of restrictions and requirements necessary to maintain operations and uses.
Market	Flexible nature responds to market and economic shifts.
Incentives	Influence upon neighborhood revitalization and role in stimulating economic development and reinvestment in underutilized neighborhoods has led to incentivization and other governmental inducements encouraging live-work.

Recommendations

Recommendations on the types of live-work that are compatible with the Specific Plan area, and where within the Specific Plan area the varying types of live-work would be most compatible with and complementary to the Specific Plan's vision and intended development pattern, are summarized in Table 21. Following the table of recommendations

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are selected photos of existing sites within the Smoky Hollow that can facilitate some of the recommended live-work typologies.

Table 21:*Live-Work Recommendations for Smoky Hollow Specific Plan*

Typology: Live-Work Use Type	
Home Occupation	A home-dominated use where the residential component is primary with an accessory workspace; work occurs within a residence. **RECOMMENDATION: Do not allow in SHSP.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, it would be counter-intuitive to the vision of the Specific Plan to encourage or allow for live-work types, such as Home Occupation, where the residential use is prioritized and the work or business component is so minimal that the live-work use is effectively perceived as being strictly residential.**
Live/Work	Work occurs within a unit and its dominance over residential activity will vary over time. **RECOMMENDATION: Medium Priority. Allow in SH-E and SH-W.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City, and live-work types, such as Live/Work, allow for the prioritization of the work components over the residential components. It should be considered medium-priority rather than high-priority only because this use type allows for dominance of the work component to shift over time. Since residential could become the primary use in this typology, this should be less of a priority than Work/Live use types, but should still be allowed in both the SH-E and SH-W zoning districts since it can facilitate live-work types with greater emphasis upon the work component.**

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Work/Live	A work-dominated use where the work component is primary with an accessory residential space; residential use occurs within or adjacent to a commercial space. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and for this reason, the Work/Live type should be the highest priority given that it the use type that is most work-focused and that aligns most closely with and most easily facilitates the City's stated desire to prioritize businesses and to maintain physical presence of businesses within the Specific Plan area. Based on this, it should be allowed in both the SH-E and SH-W zoning districts.**
Equal Status	Equitably utilized as residential and workspace. **RECOMMENDATION: Low Priority. Allow in SH-W.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, live-work types, such as Equal Status, should be low priority live-work types as they may be less effective in facilitating the City's desire to prioritize businesses and to maintain the physical presence of businesses within the Specific Plan area. Equal Status should be allowed in SH-W only since this area is in closer proximity to existing residential uses located west of the district boundary, and because the form and arrangement of the developments on the smaller lots within the SH-W area are more likely to accommodate uses equally dedicated to residential and work components.**

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Typology: Live-Work Proximity Type	
Live-With	Work and residence all occur in one "common atmosphere;" overlapping workspace and living space. **RECOMMENDATION: Medium Priority. Allow in SH-E and SH-W.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, the Live-With type is a medium priority live-work type since it may be less effective in facilitating the City's desire to prioritize businesses and to maintain the physical presence of businesses within the Specific Plan area. Live-With should be allowed in SH-E and SH-W since this proximity type can be accommodated by the range of development types and lot sizes found in both areas of the Specific Plan.**
Live-Near	Work and residence are separated by a wall or floor/ceiling. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.** **EXPLANATION: The arrangement of Live-Near allows it to accommodate a wide variety of work uses consistent with the Open live-work intensity type. As such, this live-work type can allow for all the existing uses currently permitted within the Specific Plan and can further encourage the siting of a variety of business types within the Specific Plan area. Furthermore, the Live-Near proximity type can effectively facilitate the prioritization of businesses within the area and enable a visible, physical presence of businesses within the district consistent with the Specific Plan vision of cultivating businesses. Live-Near should be a high priority and should be allowed in SH-E and SH-W since this proximity type can be accommodated by the range of development types and lot sizes found in both areas of the Specific Plan.**

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	Live-Above	Workspace below the residence. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.** **EXPLANATION: The arrangement of Live-Near allows it to accommodate a wide variety of work uses consistent with the Open live-work intensity type. As such, this live-work type can allow for all the existing uses currently permitted within the Specific Plan and can further encourage the siting of a variety of business types within the Specific Plan area. Furthermore, the Live-Near proximity type can effectively facilitate the prioritization of businesses within the area and enable a visible, physical presence of businesses within the district consistent with the Specific Plan vision of cultivating businesses. Live-Near should be a high priority and should be allowed in SH-E and SH-W since this proximity type can be accommodated by the range of development types and lot sizes found in both areas of the Specific Plan.**
	Live-Nearby	Work occurs outside the residence but on the same property. **RECOMMENDATION: Medium Priority. Allow in SH-W.** **EXPLANATION: The arrangement of Live-Nearby allows it to accommodate a wide variety of work uses consistent with the Open live-work intensity type. As such, this live-work type can allow for all the existing uses currently permitted within the Specific Plan and can further encourage the siting of a variety of business types within the Specific Plan area. However, the Live-Nearby arrangement can result in siting of residential uses at the front or most publicly visible portions of the site with the work uses obscured. Since the Live-Nearby type may result in live-work that is perceived as being strictly residential, the lack of visibility of the business use may not contribute toward the Specific Plan vision of cultivating a business district. Therefore, Live-**

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	Nearby should be a medium priority and allowed in SH-W since this proximity type can be accommodated by the existing development types and lots found in this area, particularly the alleyways, which may facilitate creation of a detached work or residential building accessible from the alley.
Live-Behind	Detached workspace at front of property **RECOMMENDATION: Medium Priority. Allow in SH-W.** **EXPLANATION: The arrangement of Live-Nearby allows it to accommodate a wide variety of work uses consistent with the Open live-work intensity type. As such, this live-work type can allow for all the existing uses currently permitted within the Specific Plan and can further encourage the siting of a variety of business types within the Specific Plan area. However, the Live-Nearby arrangement can result in siting of residential uses at the front or most publicly visible portions of the site with the work uses obscured. Since the Live-Nearby type may result in live-work that is perceived as being strictly residential, the lack of visibility of the business use may not contribute toward the Specific Plan vision of cultivating a business district. Therefore, Live-Nearby should be a medium priority and allowed in SH-W since this proximity type can be accommodated by the existing development types and lots found in this area, particularly the alleyways, which may facilitate creation of a detached work or residential building accessible from the alley.**
Live-In-Front	Detached workspace at the rear of property. **RECOMMENDATION: Do not allow in SHSP.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, it would be counter-intuitive to the vision of the Specific**

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	Plan to encourage or allow for live-work types, such as Live-In-Front, where the residential use is prioritized and the live-work use is effectively perceived as being strictly residential.
Typology: Live-Work Project Type	
Warehouse Conversion	Conversion of an existing commercial building to multiple live-work units, often called lofts. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.** **EXPLANATION: The Specific Plan encourages adaptive re-use through its design objectives and guidelines, which seek to preserve and retain the district's "authenticity and character." The conversion of existing buildings aligns with the objectives and preferences of the Specific Plan area and thus, should be the highest priority development type. While the conversion of existing buildings may be most logical and practical within the SH-W area due to the development constraints imposed by the small lot sizes of the area, it can and should be employed in both the SH-E and SH-W.**
Home Office	Home occupation in or on the same property as a residence of any kind. **RECOMMENDATION: Do not allow in SHSP.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, it would be counter-intuitive to the vision of the Specific Plan to encourage or allow for live-work types, such as Home Office, where the residential use is prioritized and the work or business component is so minimal that the live-work use is effectively perceived as being strictly residential.**
Townhouse (Shophouse)	A stand-alone building, either attached or detached, that is physically set up to accommodate a variety of uses by a single user (i.e. there is no legal separation between residential and nonresidential uses).

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	RECOMMENDATION: Medium Priority. Allow in SH-W. **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, the Townhouse (Shophouse) type is a medium priority live-work type since it may be less effective in facilitating the City's desire to prioritize businesses given that the lack of legal separation between residential and work uses may result in a more residentially oriented form of live-work. Furthermore, the creative and technology business types prioritized in the vision of the Specific Plan may not be as well served by the traditional townhouse live-work project style. The Townhouse (Shophouse) project style should be allowed in SH-W only since the potential for the live-work to be more residentially oriented is best suited in the area of the Specific Plan that is in closer proximity to the existing residential uses located west of the district boundary.**
Flexhouse	A building that learns; preapproved flexible use in a townhouse module, live-works, housing-over-retail live-near units. Separate entrances for live and work. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.** **EXPLANATION: The Flexhouse project type is high priority because it can accommodate a wide variety of work uses consistent with the Open live-work intensity type. As such, this live-work type can allow for all the existing uses currently permitted within the Specific Plan and can further encourage the siting of a variety of business types within the Specific Plan area. Furthermore, the separate entrances for residential and work uses means the Flexhouse project type can effectively facilitate the prioritization of businesses within the area and enable a visible, physical presence of businesses within the district consistent with the Specific Plan vision of cultivating businesses. Flexhouse project**

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	types should be a high priority and should be allowed in SH-E and SH-W since this proximity type can be accommodated by the range of development types and lot sizes found in both areas of the Specific Plan.
Courtyard Live-Work	A multi-unit community of live-work units entering off of one or more courtyards. **RECOMMENDATION: Low Priority. Allow in SH-W.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City. The Courtyard Live-Work project type is a low priority as it is associated with artists and artisans, which is not necessarily the targeted work use or business type for the Specific Plan area. Furthermore, the Courtyard Live-Work project type is a low priority as it may not be as consistent or compatible with the existing development patterns of the Specific Plan area. The Courtyard Live-Work project style can be compatible in the SH-W area since it is likely to be of a smaller scale, which would be compatible with the existing small-scale development and lot sizes in the SH-W area.**
Urban Loft Complex	"Lifestyle" lofts in a new building or a renovated commercial building. **RECOMMENDATION: Low Priority. Allow in SH-E and SH-W.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City. The lifestyle lofts of the Urban Loft Complex project type is a low priority as it is commonly associated with being a more residentially oriented form of live-work where the work component is aspirational. Moreover, the design of the units and building may be less conducive to the more intensive work uses that currently exist**

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	and are permitted within the Specific Plan area, which may contribute to a more residentially oriented form of live-work. The Urban Loft Complex can be compatible in the SH-W area since the potential for the live-work to be more residentially oriented is best suited in the area of the Specific Plan that is in closer proximity to the existing residential uses located west of the district boundary. The Urban Loft Complex can also be compatible in the SH-E area since the larger lot sizes and potential for campus environments can accommodate Urban Loft Complexes that can serve the creative and technology business types prioritized in the vision of the Specific Plan.
High Density/Podium	Live-work units in a taller building with structured parking and liner retail, live-work, or flexhouses entering at street level. **RECOMMENDATION: Medium Priority. Allow in SH-E.** **EXPLANATION: The vision of the Smoky Hollow Specific Plan area is "an eclectic incubator district of creative, innovative, and dynamic businesses." The primary purpose and intent of the district is to cultivate businesses within the City and as such, the High Density/Podium project type is a medium priority live-work type since the design of the units and building may be less conducive to the more intensive work uses that currently exist and are permitted within the Specific Plan area, which may result in a more residentially oriented form of live-work. The creative and technology business types prioritized in vision of the Specific Plan may be best served by the High Density/Podium project style, especially one located on a campus. The High Density/Podium project style should be allowed in SH-E only since the development styles and lot sizes of the area may better facilitate this type of live-work.**
Typology: Live-Work Intensity Type	
Open	Commercially oriented form of live-work. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.**

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	EXPLANATION: The incorporation of live-work into the Specific Plan area is intended to allow for residential components to exist alongside all of the uses currently permitted within the Specific Plan. An Open live-work type would enable all of the uses that currently exist and are permissible within the Specific Plan area to operate in live-work arrangements. Thus, Open live-work intensity types should be allowed in both SH-E and SH-W in order to allow all the uses currently permitted within the Specific Plan area and to further encourage the siting of a variety of business types within the Specific Plan area.
Limited	Residentially oriented form of live-work. **RECOMMENDATION: Low Priority. Allow in SH-W.** **EXPLANATION: The incorporation of live-work into the Specific Plan area is intended to allow for residential components to exist alongside all of the uses currently permitted within the Specific Plan. A Limited live-work type is residentially oriented and would not necessarily enable all of the uses that currently exist and are permissible within the Specific Plan area to operate in live-work arrangements. Thus, Limited should be a low-priority since it would impose limitations on allowable work uses. Furthermore, a Limited intensity type would be best suited to the SH-W area, since this part of the Specific Plan is already the transitional space between the residential uses to the west and residentially-oriented live-work would align with the transitional nature of the area.**
Restricted	Entirely compatible with and accessory to a residential environment. **RECOMMENDATION: Do not allow in SHSP.** **EXPLANATION: The incorporation of live-work into the Specific Plan area is intended to allow for residential components to exist alongside all of the uses currently permitted within the Specific Plan. A**

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	Restricted live-work type would preclude many of the uses that currently exist and are permissible within the Specific Plan area. Thus, Restricted live-work intensity types should not be allowed in order to preserve allowances for all the uses currently permitted within the Specific Plan area and to further encourage a variety of business types within the Specific Plan area.
Typology: Live-Work Development Type	
Renovation	Renovation of existing buildings for live-work. **RECOMMENDATION: High Priority. Allow in SH-E and SH-W.** **EXPLANATION: The Specific Plan encourages adaptive re-use through its design objectives and guidelines, which seek to preserve and retain the district's "authenticity and character." The renovation of existing buildings aligns with the objectives and preferences of the Specific Plan area and thus, should be the highest priority development type. While adaptive re-use may be most logical and practical within the SH-W area due to the development constraints imposed by the small lot sizes of the area, it can and should be employed in both the SH-E and SH-W. The Standard Works Campus development is exemplary of the way in which adaptive re-use in the district can be applied and how it can also be successful on the larger lots located within the SH-E.**
Urban Infill	New construction of live-work on sites already served by urban infrastructure and typically surrounded by existing development. **RECOMMENDATION: Medium Priority. Allow in SH-E and SH-W.** **EXPLANATION: Preservation and retention of the district's "authenticity and character" is one of the primary design objectives and guidelines in the Specific Plan. Since Urban Infill consists of new construction, it does not achieve the same level of preservation and retention that is accomplished through adaptive reuse, though it still can align with**

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	and contribute toward the goal of maintaining the district's authenticity and character. For this reason, Urban Infill should be slightly less of a priority than adaptive re-use on the basis that it simply cannot achieve the same level of preservation of existing facilities as can be achieved through adaptive re-use. While Urban Infill may be most logical and practical on the larger lots in the SH-E, it can and should be employed in both the SH-E and SH-W.
Greenfield	New construction of live-work on sites previously undeveloped and in "traditional neighborhoods" typically within suburbs and exurbs. **RECOMMENDATION: Low Priority. Allow in SHSP, though likely not widely applicable given built-out nature of district.** **EXPLANATION: The built-out nature of the Specific Plan area means that there are only a small handful of lots where greenfield development would be applicable. While this should be allowed throughout the SHSP, it is a low-priority considering that it is not applicable to a majority of the district.**

In summary, the high priority live-work typologies for the Smoky Hollow Specific Plan area include the following: (1) Work/Live Use Type; (2) Live-Near Proximity Type; (3) Warehouse Conversion Project Type; (4) Flexhouse Project Type; (5) Open Intensity Type; and (6) Renovation Development Type. The medium priority live-work typologies for the Smoky Hollow Specific Plan area include the following: (1) Live/Work Use Type; (2) Live-With and Live-Nearby Proximity Type; (3) Townhouse (Shophouse) and High Density/Podium Project Type; and (4) Urban Infill Development Type.

The live-work typologies that are not recommended for the Smoky Hollow Specific Plan area include the following: (1) Home Occupation Use Type; (2) Live-In-Front Proximity Type; (3) Home Office Project Type; and (4) Restricted Intensity Type.

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Figure 25: *Example of potential Renovation, Warehouse Conversion, Live-With, Live/Work, Work/Live in Smoky Hollow*



Figure 26: *Example of potential Live-Near, Work/Live, Urban Infill in Smoky Hollow*



Figure 27: *Example of potential Live-Above, Work/Live, Urban Infill in Smoky Hollow*



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CHAPTER 7:

CONCLUSION

The proposed recommendations outlined in this project aim to help provide guidance in the City's process to develop specific standards and locational requirements for future live-work uses in the Smoky Hollow Specific Plan area, while maintaining the existing character and advancing further innovation and revitalization in the district. Though the recommendations provide a baseline to work from, there are limitations to the research conducted as part of this project which ultimately informed the recommendations. As such, further research and analysis into specific areas is advised.

One area relates to the impact live-work development would have upon the amount of leasable square footage potentially available within the Smoky Hollow Specific Plan area. Similarly, live-work may potentially result in a reduced capacity for businesses. The Smoky Hollow Specific Plan is an area of makers, creatives, and innovative businesses, which generate income and other benefits for the City and community, and there is a desire to maintain and grow the economic benefits that accrue from the business that occurs within the Specific Plan area. Thus, further exploration of any potential impacts live-work units can have upon businesses, including displacement, discouragement, or reduction in opportunity for businesses, is important to understand as part of the exploration process for live-work uses in Smoky Hollow. This research may include focused economic analysis and evaluation of existing and projected business and development within the Smoky Hollow area, as well as qualitative research involving surveys or interviews with existing and potential businesses within the area to identify any specific concerns, desires, or needs.

An additional area of research relates to Smoky Hollow's role as an urban innovation and incubator district. Urban innovation and incubator districts blur the

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boundaries between working, living, and playing to create a seamless environment, and live-work inherently supports this blurring and blending of environments. Furthermore, live-work also facilitates the continuous interaction that enables the knowledge spillover and exchange which fuels the creativity of incubator and innovation districts. Incorporating live-work into Smoky Hollow would bolster its ability to serve as a seamless environment and a place for continuous creative engagement, but additional research and investigation into community partnerships that could further facilitate live-work would be beneficial. For example, many innovation and incubator districts are anchored by higher education institutions as they can attract an extensive population that provides the necessary knowledge base critical to innovation and incubation. The City may wish to explore opportunities for partnerships with nearby education institutions that could facilitate siting of facilities within the Specific Plan that spur development of live-work uses and further support the Specific Plan's goal of creating a thriving incubator district.

In conclusion, the research completed supports the incorporation of live-work into the Smoky Hollow Specific Plan area. Moreover, allowing live-work within the specific plan area would be beneficial to new and existing residents of the community by expanding the available housing stock and the location of housing within the City, without diminishing the City's commitment toward preserving and incentivizing business. The findings of this project show that specific types of live-work can succeed within the framework of the Smoky Hollow Specific Plan and contribute toward achievement of the Specific Plan's stated goals and objectives. With additional research into the identified topic areas, the City can move forward with developing the specific standards and requirements that would best serve live-work in the Smoky Hollow Specific Plan area.

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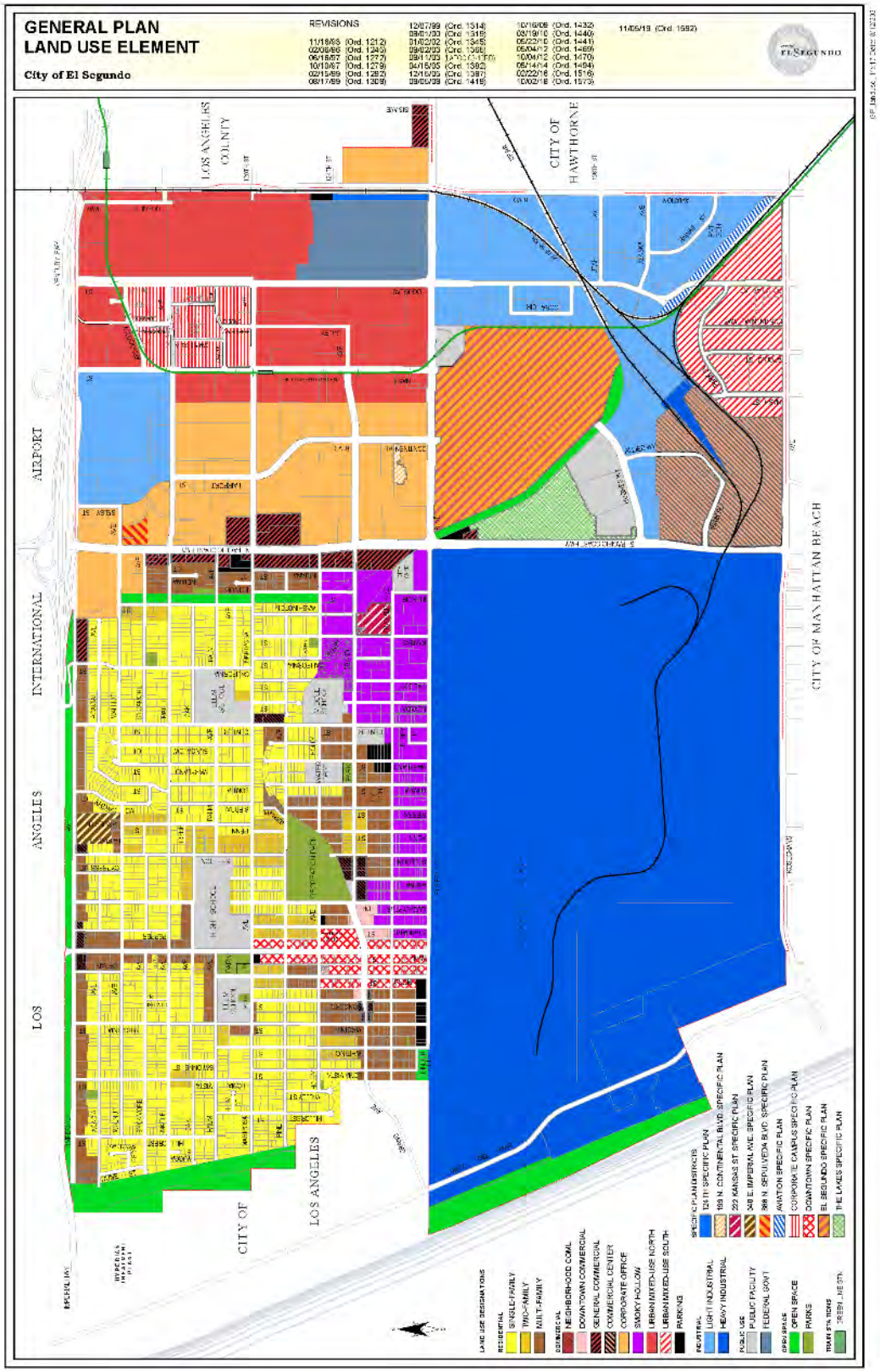
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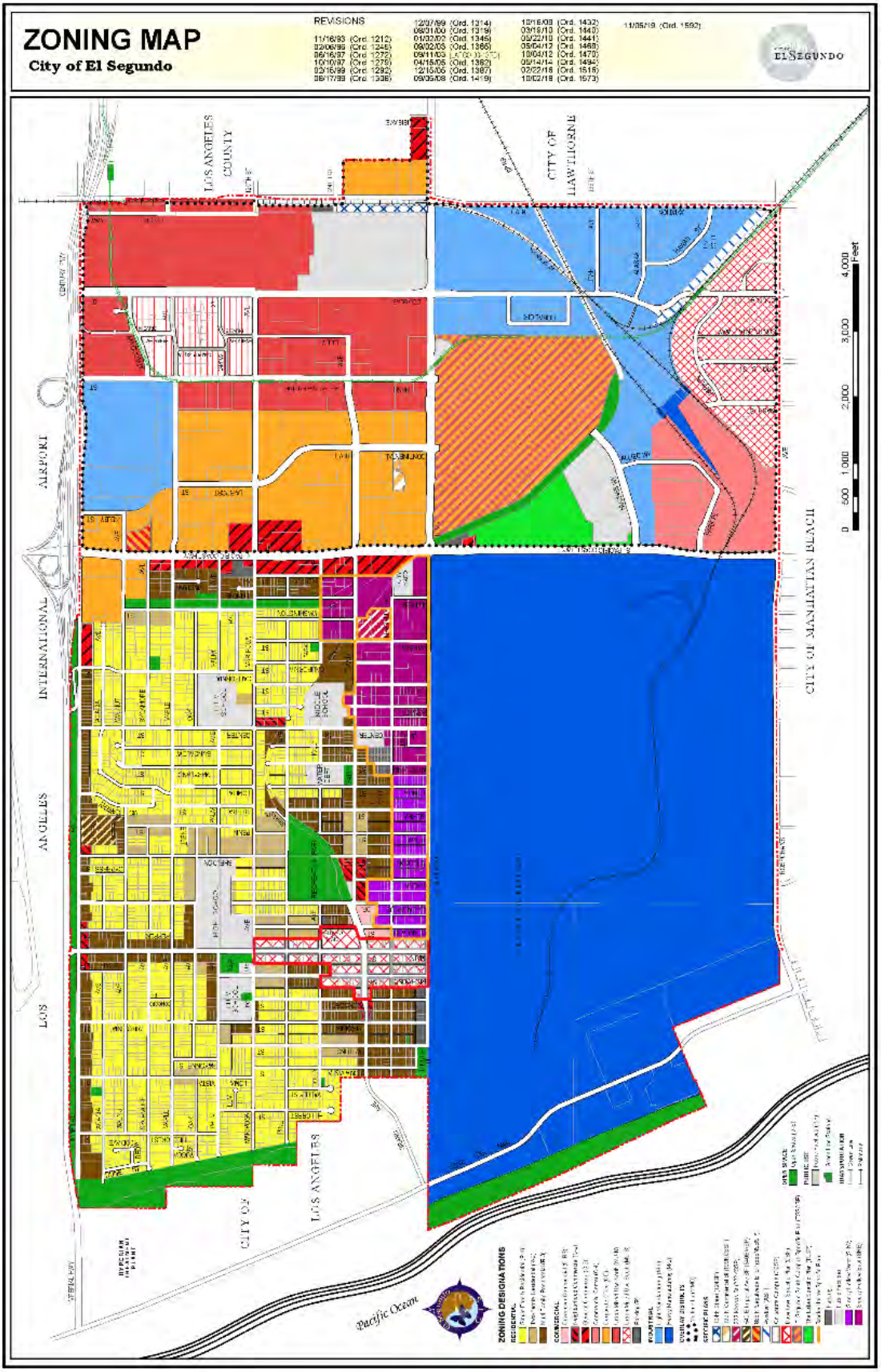
APPENDIX A:

MAPS

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APPENDIX B:

SMOKY HOLLOW SPECIFIC PLAN IMAGES

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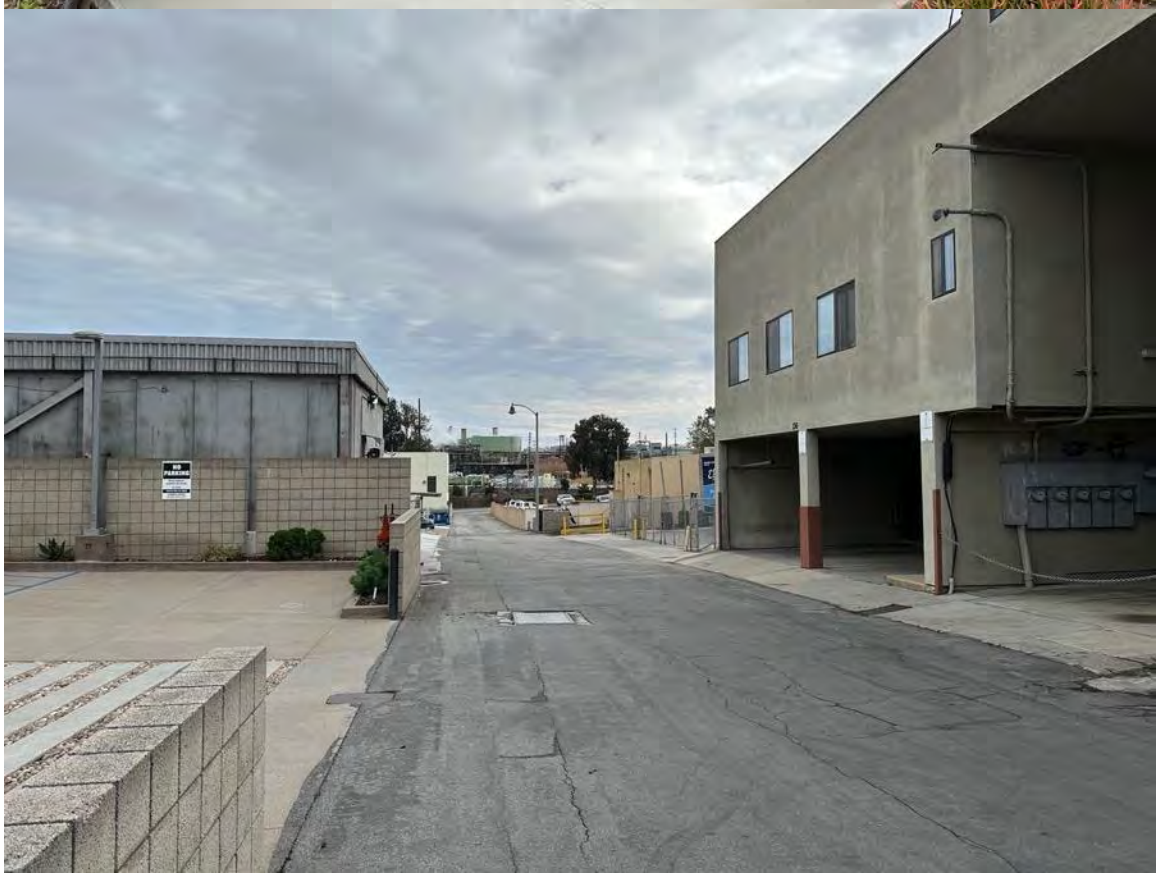


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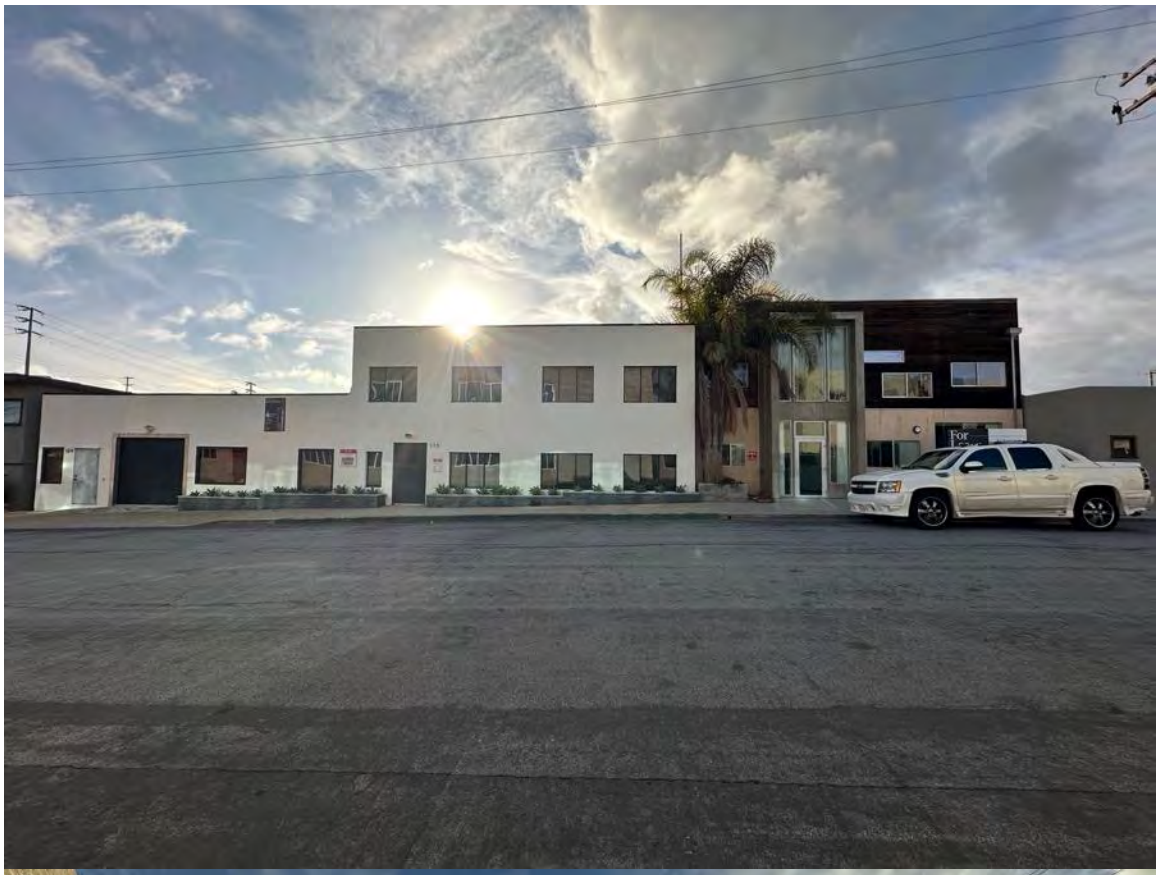


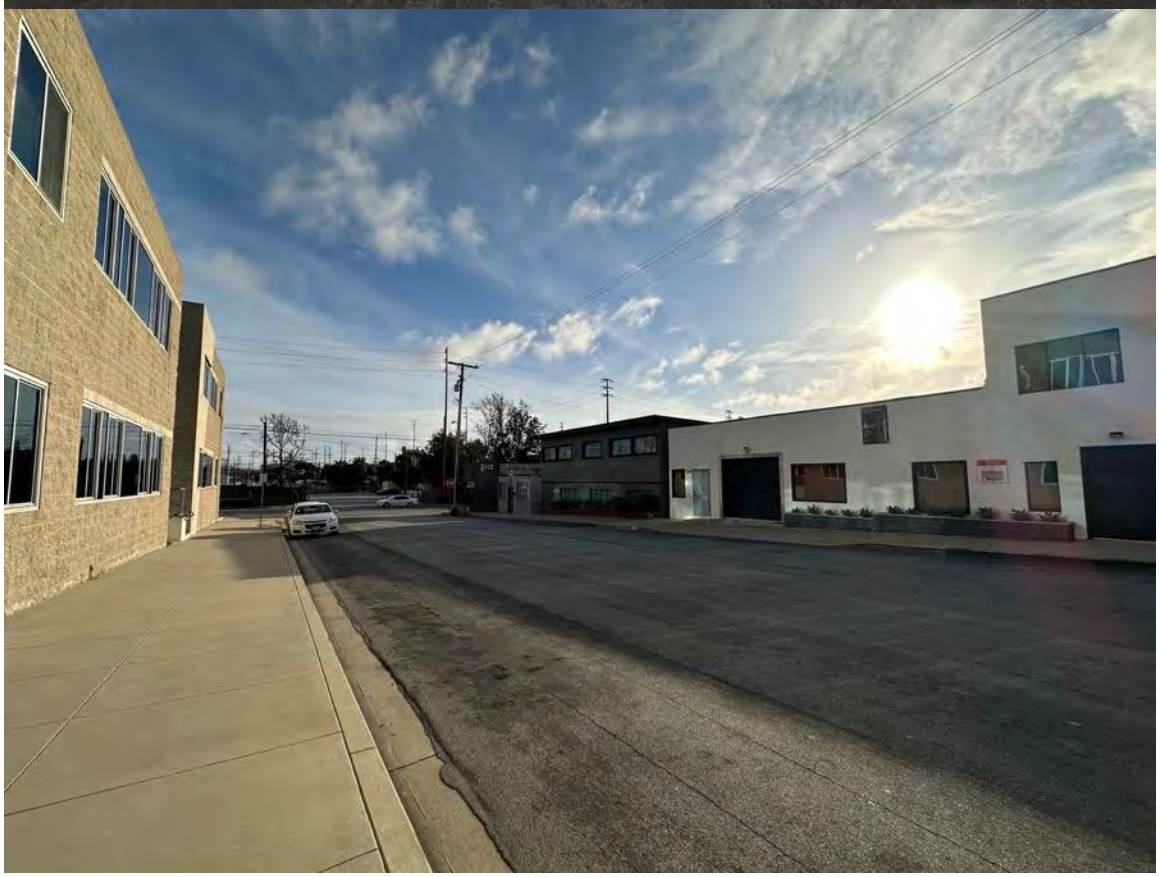
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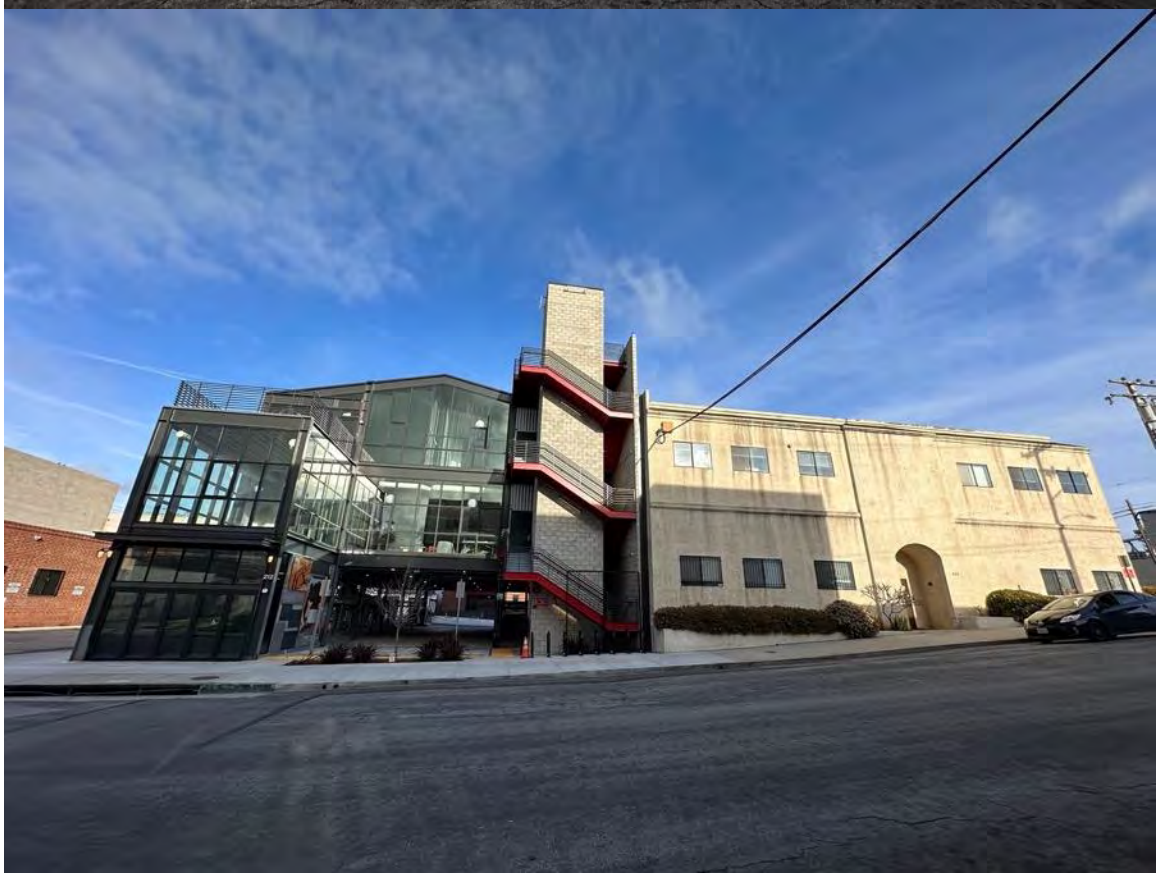
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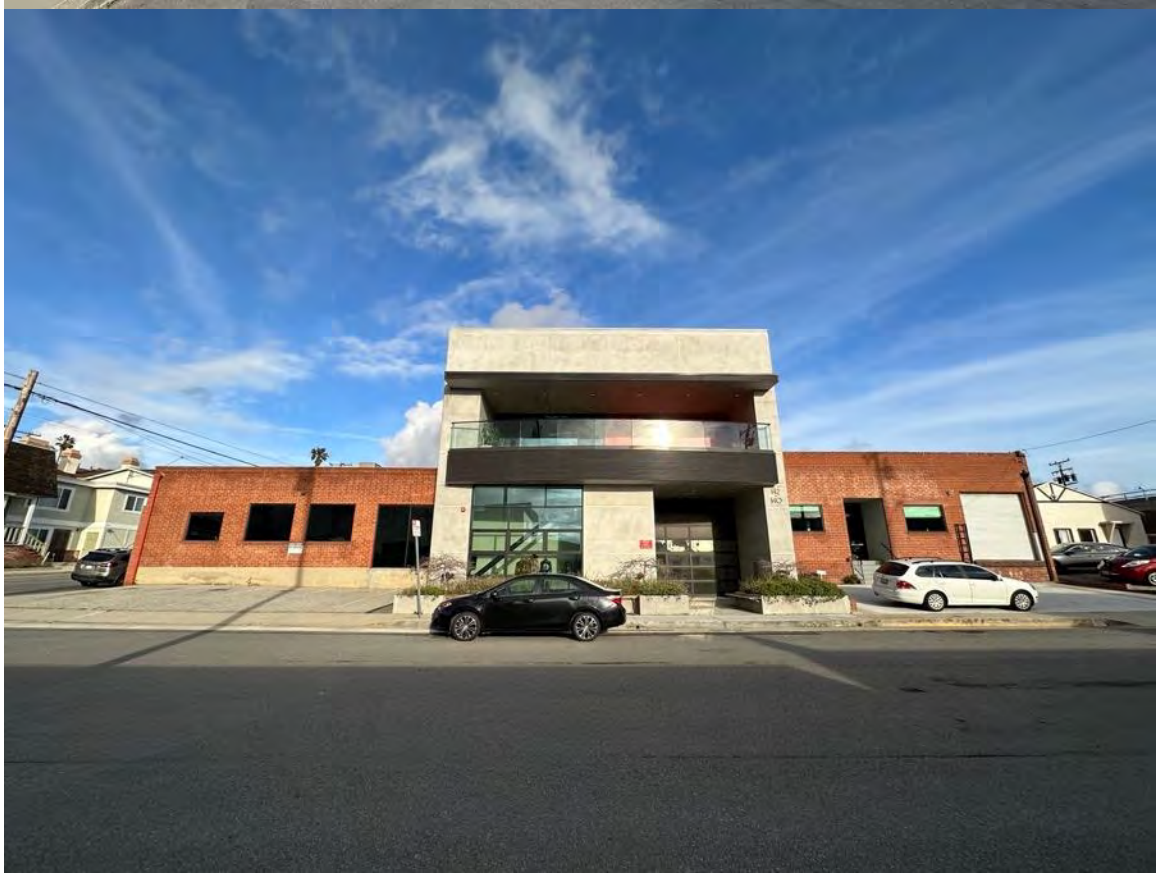
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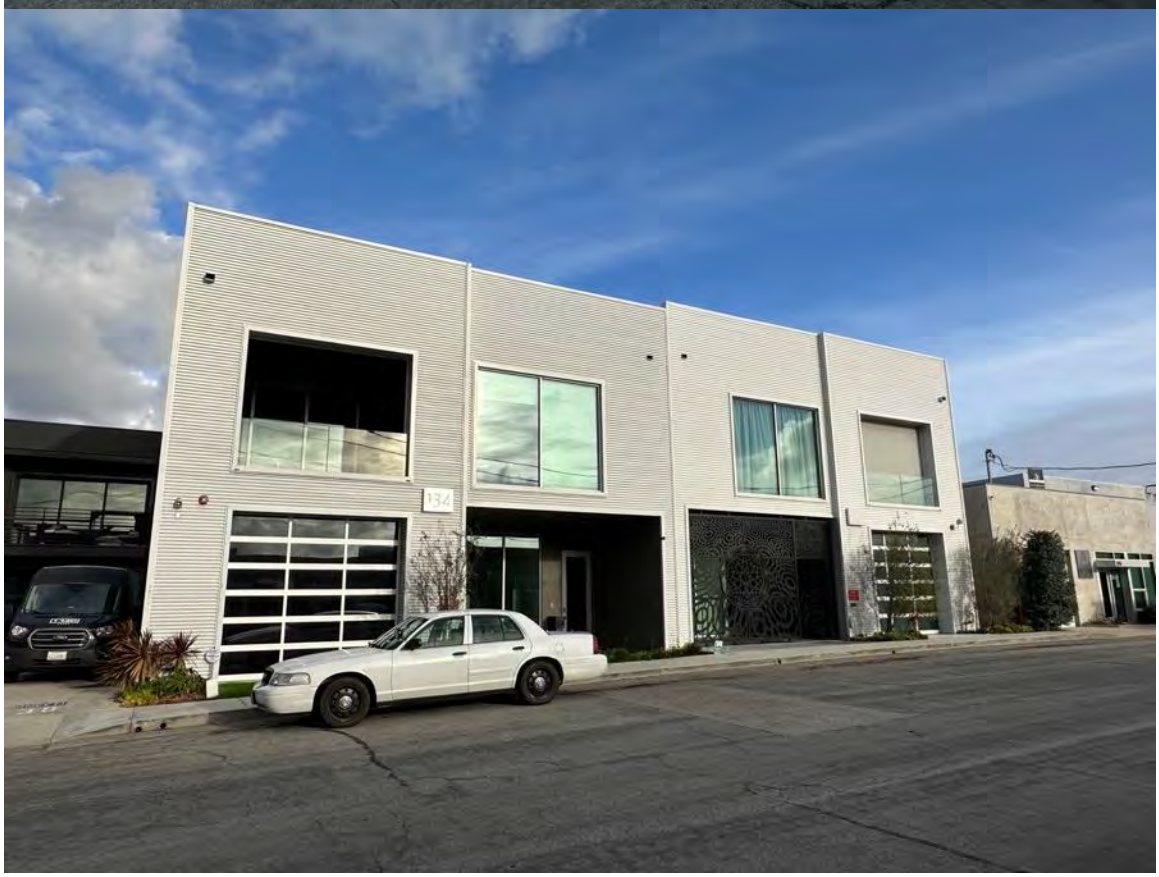
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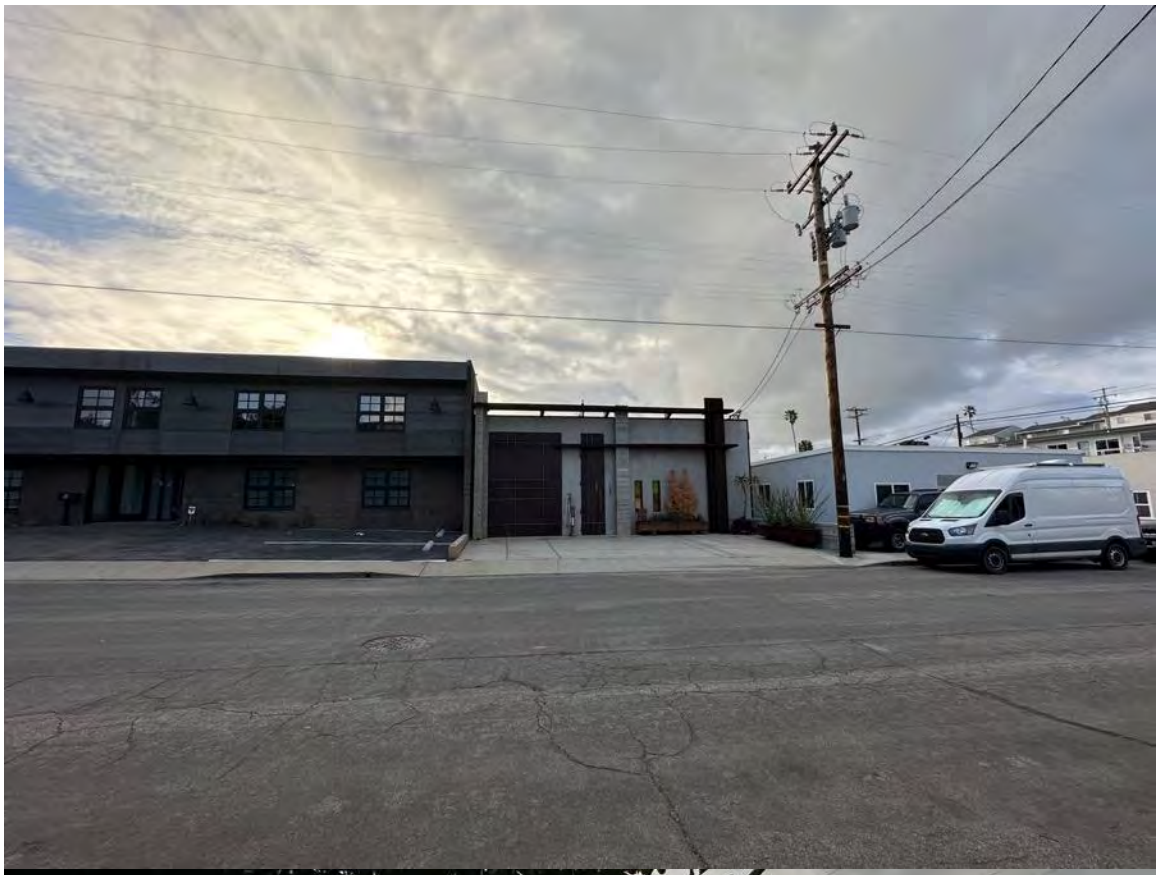


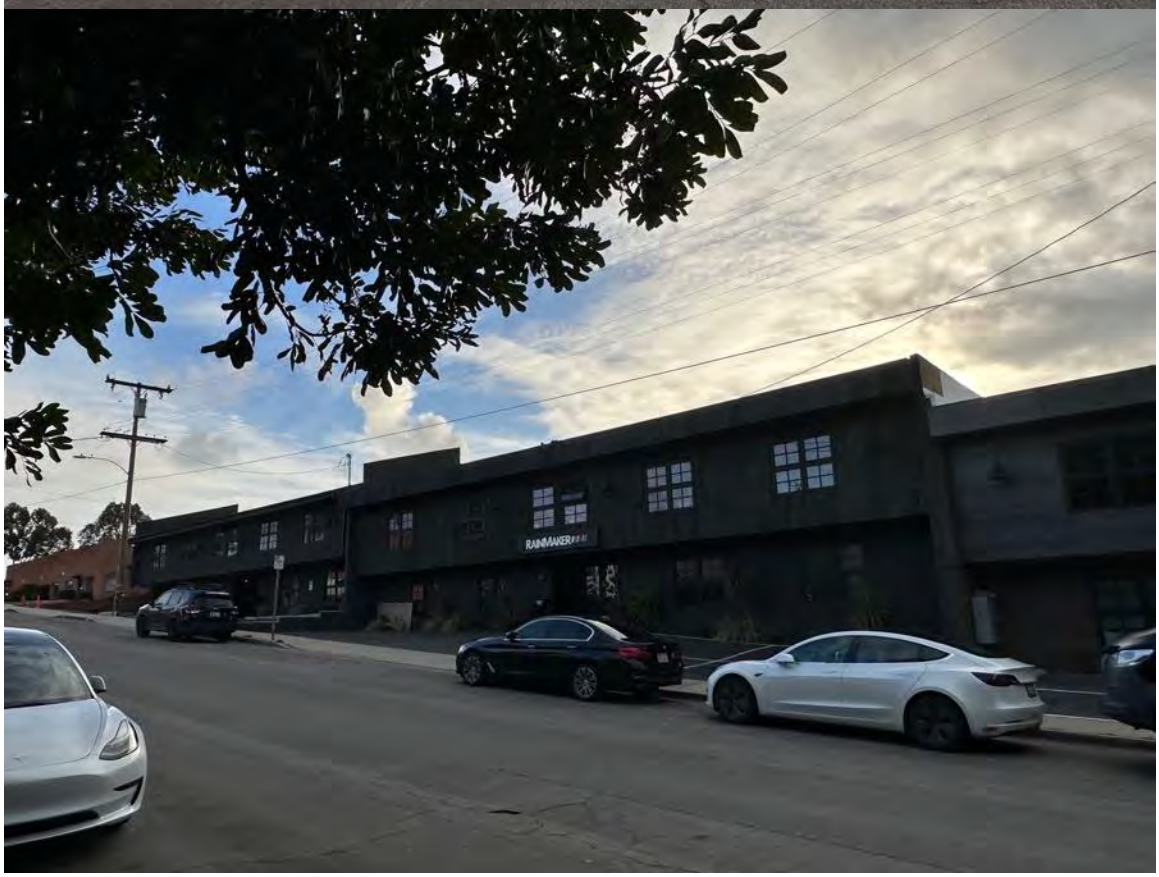
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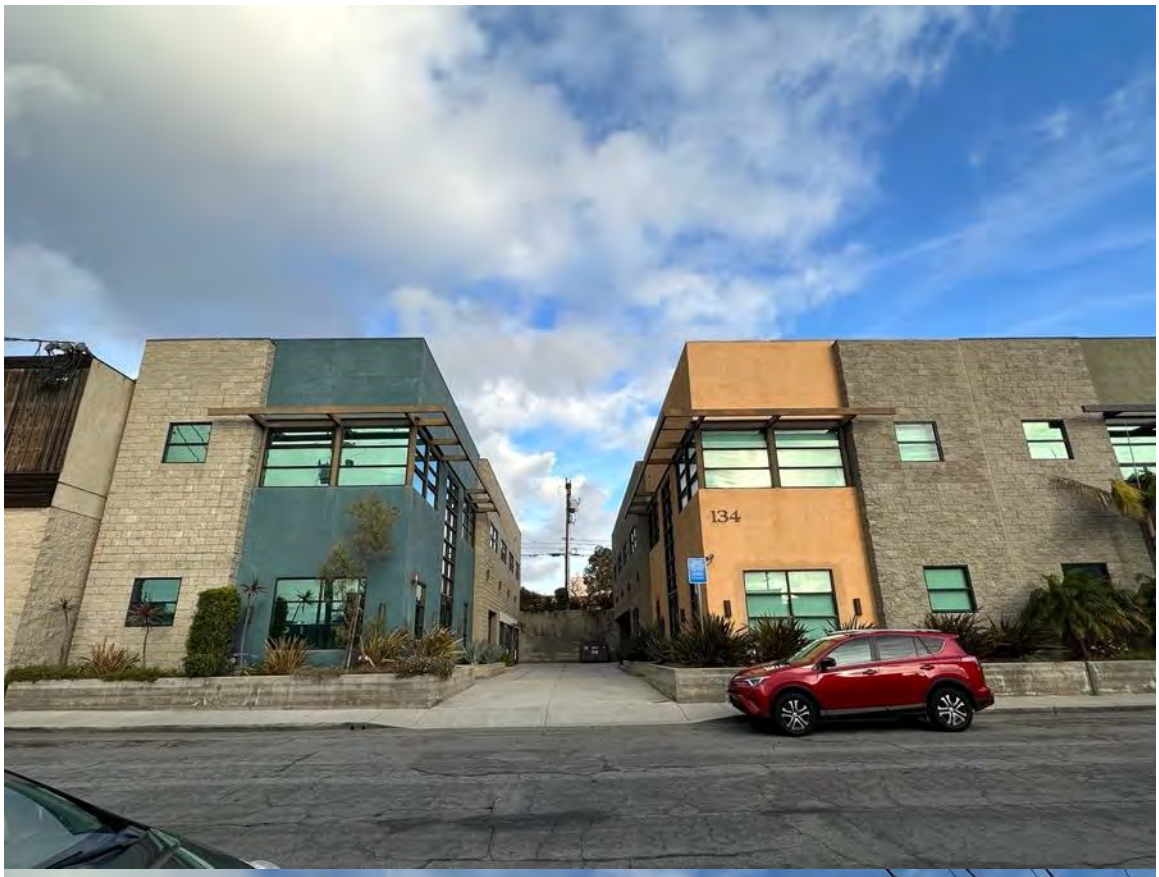


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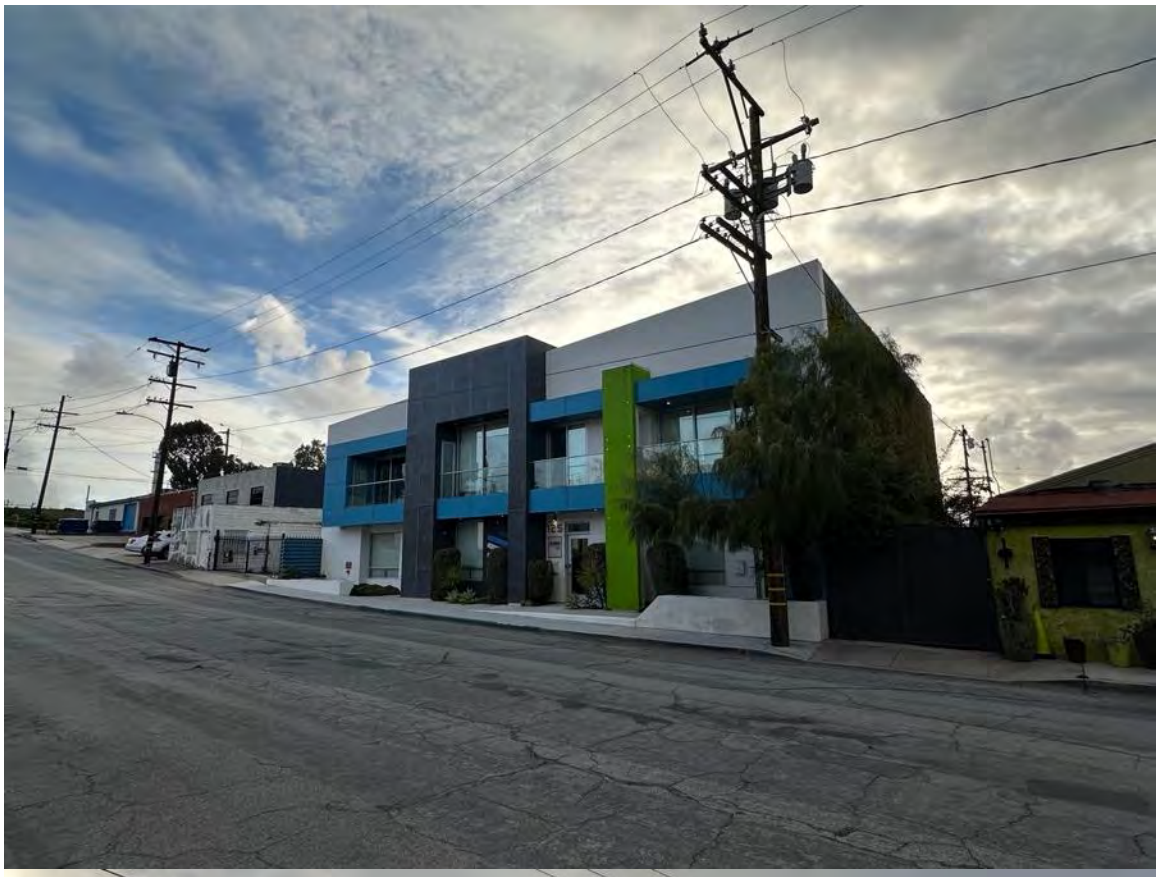


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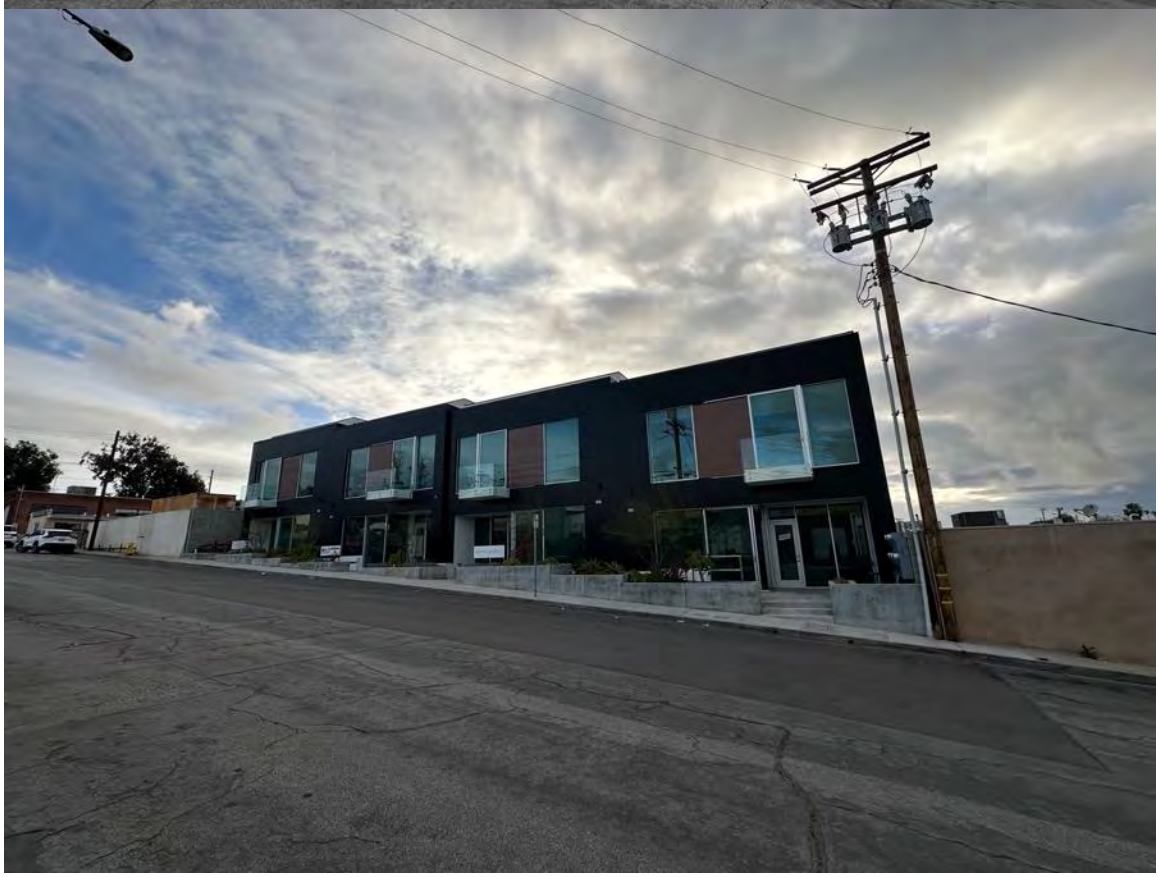
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