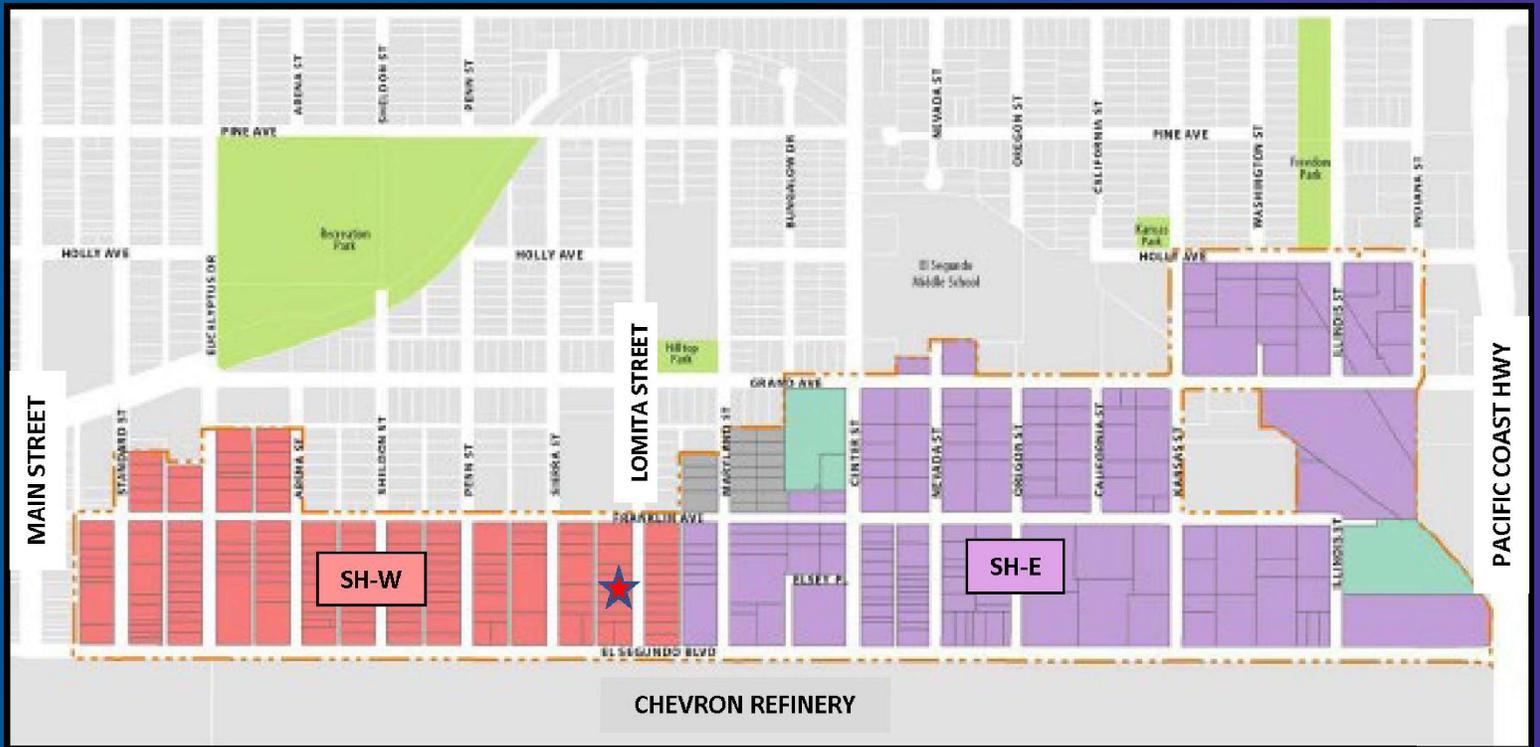




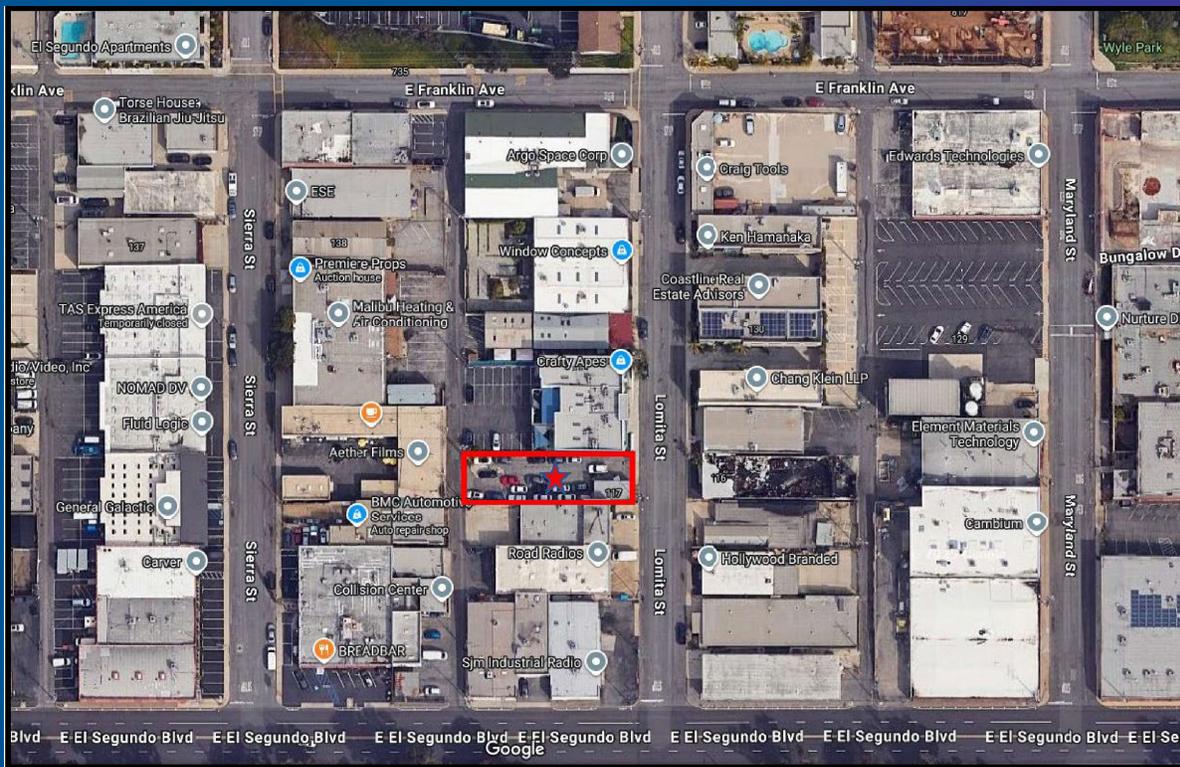
117 Lomita Street Variance application

Planning Commission
November 13, 2025

Project Site



Project Site



Project Description



- Use: Office/industrial
- Height: Two stories
35 feet
- Size: 4,290 SF
- FAR: 0.75
- Parcel: 5,720 SF (40' x 143')

Variance Request



Subject Project / Property

- Adjoins an alley
- Existing curb cut
- Involves new building construction

Variance Findings

To approve a Variance, the Planning Commission must make certain findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone;
2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question;
3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the property is located; and
4. That the granting of the variance will not adversely affect the General Plan.

Variance Justification

1. Site Conditions or Circumstances

- The 40-foot property width is not wide enough to turn around onsite.
- Alley access would require an unreasonably long back-up distance.
- The 14-foot alley width makes backing into it very challenging.

2. Property right preservation

- Without a Variance the property would only support 3-4 parking spaces and substantially a smaller building.

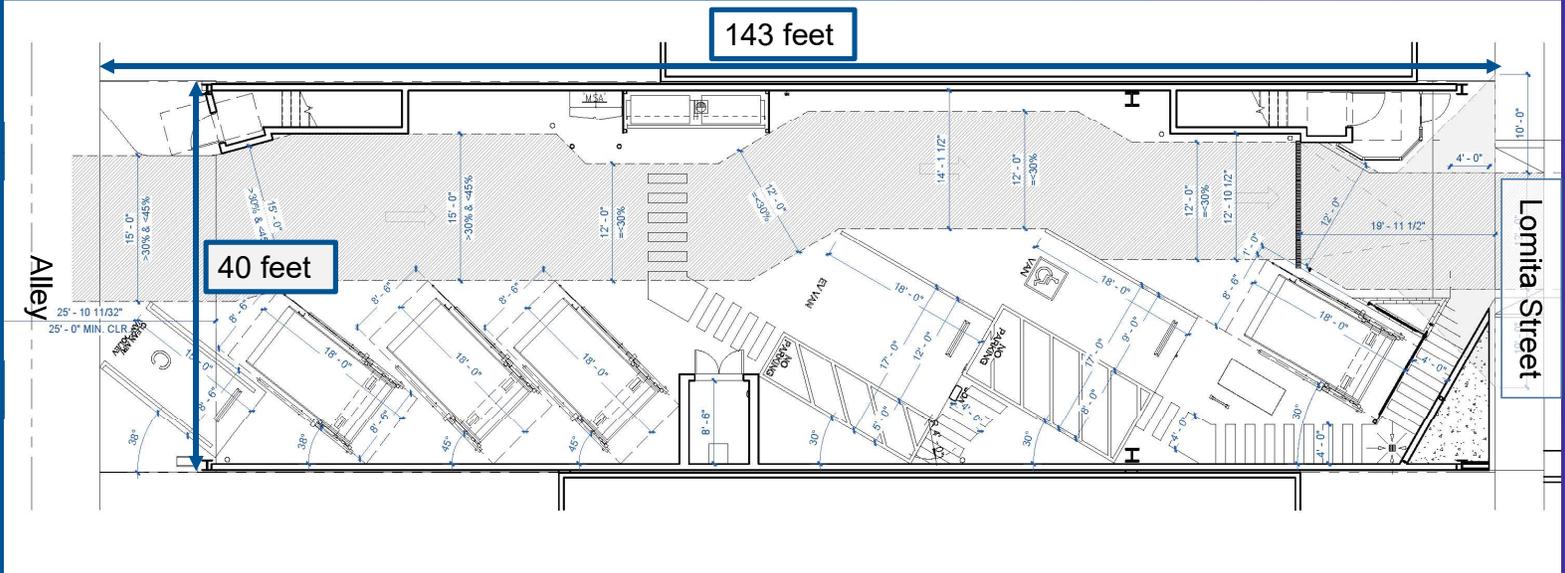
3. Impact on general welfare

- The project will reduce the existing curb cut width from 22 to 12 feet.
- The project will provide all the required parking onsite.

4. General Plan consistency (Smoky Hollow Vision)

- Providing parking solutions and flexibility

Ground Level Plan



View of the alley



Variance Justification

1. Site Conditions or Circumstances

- The 40-foot property width is not wide enough to turn around onsite.
- Alley access would require an unreasonably long back-up distance.
- The 14-foot alley width makes backing into it very challenging.

2. Property right preservation

- Without a Variance the property could not support a building close to the proposed size or the number of required parking spaces.

3. Impact on general welfare

- The project will reduce the existing curb cut width from 22 to 12 feet.
- The project will provide all the required parking onsite.

4. General Plan consistency (Smoky Hollow Vision)

- Providing parking solutions and flexibility

Recommendation

- **Adopt Resolution 2970 to approve Environmental Assessment EA 1403 and Variance 25-01 for the project at 117 Lomita Street**



Site Plan Review No. 25-02
Adjustment No.25-03
Amendment No. 1 to Development
Agreement No. 5751

Environmental Assessment No. EA-1391

Media Campus Site Description

- 6.390 acre vacant Campus site
 - Parcel 1 (east side)
 - Parcel 2 (west side)
- Mixed-Use South (MU-S) zone
- Development Agreement governs development and uses at the site



Project Site Description

- Western parcel of Media Campus site
- 2.4-acre vacant site with:
 - Shrubs and ground cover vegetation
 - Sidewalk along the site's southern boundary
 - Transmission tower at the site's southwest corner
 - Two existing curb cuts along Rosecrans Avenue



Project Description

- Development Concept:
 - Construct a new two-story professional sports team headquarters and training facility building that fronts Rosecrans Avenue
- Amendment to Development Agreement:
 - Amend certain section and expand the permitted uses at the site include:
 - Professional Sports Team Headquarters and Training Facility, and a Conceptual Site Plan as alternative number four

Professional Sports Team Headquarters and Training Facility

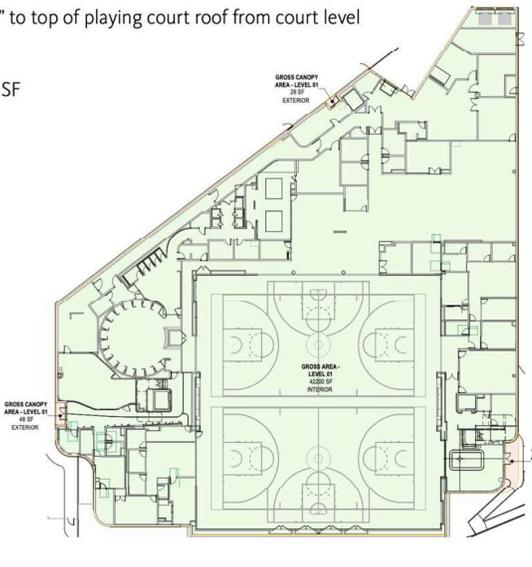
- Number of Stories: 2
- Height: 44'-6"
- Size: 60,159 sq. ft.
- Parking: 54 spaces



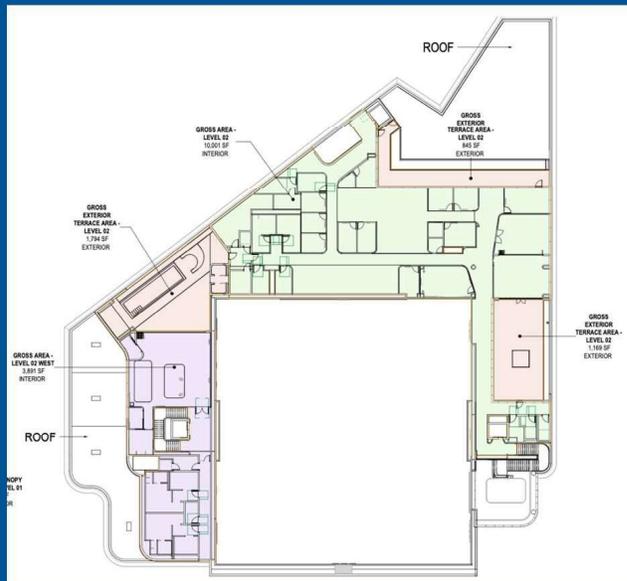
First Level Floor Plan

+ 44'-6" to top of playing court roof from court level

56,099 SF



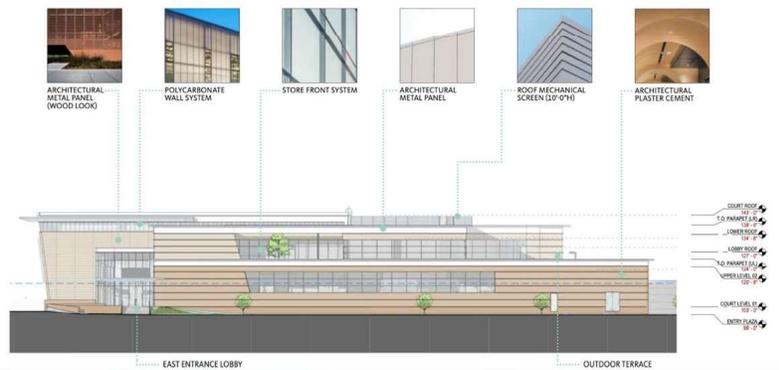
Second Level Floor Plan



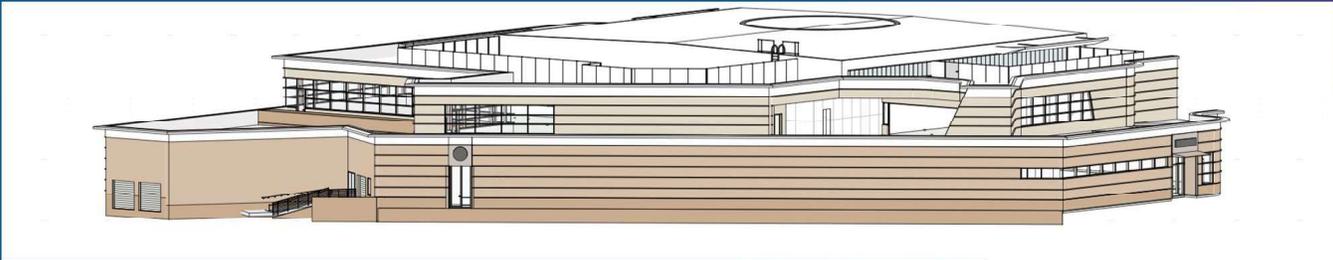
Architecture/Design



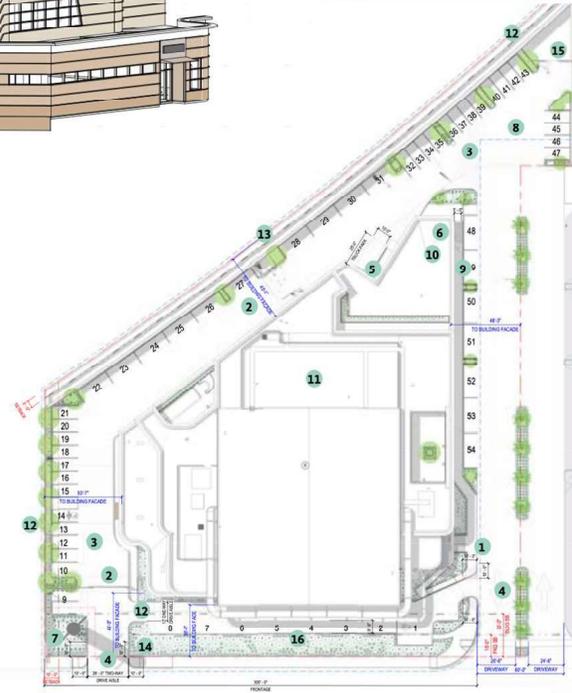
EAST ELEVATION | MATERIAL LOOK & FEEL



Access and Parking



- Two driveways along Rosecrans Ave.
 - East: Signalized right-in/right-out (shared)
 - West: Full-access driveway; one old curb cut removed
- 54 surface parking spaces
- 12 bicycle parking
- One small truck loading space



11/18/2025

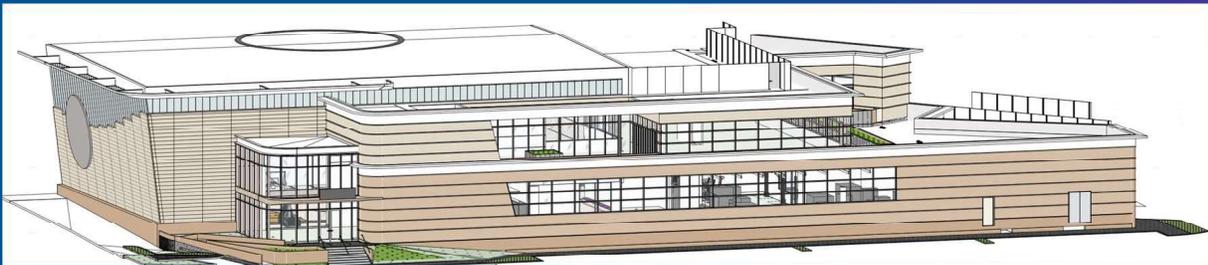
City of El Segundo | 350 Main St. El Segundo, CA 90245

Code Compliance

Table No. 1 - Development Standards			
Standard	Required	Proposed	Notes
Lot Area	10,000 SQFT	104,073 SQFT	
Lot Frontage	100'	300'	
Front Setback	20'	36'	
West Side Setback	10'	53' - 7"	
East Side Setback	10'	48' - 3"	
Rear Setback	5'	49' - 5"	
Height	140*	44' - 6"	* Per DA No. 5751*
Floor Area Ratio (FAR)	1.13*	0.577	* Per DA No. 5751* combined Parcel 1 and 2 cannot exceed an FAR of 1.13

Parking	1 space per 300 SQFT for office	54 spaces	Refer to the Parking and Loading analysis section
Loading Spaces	2 small truck	1 small truck	Adjustment requested
Bicycle Parking	5% of the required vehicle spaces with a minimum of 4 spaces	6 short term & 6 long term	
Driveway Separation	24'	246' - 10"	

Requested Entitlements



- Pursuant to ESMC §15-25-2 and Development Agreement No. 5751
 - Site Plan Review
 - Adjustment

Site Plan Review Findings

1. The physical location, size, massing, setbacks, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable development standards and objectives design standards in the subject specific plan, zone, and/or overlay district.
2. The project is consistent with the General Plan goals, objectives, and policies and provisions of any applicable development agreement.
3. The project has no specific adverse impact on public health or safety.
4. A consistent architectural style is used on all sides of the building or structure, including roofing, materials, windows, doors, openings, textures, and colors.
5. The existing or proposed public infrastructure (e.g., utilities, sewers, parkways, sidewalks, storm drains, streetlights, traffic control devices, and the width and pavement of adjoining streets and alleys) and health and safety services (e.g., police and fire) are sufficient to accommodate the new development.

Adjustment Findings

1. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.
2. That the proposed adjustment is necessary in order that the applicant may not be deprived unreasonably in the use of enjoyment of his property.
3. That the proposed adjustment is consistent with the legislative intent of this title.

Environmental Review

- Project remains within scope of the previously certified EIR
- All mitigation measures are included
- Previously identified impacts are not worsened
- No new impacts result
- No additional CEQA analysis required

DA Amendment Findings

1. The amendment is consistent with the general plan and does not alter any of the General Plan findings made in the original approval.
2. Amendment uses are compatible with the uses authorized in the MU-S zone.
3. The amendment is in conformance with the public convenience, general welfare, and good land use practice.
4. Amendment would not be detrimental to the health, safety, and general welfare nor will it adversely affect the orderly development of property or preservation of property values.

Recommendation

- Adopt Planning Commission Resolution No. 2973 recommending City Council adopt an ordinance to amend Development Agreement No. 5751
- Adopt Planning Commission resolution No. 2974 approving:
 - EA-1391
 - SPR 25-02
 - ADJ 25-03

Questions

Parking, Loading, and Bicycle Parking

- State Law AB 2097
 - Project is exempt from minimum parking requirements
- Within ½ mile of major transit stop
 - Supports reduced parking
- 1 small-truck loading space (vs. 2 required)