



AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
CITY COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
SEPTEMBER 11, 2025

MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson
Mario Inga, Vice Chairperson
Mark Christian
Melissa McCaverty
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

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 portion of the Meeting. ***Additionally, members of 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 fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

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.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. **Approve August 14, 2025 Planning Commission Meeting Minutes**

Recommendation -

1. Approve August 14, 2025 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

2. **Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 to Subdivide an Undeveloped Parcel Into Two Parcels at 2021-2031 Rosecrans Avenue (Beach Cities Media Campus) in the Urban Mixed-Use South (MU-S) Zone.**

Recommendation -

1. Adopt Resolution No. 2971, conditionally approving Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15315 as a class 15 categorical exemption (Minor Land Divisions).
3. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

3. **Presentation of El Segundo's Current Land Use and Circulation General Plan Elements**

Recommendation -

1. Receive and file presentation.

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:

DATE: September 3, 2025

TIME: 5:00 P.M.

BY: Jazmin Farias, Assistant Planner



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

August 14, 2025

CALL TO ORDER

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

ROLL CALL

Present: Chair Maggay

Present: Vice Chair Inga arrived at 5:37 p.m.

Present: Commissioner Christian

Present: Commissioner McCaverty

Present: Commissioner Taylor

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present: Joaquin Vazquez, City Attorney

Also present: Paul Samaras, AICP, Principal Planner

Also present: Jazmin Farias, Assistant Planner

Also present: Kevin Truong, SBCCOG Representative

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

Chair Maggay pulled item A.2.

1. Approval of Planning Commission Meeting Minutes:

- July 24, 2025

MOTION: Approve the minutes.

Moved by Commissioner McCaverty, second by Commissioner Taylor.

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

Ayes: Maggay, Christian, McCaverty, and Taylor

2. Revision A to Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01 to Allow a Type 41 ABC License for the Sale of Beer and Wine for On-Site and Off-site Consumption in Conjunction with a New Restaurant Within an Existing Retail Establishment (Blum Wine and Flowers) Located at 150 South Pacific Coast Highway, Unit E.

Assistant Planner Jazmin Farias presented the staff report.

Chair Maggay opened public communications.

- Applicant Yulia Rhode concurred with staff's presentation.

Chair Maggay closed public communications.

MOTION: Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1352 Revision A and Administrative Use Permit No. AUP 23-01 Revision A.

Moved by Commissioner Taylor second by Vice Chair Inga.

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

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

3. Conditional Use Permit to Allow the Sale of Beer for On-site Consumption, and Private Recreational Events at a Members-only Fitness Studio (Golf Studio Club), Including an Outdoor Patio Area, at 2201 East Park Place, Suite 200. (Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01).

Assistant Planner Maria Baldenegro presented the staff report.

- Commissioner discussion ensued regarding the proposed conditions of approval. Maria advised that no comments were received from the landlord or applicant regarding the proposed conditions of approval.

Chair Maggay opened public communications.

- Applicant Kyle Stephens concurred with staff's presentation.

Chair Maggay closed public communications.

MOTION: Adopt Resolution No. 2969, conditionally approving Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01.

Moved by Commissioner Taylor, second by Commissioner McCaverty.

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

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

C. NEW BUSINESS

4. South Bay Cities Council of Governments (SBCCOG) Presentation on the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

SBCCOG Representative Kevin Truong provided a brief presentation regarding the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

- Commissioner discussion ensued regarding the report, organizations involved in collecting the data, and future reports on site inventory.
- Commissioner Christian requested insight on the feedback the environmental committee provided on the presentation. Principal Planner Paul Samaras stated that he would follow up on the request with Public Works.

MOTION: None required.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Community Development Director Michael Allen shared that the first community workshop for Land Use Element update had a reasonable turnout; approximately 50 to 60 residents stopped by to engage and provide feedback. He added that on September 25, 2025 the first Planning Commission Study Session will occur.

Planning Manager Eduardo Schonborn advised the community to visit the website and complete the survey.

F. REPORTS – PLANNING COMMISSIONERS

Commissioner McCarverty reminded the community of the classic car show scheduled for the weekend and advised residents to plan accordingly as streets will be closed.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 6:30 p.m.
The next meeting is scheduled for August 28, 2025 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: September 11, 2025

Agenda Heading: PUBLIC HEARINGS

Item Number: B.2

TITLE:

Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 to Subdivide an Undeveloped Parcel Into Two Parcels at 2021-2031 Rosecrans Avenue (Beach Cities Media Campus) in the Urban Mixed-Use South (MU-S) Zone.

RECOMMENDATION:

1. Adopt Resolution No. 2971, conditionally approving Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15315 as a class 15 categorical exemption (Minor Land Divisions).
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

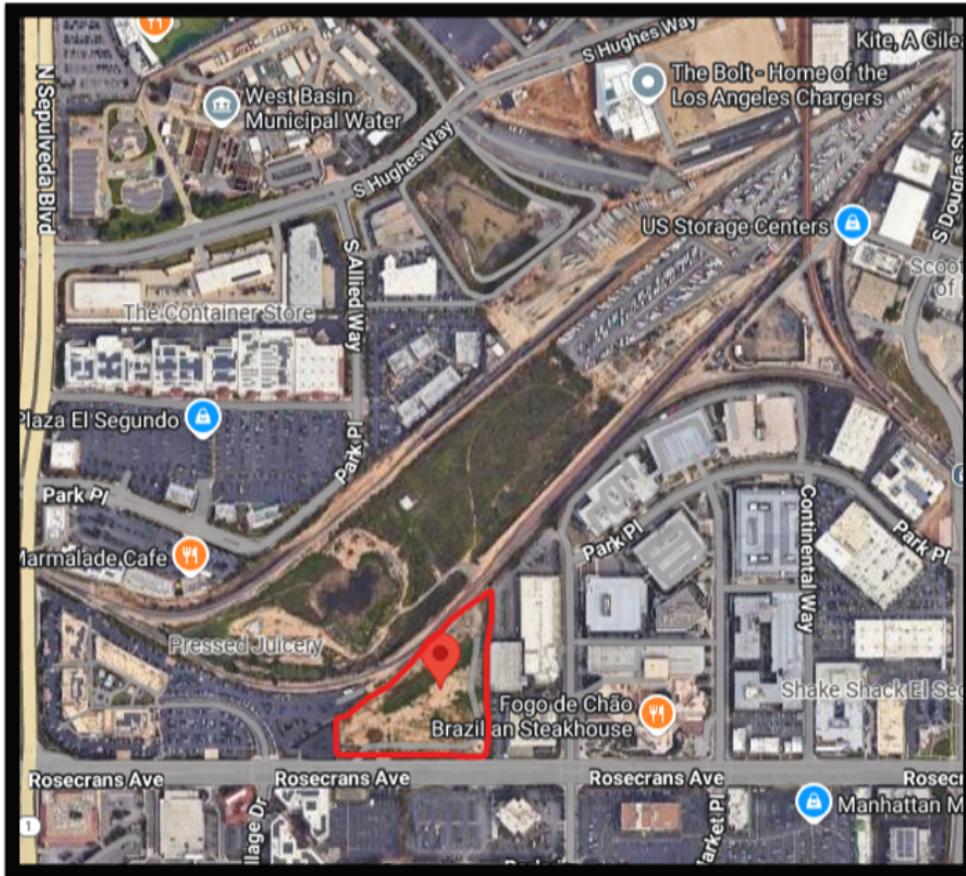
On July 16, 2025, applications for Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 were submitted to the Planning Division for processing. The applications were subsequently deemed incomplete pending the submittal for additional information. After further information was submitted, the applications were deemed complete for processing on August 8, 2025. The project applications and plans were circulated to all City departments for comments, and no objections were received.

DISCUSSION:

Site Description

The project site includes one lot located at 2021-2031 Rosecrans Avenue (Beach Cities Media Campus). The site is located on the north side of Rosecrans Avenue between Nash Street and South Pacific Coast Highway. The site measures 6.39 acres in area and has a street frontage of 636.22-feet along Rosecrans Avenue and a depth of 741.19 feet. Vehicular access is available from Rosecrans Avenue. In August 2019, City Council adopted Resolution No. 5159, certifying an Environmental Impact Report and adopting a Mitigation Monitoring and Reporting Program, and approved Development Agreement No. DA 5751 for a development concept that included an approximate 240,000 square foot creative office building with the option to incorporate a roof deck, a 66,000 square foot studio and production facilities building, and 7,000 square feet of retail uses. Approval of a subsequent Site Plan Review is necessary to accommodate the proposed project or any of the alternatives within DA 5751. On September 14, 2023 part of the development concept was effectuated by the approval of a Site Plan Review via Environmental Assessment No. EA-1339 and Site Plan Review No. SPR 23-01 which approved the construction of a new seven-story office building and five-level parking structure for the east portion of the lot (Beach Cities Media Campus) via Planning Commission Resolution No. 2944. No further development is allowed for the easterly portion of the lot beyond what was previously approved, and the site continues to be undeveloped.

Figure No.1 - Aerial view of site



The uses and zoning surrounding the project site are summarized in Table No. 1:

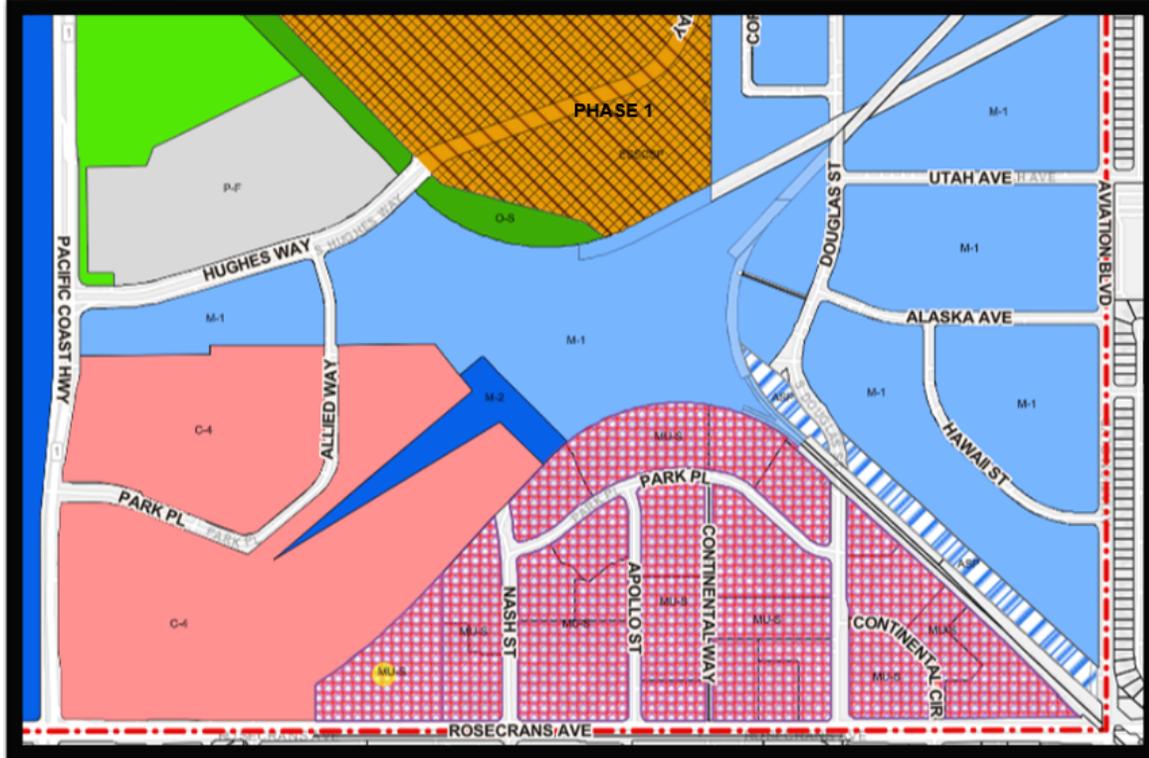
Table No.1: Surrounding Land Uses

	Land Uses	Zones
North	Commercial and Industrial	Commercial Center (C-4) Zone and Heavy Manufacturing Zone
East	Commercial	Mixed-Use South Zone
South (City of Manhattan Beach)	Commercial	Planned Development - Residential Overlay District (PD-ROD) Zone
West	Commercial	Commercial Center (C-4) Zone

The subject property is in the Mixed-Use South zone, a commercial land use designation (as illustrated in Figure No. 1 and Figure No. 2) which allows for a mixture of uses, including office, research and development, retail, hotel, and light industrial. As

previously mentioned, the lot is currently undeveloped.

Figure No. 2 - Land Use Plan



Project Description

The project does not propose any new development as part of this request. The applicant requests to subdivide one existing lot (Beach Cities Media Campus) to allow a two-lot parcel map subdivision for financing purposes and to allow for phased development of each parcel at 2021-2031 Rosecrans Avenue in the Mixed-Use South (MU-S) zone.

Proposed Subdivision

The applicant proposed to subdivide one existing parcel into two lots (Vesting Tentative Parcel Map No. 84876) to allow for future development of the lots to be situated on its own parcel. No changes to the project approved under Site Plan Review No. SPR 23-01 is proposed. The proposed lots are summarized in Table No. 2:

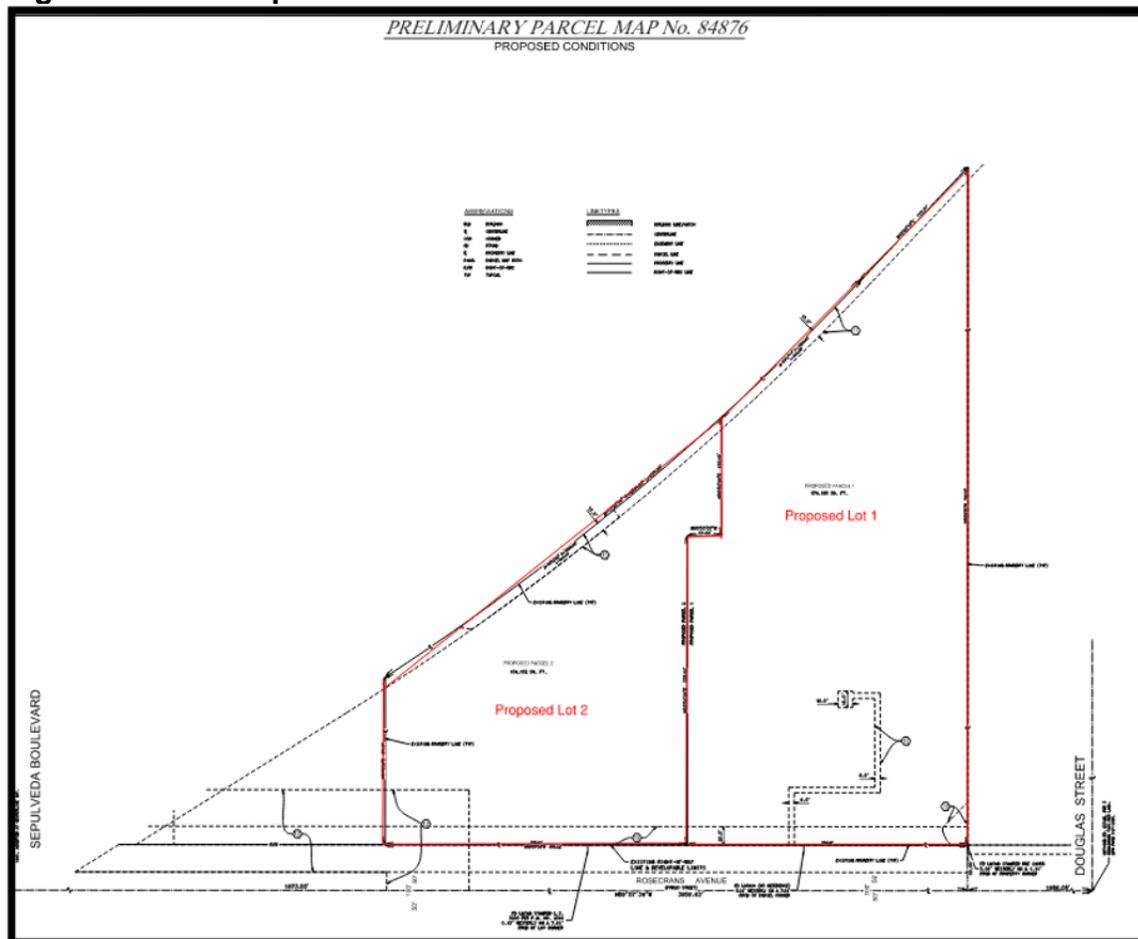
Table No. 2: Proposed Lots

Lot No.	Size	Permitted Use(s)
1	174,190 square feet	Creative office, retail/café, and studio production facilities

2	104, 152 square feet	Creative office, retail/café, and studio production facilities
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The MU-S zone permits subdividing land into smaller parcels subject to the requirements of the Subdivision Map Act and compliance with the minimum standards contained in the MU-S zone. The proposed subdivision optimizes the property value for future development as it allows for separate financing, leasing, and phased development. No further development is allowed beyond what was approved by previous entitlements for the easterly portion for proposed Lot 1 nor will it increase the development potential within the previously approved entitlements. Future development of either proposed lot requires separate review and approval by the city to ensure compliance with the General Plan and zoning regulations. Covenants, Conditions and Restrictions (CC&R's) will be required to ensure that development of both parcels functions in an integrated and coordinated manner, consistent with the intent of the MU-S zone, DA No. 5751, and Mitigation Monitoring and Reporting Program previously adopted.

Figure No. 3 - Proposed VTPM



Subdivision Findings

According to El Segundo Municipal Code (ESMC) Section 14-1-6, the Planning Commission shall deny approval of a vesting tentative parcel map if it makes any of the following findings consistent with section 66474 of the California Government Code. Staff concludes that the subdivision findings do not support a denial of the tentative map. Therefore, staff is recommending approval of the VTPM for the following reasons:

1. That the proposed map is not consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.

The subdivision is consistent with the General Plan, MU-S zone, and DA. It creates two conforming parcels, does not increase development intensity, and remains bound by prior approvals and the Development Agreement. The conforming parcels will continue to respond to goals and objectives of the General Plan, which emphasizes maximizing economic benefit, reducing traffic impacts, and fostering pedestrian-friendly environments, and guiding the development of commercial activities within mixed-use projects. Both resulting parcels will remain in the MU-S zone, subject to identical development standards, and remain bound by the terms of Development Agreement No. DA 5751. Further, the proposed subdivision results in lots with varying sizes that continue to comply with the minimum lot size requirements established in the MU-S zone illustrated in Table No. 3. Thus, since the proposed subdivision is consistent with applicable general plan and zoning standards, the finding cannot be made to deny the proposed subdivision.

Table No. 3: MU-S Zone Development Standards

Lot No.	Lot Size Required	Proposed Lot Size	Required Setback	Proposed Setback	Required Lot Frontage	Proposed Lot Frontage
1	10,000 square feet	174,190 square feet	30 feet	30 feet	100 feet	306.11 feet
2	10,000 square feet	104,152 square feet	30 feet	30 feet	100 feet	330.11 feet

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Each of the two proposed lots will vary in size and will comply with the minimum lot size requirements established in the MU-S zone. Both parcels will remain under the same land use designation and density of development will continue to be consistent with the maximum FAR allowed in the MU-S zone and DA, as no additional development is being proposed. Reciprocal easements and CC&Rs

will ensure coordinated access, parking, and site maintenance. Thus, since the proposed subdivision is consistent with the applicable general plan and zoning standards, this finding cannot be made to deny the proposed subdivision.

3. That the site is not physically suitable for the type of development.

This finding cannot be made since the proposed lots exceed the minimum size and dimension requirements to allow the subdivision of the existing project site. The site provides sufficient land area on the lot for the proposed configuration and future development in accordance with applicable development standards and parking requirements in the ESMC. The subdivision is based on an undeveloped lot with existing approvals for Parcel 1, and the site will continue to provide adequate access and infrastructure to support development consistent with prior entitlements. Although no development is proposed as part of this subdivision, Parcel 2 will be suitable for future development as the lot complies with the minimum size, depth and width requirements. Thus, since the proposed subdivision is consistent with applicable general plan and the MU-S zone this finding cannot be made to deny the proposed subdivision.

4. That the site is not physically suitable for the proposed density of development.

The proposed modifications result in two lots of varying sizes that comply with the minimum lot size requirements of the MU-S zone. Each new lot will meet or exceed the minimum size and dimension requirements. Parcel 1 (eastern portion) is entitled for development with an office and parking structure, while Parcel 2 (western portion) remains undeveloped. The proposed subdivision corresponds to these entitlements and does not alter the density or development on site. No further development is allowed beyond what was previously approved for Parcel 1, and any future development for Parcel 2 would require separate review and approval by the City. The proposed subdivision complies with allowable uses, lot coverage, FAR, parking requirements, landscaping, open space, and provides appropriate vehicular and pedestrian access through reciprocal easements. The previously approved density is consistent with the maximum FAR allowed in the MU-S zone. This, since the proposed subdivision is consistent with applicable general plan and the MU-S zone thus this finding cannot be made to deny the proposed subdivision.

5. That the design of the subdivision or the proposed improvements will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Environmental Impact Report (SCH #10171035) prepared for the development concept determined that the record of proceedings does not contain substantial evidence of significant environmental impacts related to

habitat of endangered species. The project site is not located within an area containing endangered fish or wildlife, nor does it exhibit unique or protected environmental characteristics. The proposed subdivision will solely divide the existing parcel into two legal lots, and no potentially significant effects on habitat or endangered species are anticipated. The property is situated within an urbanized setting surrounded by commercial and industrial development, parking areas, and roadways, with no known fish or wildlife habitats present that could be affected. Accordingly, because the subdivision is consistent with the General Plan and zoning requirements, this finding does not provide basis for denial of the project.

6. That the design of the subdivision or type of improvements are likely to cause serious public health problems.

The proposed subdivision will not cause serious public health problems. The project involves only subdividing the existing parcel into two lots, and no new development or redevelopment is proposed at this time. Parcel 1 retains previously approved entitlements, and Parcel 2 remains undeveloped. Both lots comply with the minimum size and dimension requirements of the MU-S zone, DA, and will continue to provide adequate vehicular and improved pedestrian access. Thus, since the proposed subdivision is consistent with applicable general plan and zoning, this finding cannot be made to deny the proposed subdivision.

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

As stated above, the site is appropriately situated adjacent to improved right-of-ways that provide adequate access to the previously approved development on Parcel 1. The proposed subdivision is not anticipated to conflict with any known "public at large" easements located at or near the property that would influence design potential or use of the property. The development of Parcel 1 and Parcel 2 will provide improved pedestrian access, as well as continued vehicular access and parking availability, supported through reciprocal parking and access easements. Further, all existing easements will not be altered or amended by the proposed subdivision. Hence, there will be no conflict, and this finding cannot be made to deny the proposed subdivision.

Environmental Review

The proposed subdivision is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15315 as a Class 15 (Minor Land Divisions), involving the division of property in

urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The project meets all exemption criteria, as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Conclusion

The proposed Vesting Tentative Parcel Map No. 84876 will subdivide the existing property into two legal lots while maintaining consistency with the General Plan, MU-S zone, and previously approved entitlements, without increasing development intensity. The subdivision provides a framework for phased development and financing flexibility. Together these measures will support orderly growth, enhance investment opportunities, and help the City achieve the primary goal of transforming the area into an economic force in the City. The proposed ordinance is consistent with the Planning Commission's previous direction. Staff recommends that the Planning Commission adopt attached Resolution No. 2971 approving Vesting Tentative Parcel Map No. 84876.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Jazmin Farias, Planning Technician

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. EA-1402 PC Reso 2971
2. VTPM No. 84876

RESOLUTION NO. 2971

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1402 AND SUBDIVISION NO. SUB 25-03 FOR VESTING TENTATIVE PARCEL MAP NO. 84876 TO SUBDIVIDE AN UNDEVELOPED PARCEL INTO TWO PARCELS AT 2021 – 2031 ROSERANS AVENUE (BEACH CITIES MEDIA CAMPUS) IN THE URBAN MIXED-USE SOUTH (MU-S) ZONE.

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

SECTION 1: The Planning Commission finds and declares that:

- A. The subject property is undeveloped (Beach Cities Media Campus) and is located at 2021 – 2031 Rosecrans Avenue in the Urban Mixed-Use South (MU-S) zone;
- B. The total area of the site is approximately 278,342 gross square feet (6.39-acre). The site has a total street frontage on Rosecrans Avenue that is 636.22 feet and a depth of 741.19 feet. Vehicular street access is available from Rosecrans Avenue;
- C. On August 6, 2019, City Council certified Environmental Impact Report for the Beach Cities Media Campus project (Environmental Assessment No. EA-1201) and adopted a Mitigation Monitoring and Reporting Program via City Council Resolution No. 5159 for the construction of a new seven-story office building and five-level parking structure for the east portion of the lot via Planning Commission Resolution No. 2944;
- D. On August 20, 2019, City Council approved Development Agreement No. DA 5751 for the Beach Cities Media Campus Project (Environmental Assessment No. EA-1201);
- E. On September 14, 2023, the subject property was assessed, and the Planning Commission approved Environmental Assessment No. EA-1339 and Site Plan Review No. SPR 23-01 to allow the construction of a new seven-story office building and five-level parking structure for the east portion of the lot via Planning Commission Resolution No. 2944;
- F. On July 16, 2025, Alex Rose on behalf of RSP4, LLC ("Applicant") filed an application for Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Vesting Tentative Parcel Map ("VTPM") No. 84876 to subdivide one existing lot into two lots;
- G. The applicant proposes to subdivide one existing parcel into two. The site remains undeveloped; however, approvals have been granted for development on the eastern portion (proposed Parcel 1) via Planning Commission Resolution No. 2944. Proposed Lot 1 measures 174,190

square feet (eastern portion). Proposed Lot 2 measures 104,152 square feet (western portion);

- H. No new development is proposed as part of this project/request;
- I. The application was reviewed by the City's Community Development Department for, in part, consistency with the General Plan and conformity with City Council Resolution No. 5159, Planning Commission Resolution No. 2944, and El Segundo Municipal Code ("ESMC");
- J. The applications were subsequently deemed incomplete pending the submittal of additional information. After further information was submitted, the applications were deemed complete for processing on August 8, 2025;
- K. 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");
- L. On August 25, 2025, 15 public notices were mailed to all property owners within a 300-foot radius from the project site and 101 public notices were mailed to all occupants within a 150-foot radius from the project site, providing a 10-day time period for the submittal of comments in accordance with ESCM § 15-28-6(A);
- M. On August 28, 2025, a public notice was published in the El Segundo Herald newspaper, providing a 10-day time period for the submittal of comments in accordance with ESCM § 15-28-6(A);
- N. On September 11, 2025, the Planning Commission held a duly noticed public hearing to review and consider the applications, and receive public testimony and other evidence regarding the application including, without limitation, information provided to the Commission by City staff, and the Applicant; and
- O. This Resolution, and its findings, are made on the entire administrative record, including, without limitation, the evidence presented to the Commission at its September 11, 2025, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Environmental Assessment.

The proposed subdivision is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations §

15315 as a Class 15 (Minor Land Divisions), involving the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The project meets all exemption criteria, as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

SECTION 3: General Plan and Zoning Consistency. The Planning Commission finds as follows:

- A. The subject property is in the Urban Mixed-Use South (MU-S) zone (as illustrated in Figure No. 1 and Figure No.2) which allows for a mixture of uses, including office, research, and development, retail, hotel, and light industrial. The proposed subdivision is consistent with the General Plans vision, goal, and objectives as it will continue to allow for a flexibility of uses in proximity to three existing Green Line transit stations. Creating two legal lots supports this intent, because both parcels will remain within the same land use designation and zoning. The subdivision does not alter the General Plan land use designation, which is intended to accommodate a complementary mix of uses, and both newly created lots will maintain compliance with the City's land use policies nor is this subdivision contrary to the Development Agreement No. 5751. Both parcels remain subject to the same MU-S zoning standards and Development Agreement No.5751, including permitted uses, height, setbacks, parking requirements and floor area ratio.

The subdivision also supports orderly development by allowing phased projects and flexibility in financing which can maximize economic benefits and promotes synergistic relationship among future uses. Any future development of either lot would require separate review and approval by the city to ensure compliance with the General Plan and zoning regulations. In addition, the subdivision provides for reciprocal access, circulation, and infrastructure easements to ensure that development on both parcels functions in an integrated and coordinated manner, consistent with the intent of the MU-S zone.

- B. Further this proposal does not authorize additional or more intense development beyond what is currently permitted by the MU-S Zone and Development Agreement no. 5751, nor does it increase the development potential previously approved under Environmental Assessment Nos. EA-1201 and EA-1339 and Site Plan Review No. SPR 23-01. The subdivision will not create any nonconforming conditions for the previously approved development of the easternly lot (proposed parcel 1).

SECTION 4: Subdivision. For the reasons set forth below, the Planning Commission hereby finds and determines that the evidence in the record as a whole does not support

any of the findings that would require denial of the tentative map/subdivision pursuant to the Subdivision Map Act and ESMC § 14-1-6:

- A. Finding No. 1 that would require denial:** That the proposed map is not consistent with applicable general and specific plans as specified in Government Code § 65451.

The proposed subdivision result in two lots with varying sizes that continue to comply with the minimum lot size requirements established of the MU-S zone. The subdivision does not authorize any new or more intense development beyond what has already been approved through prior entitlements, including EA-1201, EA-1339, Site Plan Review No. SPR 23-01 and Development Agreement No. DA 5751. These approvals remain in effect and continue to implement the General Plan's goals of maximizing economic benefit, reducing traffic impacts, fostering pedestrian-friendly environments, and guiding the development of commercial activities within mixed-use projects. Both resulting parcels remain within the MU-S zone, subject to identical development standards, and remain bound by the terms of Development Agreement No. DA 5751. The tentative parcel map and associated conditions of approval ensure that lot configuration, access, and site functionality will support future projects that comply with zoning standards, the adopted Mitigation Monitoring and Reporting Program, and the Development Agreement. The subdivision is consistent with the General Plan's objectives for efficiency growth and economic vitality and does not increase development potential beyond what was what has already been entitled. Therefore, the denial finding under Government Code § 66474(b) that the proposed map is inconsistent with the General Plan or zoning cannot be made.

- B. Finding No. 2 that would require denial:** That the design of the proposed subdivision is not consistent with applicable general and specific plans.

As set forth in Section 4, the proposed subdivision is consistent with the goals, objectives, and policies of the General Plan. The two newly created lots will vary in size, but both comply with the minimum lot size requirements of the MU-S Zone and remain under the same land use designation. Further, the proposed project is consistent with the General Plan Goals, Objectives, and Policies as the subdivision creates two legal parcels that can be separately finances, leased, or developed while remaining consistent with the MU-S land use designation. Specifically, the proposed project is consistent with Objective LU4-4, which promotes mixed-use development to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environments, Policy LU4-4.6 which "promotes mixed-use development near transit nodes and encourages modes of transportation that do not require an automobile," Policy ED1-2.2 and ED1-2.3 which "maintains and promotes land uses that improve the City's tax base, balancing economic development and quality of life goals with the City's resources and infrastructure capacity." This Project will help facilitate the achievement of these goals by

providing CCR's that address the project conditions of approval, the management and maintenance of the property, management and maintenance of landscape, management and maintenance of trash, management and maintenance of the parking lots, reciprocal access agreements/covenants, parking requirements for the entire site, pedestrian pathways, and crosswalks. Thus, since the proposed subdivision is consistent with applicable general and specific plans, this finding cannot be made to deny the proposed subdivision.

- C. Finding No. 3 that would require denial:** That the site is not physically suitable for the type of development.

The site provides adequate land area on the lot for the proposed configuration and development in accordance with applicable development standards and parking requirements in the MU-S zone, EA-1201, Development Agreement No. DA 5751, and EA-1339 and Site Plan Review No. SPR 23-01. The proposed lots meet all development standards, including but not limited to setbacks, height, required parking, and landscaping. As set forth in Section 3, the property is physically suitable for the type of development. The previously approved Site Plan Review No. SPR 23-01 remains in effect and density of development will continue to be consistent with the maximum FAR allowed in the MU-S zone, as no additional development is proposed at this time. Thus, since the proposed subdivision is consistent with applicable general and specific plans, this finding cannot be made to deny the proposed subdivision.

- D. Finding No. 4 that would require denial:** That the site is not physically suitable for the proposed density of development.

The proposed modifications result in lots with varying sizes that continue to comply with the minimum lot size requirements established in the MU-S zone. Each new lot will meet or exceed the minimum size and dimension requirements. The proposed project involves subdividing one existing lot to create two lots. The proposed lots range in size from 174,190 gross square feet to 104,152 gross square feet, which meets the 10,000 gross square feet minimum building lot area that is permitted in the MU-S zone. The subdivision does not increase the overall number of dwelling units or intensity of development beyond what is permitted; any new development on the westerly portion of proposed Lot 2 would require additional review and approval by the city to ensure compliance with density limits. Therefore, the proposed subdivision is consistent with the maximum permitted density established for the MU-S zone, and this finding cannot be used to deny the project.

- E. Finding No. 5 that would require denial:** That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed project site is located in an urbanized area and is currently undeveloped. Further, the proposed subdivision and related future development is in area designated for such use that is not located in an environmentally sensitive area. Thus, since the proposed subdivision is consistent with applicable general plan and MU-S zone, this finding cannot be made to deny the proposed subdivision.

- F. Finding No. 6 that would require denial:** That the design of the subdivision or type of improvements are likely to cause serious public health problems.

The proposed Tentative Parcel Map would not cause serious health problems because the proposal is to subdivide one existing lot into two lots. Further the previously approved entitlements for the easternly portion of proposed Lot 1 will remain active, and no new development or redevelopment of the site is proposed. The new lot configurations will comply with the minimum lot size and dimensions as established in the MU-S zone and will not result in any changes that could cause public health problems. Thus, since the proposed subdivision is consistent with applicable general plan and MU-S zone and DA, and will not cause public health problem, this finding cannot be made to deny the proposed subdivision.

- G. Finding No. 7 that would require denial:** That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The proposed subdivision is not anticipated to conflict with any known “public at large” easements located at or near the property that would influence design potential or use of the property. To ensure access and parking availability throughout the previously approved development under EA-1399 and Site Plan Review No. SPR 23-01 the subdivision includes reciprocal parking and access easements. Further, all existing easements will not be altered or amended by the proposed subdivision. Hence, there will be no conflict and this finding cannot be made to deny the proposed subdivision.

SECTION 5: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: Limitations. The Planning Commission’s analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission’s knowledge of future events. In all instances, best efforts have been made

to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 8: *Action.* Based on the foregoing findings and the evidence in the whole of the administrative record, the Planning Commission hereby approves Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Vesting Tentative Parcel Map No. 84876 to subdivide one existing undeveloped lot into two lots (Beach Cities Media Campus) subject to the conditions set forth in attached Exhibit "A," which is incorporated herein by this reference.

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

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

SECTION 11: Except as provided in Section 10, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 11 day of September 2025.

Chair Kevin Maggay
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary and
Community Development Director

Maggay -
Inga -
Christian -
McCaverty -
Taylor -

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

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2971

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), RSP4, LLC agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. 1402, and Subdivision No. 25-03 for Vesting Tentative Parcel Map No. 84876, (“Project Conditions”):

Planning Division Conditions

1. Before the City issues a building permit, the applicant must submit plans which show that the Project substantially complies with plans and conditions approved and on file with the Community Development Department.
2. Any subsequent modification to the approved Project must be referred to the Community Development Department Director to determine whether Planning Commission approval is required for the proposed modification.
3. All exterior mechanical equipment, including Southern California Edison transformers, must be screened from public street view to the satisfaction of the Community Development Director.
4. All fire sprinkler system risers, bollards for gas meters and other equipment within the front yard area must be fully screened from public street view with landscaping to the satisfaction of staff. The equipment cannot be placed within the 10-foot by 10-foot driveway visibility triangle areas.
5. In addition to any other conditions of approval contained herein, the applicant must incorporate the following items into the Project’s CC&Rs, to the satisfaction of the Community Development Director, and approved as to form by the City Attorney:
 - a. Any leaks or spills on project driveways must be cleaned on a regular basis from all driveways, pavement, median, and landscaped areas;
 - b. CC&Rs must address the project conditions of approval, the management and maintenance of the property, management and maintenance of landscape, management and maintenance of pedestrian pathways, median, parking, crosswalks for the site, trash, management, and maintenance and driveways;
 - c. The CC&Rs shall address reciprocal access, parking requirements for

the entire site, pedestrian pathways, and crosswalks. Specifically, the CC&Rs shall clarify whether the proposed five-story parking structure on Lot 1 will provide required parking for future development on Lot 2, and whether the proposed median/driveway off Rosecrans Avenue will serve as the required ingress and egress for both Lots 1 and 2.

6. The Mitigation Monitoring and Reporting Program associated with City Council Resolution No. 5159 affecting said property shall remain in full force and affect for the newly created parcels (Parcel 1 and Parcel 2).
7. Development Agreement No. DA 5751 affecting said property shall remain in full force and affect for the newly created parcels (Parcel 1 and Parcel 2).
8. Unless amended by this approval any other Condition of Approval associated with Resolution No. 5159, 2944, and Ordinance No. 1587 shall remain in full force and effect for the newly created parcels (Parcel 1 and Parcel 2).

Fire Department Conditions

9. Emergency access across all properties shall be specified in the easement language with the beneficiary as the City of El Segundo.

Miscellaneous Conditions

10. The vesting tentative parcel map expires 24 months after approval or conditional approval but may be extended for a period not to exceed 12 months pursuant to Government Code § 66452.6 and ESMC § 14-2-3. The development rights expire when the vesting tentative parcel map expires unless a final map is approved by the City Council before the expiration date. Once the final map is approved, the development rights remain valid for one year pursuant to ESMC § 14-2-3(B) and may be extended for one year pursuant to ESMC § 14-2-3(D).
11. Before recordation of the Final Map, the applicant shall submit a Tentative Parcel Map for review and approval by the Community Development Director and the Public Works City Engineer. The Tentative Parcel Map shall comply with all applicable requirements of the California Subdivision Act and the City's Subdivision Ordinance. The Final Map shall not be recorded with the Los Angeles County Department of Public Works, nor shall a certificate of occupancy be issued, until these requirements are satisfied, and the Final Map is approved by the City Council.
12. Before recordation of the Final Map, the applicant must submit a legal description of the proposed lots (Lot 1 and Lot 2) to the city for review and approval. The legal description must be approved by the Community

Development Director and Public Works City Engineer before recordation with the Los Angeles County Department of Public Works. The Final Map shall not be recorded with the Los Angeles County Department of Public Works, nor shall a certificate of occupancy be issued, until these requirements are satisfied, and the Final Map is approved by the City Council.

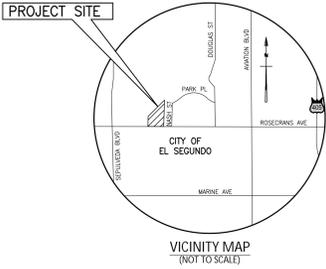
13. Before recordation of the Final Map, the applicant must submit the Covenants, Conditions and Restrictions (CC&R's) to the City for review. The CC&Rs must be approved by the Community Development Director and approved as to form by the City Attorney and the Final Map requires City Council approval before recordation with the Los Angeles County Department of Public Works. The Applicant must pay for all fees incurred by the City as a result of the City Attorney's review of the CC&Rs before the Final map is approved for recordation with the Los Angeles County Department of Public Works, and before the City issues a certificate of occupancy.
14. The Property Owner agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1402 and Subdivision No. 25-03 for Vesting Tentative Parcel Map No. 84876. 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-1402 and Subdivision No. 25-03 for Vesting Tentative Parcel Map No. 84876. The owner agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, the person listed below has the authority to sign legally binding documents with the City on behalf of the company/organization listed below, and such person certifies that they have read, understood, and agree to the Project Conditions listed in this document.

RSP4, LLC

By:

Title:



COMMENTS
 DATES OF SURVEY NOVEMBER 14, 2019 AND MARCH 11, 2025
 SITE ADDRESS 2021 ROSECRANS AVE, EL SEGUNDO, CA 90245
 APN 4138-015-064
 BOUNDARY LINES WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY, AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
 BASIS OF BEARING THE BEARING OF S 89°57'34" E ALONG THE CENTERLINE OF ROSECRANS AVENUE AS SHOWN ON PARCEL MAP No. 2341, AS FILED IN PARCEL MAP BOOK 32, PAGE 99, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
 BENCHMARK LA COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK QY10986, DPW BM TAG IN W CB 2M(6.5FT) N/O BCR @ NW COR NASH ST & ROSECRANS AVE.
 ELEV = 95.046 FT; NAVD 1988, 2005 ADJ.
 (f) INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.
 UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS SURVEY WERE OBTAINED BY CONVENTIONAL MEANS. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
 FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C17690 EFFECTIVE DATE APRIL 21, 2021.
 ZONING MU-S (URBAN MIXED USE SOUTH) - ACCESSED THROUGH THE CITY OF EL SEGUNDO WEBSITE ON 03/11/2025.
 STREET DESIGNATION ROSECRANS AVENUE MAJOR ARTERIAL (142'-150' DESIGNATED)

PRELIMINARY PARCEL MAP No. 84876

FOR SUBDIVISION PURPOSES
 EXISTING CONDITIONS

ABBREVIATIONS

- AD AREA DRAIN
- BFP BACK FLOW PREVENTER
- BLD BUILDING
- CB CATCH BASIN
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- COR CORNER
- ELC ELECTRICAL CONDUIT
- EPB ELECTRICAL PULLBOX
- FD FOUND
- HB HOSEBIB
- ICV IRRIGATION CONTROL VALVE
- LA LANDSCAPE AREA
- LE LANDSCAPE EDGING
- MOW MOW STRIP
- NG NATURAL GROUND
- P PROPERTY LINE
- P.M.B. PARCEL MAP BOOK
- RSR RISER
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- VLT VAULT
- WVT WATER VAULT

LEGEND

- AREA LIGHT
- BOLLARD
- CURB DRAIN
- ELECTRIC PULLBOX
- FIRE HYDRANT
- GAS VALVE
- HOSE BIB
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- PALM
- RISER
- SEWER MANHOLE
- SIGN
- TREE
- TRAFFIC PULLBOX
- UNIDENTIFIED PULLBOX
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED CONTROL VALVE
- UTILITY POLE
- WATER VALVE

LINETYPES

- BUILDING LINE/HATCH
- CENTERLINE
- CHAINLINK FENCE
- CONC LINE
- CURB FACE WITH BACK OF CURB (0.5' 0/5')
- EASEMENT LINE
- FLOWLINE
- GRADEBREAK
- METAL FENCE
- OVERHEAD UTILITY LINES
- PARCEL LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- WALL

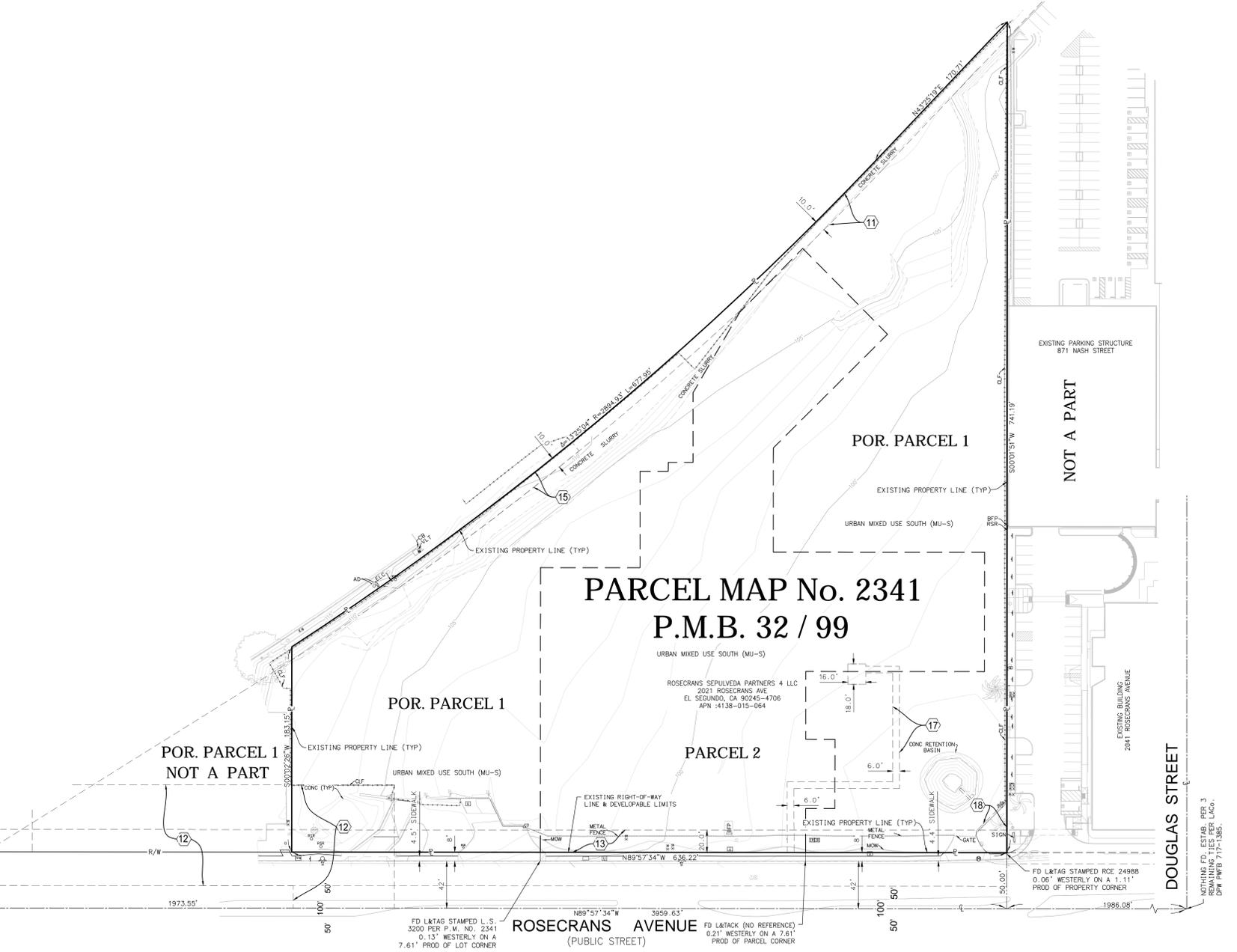
PROJECT NOTES

- THOMAS BROS. GUIDE: 732-3H AND 732-4H
- GENERAL LAND USE: COMMERCIAL AND PARKING
- COMMUNITY PLAN AREA: NONE
- SPECIFIC PLAN AREA: NONE
- EXISTING UTILITIES: ONLY ABOVE GROUND UTILITIES COLLECTED DURING THE FIELD SURVEY ARE SHOWN HEREON. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
- PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF EL SEGUNDO INFRASTRUCTURE SYSTEMS.
- THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.
- LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.
- WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
- WE RESERVE THE RIGHT TO PHASE THE FINAL MAPS.
- THE PROPERTY COVERED BY THIS MAP IS SUBJECT TO THE GOVERNING PLANNING AND ZONING REGULATIONS PURSUANT TO THE PROJECT APPROVALS. THE AMOUNT OF DEVELOPMENT ALLOCATED TO A PARTICULAR LOT MAY BE INCREASED OR DECREASED AS LONG AS: (1) THE OVERALL AGGREGATE MAXIMUM PROGRAM FOR THE PROJECT IS NOT EXCEEDED; (2) TRANSFERS OF DENSITY OR UNITS AMONG LOTS SHALL BE EVIDENCED BY A RECORDED AGREEMENT BETWEEN THE OWNER OF THE LOT RELINQUISHING DENSITY AND THE OWNER OF THE LOT RECEIVING DENSITY, IN ACCORDANCE WITH THE PROJECT APPROVALS, WITHOUT FURTHER AMENDMENT TO THIS MAP.
- PROPOSED REDIPROCAL INGRESS/EGRESS EASEMENTS (F ANY) ARE YET TO BE DETERMINED.

SITE AREA

GROSS AREA (TO STREET CENTERLINE) 310,193 SQ FT. OR 7.120 ACRES
 EXISTING PROPERTY 278,342 SQ FT. OR 6.390 ACRES
 GROSS AND NET AREA (POST EXISTING RIGHT OF WAY IMPROVEMENTS, DEVELOPABLE PROPERTY)
 PROPOSED PARCEL 1 174,190 SQ FT. OR 3.999 ACRES
 PROPOSED PARCEL 2 104,152 SQ FT. OR 2.391 ACRES

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- 2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- 3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- 6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- 7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
- 8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRADE LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
- 9. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2025-2026, A LIEN NOT YET DUE OR PAYABLE.
- 10. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- (11) AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1958 AS BOOK D-50, PAGE 224 OF OFFICIAL RECORDS.
 IN FAVOR OF: FOUR CORNERS PIPE LINE COMPANY, A DELAWARE CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
- (12) AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES, RECORDED MAY 07, 1958 AS BOOK D-93, PAGE 467 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
- (13) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT GRANTED TO: UTAH CONSTRUCTION & MINING CO., A DELAWARE CORPORATION
 PURPOSE: PIPELINES
 RECORDED: DECEMBER 20, 1960, AS INSTRUMENT NO. 1622, IN BOOK D-1069, PAGE 898, OFFICIAL RECORDS.
 AFFECTS: PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.
 REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- A "QUITCLAIM OF POLE LINE RIGHT OF WAY", RELATIVE TO THE ABOVE EASEMENT RECORDED ON DECEMBER 27, 1968, AS INSTRUMENT NO. 3384, OFFICIAL RECORDS.
 AS AFFECTED BY AN AMENDMENT RECORDED DECEMBER 27, 2019 AS INSTRUMENT NO. 20191450972, OFFICIAL RECORDS.
- 14. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED: JULY 05, 1968, AS INSTRUMENT NO. 387, OFFICIAL RECORDS.
- (15) AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 27, 1968 AS INSTRUMENT NO. 3386 OF OFFICIAL RECORDS.
 IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AND STANDARD GASOLINE COMPANY, A CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
- 16. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED: APRIL 02, 1985, AS INSTRUMENT NO. 85-360262, OFFICIAL RECORDS
 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL RELEASE OF RECORD" RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 20131816577 OF OFFICIAL RECORDS.
- (17) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1988 AS INSTRUMENT NO. 88-188664 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
- (18) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: CONTINENTAL DEVELOPMENT CORPORATION
 PURPOSE: LANDSCAPING AND HARDSCAPING
 RECORDED: SEPTEMBER 18, 1996, AS INSTRUMENT NO. 96-1516215, OFFICIAL RECORDS
 AFFECTS: PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.
 REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ABANDONMENT AGREEMENT" RECORDED OCTOBER 05, 2005 AS INSTRUMENT NO. 05-2396460 OF OFFICIAL RECORDS.
- 20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 11, 2019 AS INSTRUMENT NO. 20191380759 OF OFFICIAL RECORDS.
- 21. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBITEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
- 22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- 23. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 24. RIGHTS OF PARTIES IN POSSESSION.



OWNER:
 ROSECRANS-SEPULVEDA PARTNERS 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 2041 ROSECRANS AVE, SUITE 200
 EL SEGUNDO CA 90245
 ATTN: EVAN JENKINS
 (917) 518-0569

SUBDIVIDER:
 CONTINENTAL DEVELOPMENT CORPORATION
 2041 ROSECRANS AVE, SUITE 200
 EL SEGUNDO CA 90245
 ATTN: EVAN JENKINS
 (917) 518-0569

LAND SURVEYOR:
 KPFF CONSULTING ENGINEERS, INC.
 700 S. FLOWER STREET, SUITE 2100
 LOS ANGELES, CA 90017
 ATTN: CHRISTOPHER JONES, PLS #193
 (213) 418-0201



REVISIONS	
DATE	ISSUED FOR

DATE	2025-07-29
PROJECT NUMBER	2500419
DRAWN BY	JSPS
CHECKED BY	DB
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
 BEACH CITIES LOT SPLIT
 2021 ROSECRANS AVE,
 EL SEGUNDO, CA, 90245

PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER M. JONES
 CHRIS.JONES@KPFF.COM



SHEET NUMBER
SHEET 1 OF 2

PRELIMINARY PARCEL MAP No. 84876

PROPOSED CONDITIONS

kpff

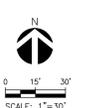
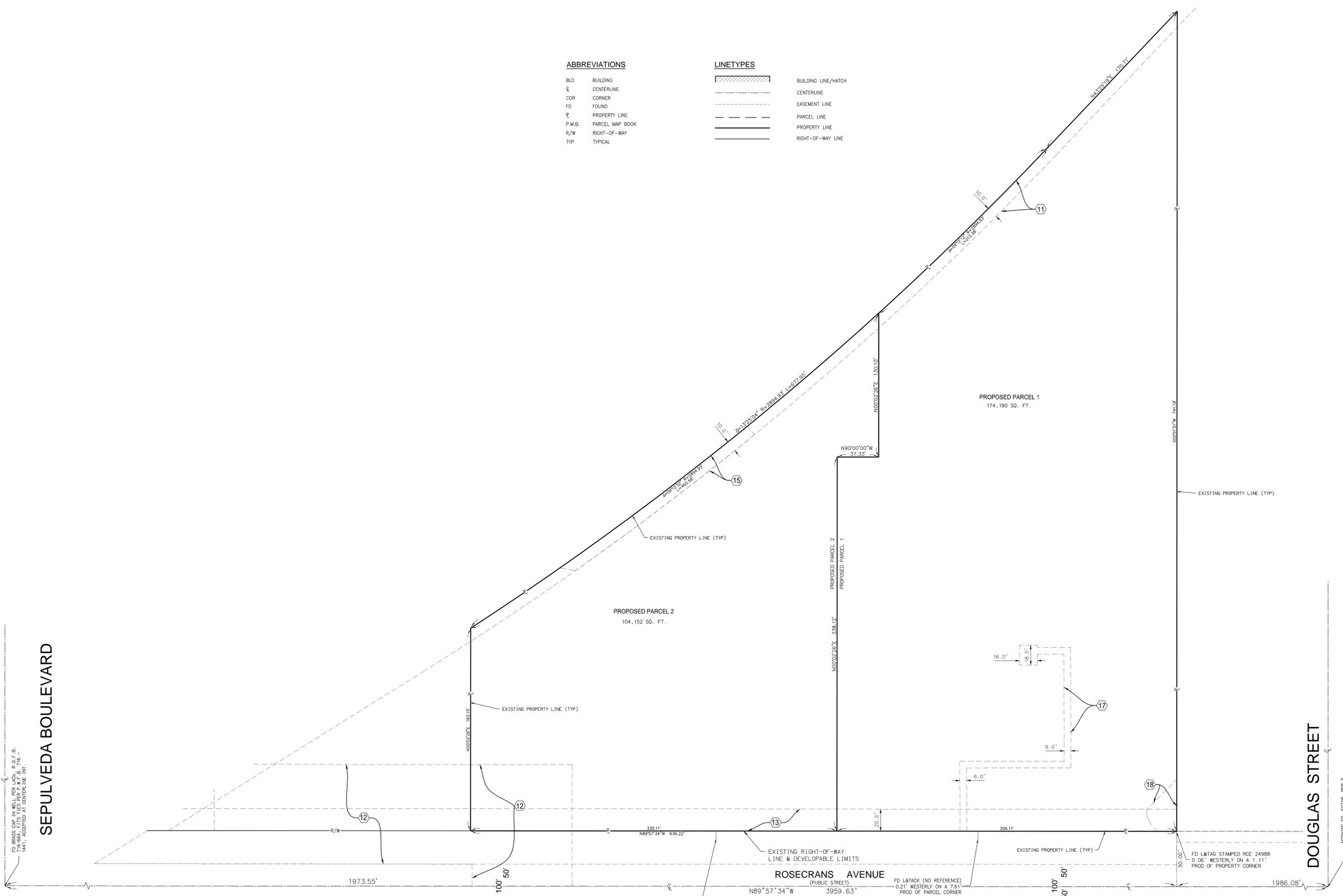
700 South Flower Street
 Suite 2100
 Los Angeles, CA 90017
 O: 213 618 0011
 F: 213 266 5294
 www.kpff.com

ABBREVIATIONS

BLD BUILDING
 CL CENTERLINE
 COR CORNER
 FD FOUND
 PL PROPERTY LINE
 P.M.B. PARCEL MAP BOOK
 R/W RIGHT-OF-WAY
 TYP TYPICAL

LINETYPES

 BUILDING LINE/HATCH
 CENTERLINE
 EASEMENT LINE
 PARCEL LINE
 PROPERTY LINE
 RIGHT-OF-WAY LINE



REVISIONS	
DATE	ISSUED FOR

DATE	2025-07-29
PROJECT NUMBER	2500419
DRAWN BY	JS/PS
CHECKED BY	DB
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
 BEACH CITIES LOT SPLIT
 2021 ROSECRANS AVE,
 EL SEGUNDO, CA, 90245

SHEET NUMBER
SHEET 2 OF 2

SEPULVEDA BOULEVARD

DOUGLAS STREET

ROSECRANS AVENUE
 (PUBLIC STREET)

FD BRASS CAP IN WELL PER LACS, R.D.F.B. 716-66A, ELITS TIES PER R.W.F.B. 716-1411, ACCEPTED AT CENTERLINE INT.

FD L&TAG STAMPED L.S. 3200 PER P.M. NO. 2341 0.13" WESTERLY ON A 7.61" PROD OF LOT CORNER

FD L&TAG (NO REFERENCE) 0.21" WESTERLY ON A 7.61" PROD OF PARCEL CORNER

FD L&TAG STAMPED RCE 24988 0.06" WESTERLY ON A 1.11" PROD OF PROPERTY CORNER

NOTHING TO BE ESTABLISHED PER 3 DOWN PER 717-1385