



PLANNING COMMISSION AGENDA

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.

How Can Members of the Public Observe and Provide Public Comments?

Residents are strongly encouraged to participate remotely via Spectrum Channel 3 and 22, AT&T U-verse Channel 99 and/or El Segundo TV at YouTube.com. Members of the Public may provide comments electronically by sending comments to the following e-mail address, with a limit of 150 words and accepted up until 30 minutes prior to the meeting: **PUBLICCOMMUNICATIONS@elsegundo.org**, *in the subject line please state the meeting date and item number*. Depending on the volume of communications, the emails will be read to Council during public communications and are subject to disclosure under the Public Records Act.

Members of the Public may also provide comments in the designated area in Council Chamber up to and during public communication portion of the meeting. Members of the public must observe “social distancing” requirements at all times, *i.e.*, remain six (6) feet from other attendees during the entirety of the event or gathering.

Additional Information:

The City Council, 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 City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council 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 City Council, please state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

DATE: Thursday, September 10, 2020

TIME: 5:30 p.m.

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

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

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

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

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

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

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

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

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

- E. **Consent Calendar**

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

- 1. Approval of the August 27, 2020 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: Approve the Minutes

- 2. **Alcohol Services for Saloon Osaka Restaurant (EA-1284)**

Project Address: 100 West Imperial Avenue, Suite H
Applicant: Soo Jung

Project Description: A request to allow on-site sale and on-site consumption of beer and wine (Type 41 ABC License) at a new Japanese restaurant (Saloon Osaka) which contains a 425 square-foot interior dining area. (Environmental Assessment No. EA-1284 and Administrative Use Permit No. AUP 20-02)

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

RECOMMENDED ACTION: Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1284 and Administrative Use Permit No. 20-02.

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

3. **Zone Text Amendment to amend Chapters 15-1 (Title; Interpretations; Definitions); 15-4 (Single Family Residential (R-1) Zone) of Title 15 of the El Segundo Municipal Code regarding definitions and site development standards in such zone. (EA-1262)**

Address: Single Family Residential (R-1) Zone in El Segundo
Applicant: Sharyn and Nelson Fisk

Project Description: (Environmental Assessment No. EA 1262 and Zone Text amendment 19-09) Amend certain sections in 15-1 (Title; Interpretation; Definitions), and 15-4A (Single Family Residential (R-1) Zone) of the El Segundo Municipal Code regarding definitions and site development standards in such zones.

RECOMMENDED ACTION: Continue to September 24, 2020 regular meeting.

4. **Conditional Use Permit for New Wireless Communications Facility (EA-1285)**
Project Address: 324 W. El Segundo Blvd.
Applicant: Paul Kim, Eukon Group

Project Description: A conditional use permit to allow construction and operation of a wireless facility at 324 W. El Segundo Blvd. (Environmental Assessment No. EA-1285 and Conditional Use Permit 20-01)

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 categorical exemption (new construction of small structures).

RECOMMENDED ACTION: Adopt Resolution No. 2885.

5. **Conditional Use Permit for New Wireless Communications Facility (EA-1286)**
Project Address: 324 W. El Segundo Blvd.
Applicant: Paul Kim, Eukon Group

Project Description: A conditional use permit to allow construction and operation of a new wireless facilities at 324 W. El Segundo Blvd. (Environmental Assessment No. 1286 and Conditional Use Permit 20-02).

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 categorical exemption (new construction of small structures).

RECOMMENDED ACTION: Adopt Resolution No. 2886 approving EA-1286 and CUP 20-02.

I. Continued Business—Public Hearing.

6. **Termination of Precise Plan No. 87-01 for Environmental Assessment No. EA-1280 and Precise Plan Amendment No. PPA No. 20-01**
Address: 2361-2381 E. Rosecrans Avenue
Applicant: Toni Reina, representing Continental Development Corporation



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

July 09, 2020

A. Call to Order

Vice Chair Newman virtually called the meeting at 5:35 p.m.

B. Roll Call

Present via teleconferencing: Vice Chair Newman
Present via teleconferencing: Commissioner Wingate
Present via teleconferencing: Commissioner Hoeschler

Absent: Chair Baldino and Commissioner Keldorf

C. Pledge of Allegiance

Commissioner Wingate led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

Agenda Item I-1 the Resolution of Approval for Exhibit B for the Community Benefits Plan.

H. New Business—Public Hearing

None.

I. Continued Business—Public Hearing.

- 1. EA 1273 – 140 Sheldon Street. Smoky Hollow Community Benefits Plan.
Project Address: 140 Sheldon Street
Applicant: Scott Fishfader**

Principal Planner Paul Samaras gave the staff report and presented a PowerPoint presentations virtually. He displayed the plans of the second floor of office space.

The proposed benefit will provide two public benches, bike racks, landscaping and accent lighting. The applicant was present for questions.

Vice Chair Newman inquired how the project was scored under the community benefits plans. Mr. Samaras stated that previous projects reviewed earlier in the year fell under Tier 2 level of review. However, this project only exceeds the FAR by a small amount so it falls under Tier 1 level of review.

Open Public Communications

Scott Fishfader and Patty Fishfader, the applicant and owner of 140 Sheldon Street, were present for questions. They stated that the Planning Manager, Gregg McClain, and Mr. Samaras assisted them with the community benefit program. Mr. Fishfader is interested upgrading the aesthetics of the building to be more appealing to their new tenant.

Ms. Newman asked Mr. and Mrs. Fishfader how many employees they have. Mr. Fishfader stated they had four full-time and one part-time employees. Ms. Newman asked the applicants about their experience with the community benefits programs.

Frank Glynn, the applicants' architect, shared his experience with the community benefit program with the commissioners. He acknowledged Mr. McClain and Mr. Samaras were both great in assisting him with the project. Mr. Glynn provided a brief history of the previous owner's concept of using the whole building as one space. He stated that the Fishfaders' design was a completely different design to utilize the first and second floor.

Commissioner Wingate concerned about the parking for two businesses being occupied in the building. Mr. Glynn stated that they have provided eight parking spaces in the back and additional on-street parking in front of the building. In addition, the applicants are planning to pay for additional parking in-lieu spaces.

Closed Public Communications

The Commission discussed the design of the building, concluding that the benches are a great asset along with the landscape to the design.

MOTION: Approved, that the Planning Commission adopt Resolution No. 2883, recommending approval of Environmental Assessment No. EA-1273 and Community Benefits Plan No. CBP 19-02 for an internal addition of 912 square-feet to an existing building at 140 Sheldon Street in the SH-W district of the Smoky Hollow Specific Plan.

Moved by Commissioner Wingate, seconded by Commissioner Hoeschler.

Motion carried by the following vote (3-0):

Roll Call Ayes: Newman, Wingate, Hoeschler,

Absent: Chair Baldino and Commissioner Keldorf

J. Report from Planning and Building Safety Director or designee

Director Sam Lee welcomed everyone back. He mentioned that on July 21, 2020, the Council has scheduled the second reading for Short Term Rental and home sharing is ordinance. He also reminded the Commissioners that the terms for Chair and Vice Chair are expiring and they will need to reapply.

K. Upcoming Agenda Items and Schedule

No updates.

M. Planning Commissioners' Comments

Mr. Hoeschler is excited about the parklets implemented on Main Street. He is concerned about the traffic backing up on PCH from the Chick-fil-A restaurant.

L. Adjournment—the meeting adjourned at 6:00 PM. The next meeting scheduled for July 27, 2020 has been adjourned.

PASSED AND APPROVED ON THIS 09 DAY OF JULY 2020.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair

AGENDA DESCRIPTION:

On-site sale and on-site consumption of beer and wine (Type 41 ABC License) at a new Japanese restaurant (Saloon Osaka) which contains a 425 square-foot interior dining area at 100 West Imperial Avenue, Suite H in the Neighborhood Commercial (C-2) zone.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities)

Address: 100 West Imperial Avenue, Suite H

Applicant: Soo Jung, representing Saloon Osaka Restaurant

RECOMMENDED PLANNING COMMISSION ACTION: Receive and file

ATTACHED SUPPORTING DOCUMENTS:

1. Approval letter dated September 3, 2020
2. Plans

ORIGINATED BY: Maria Baldenegro, Assistant Planner 

REVIEWED BY: Gregg McClain, Planning Manager 

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

On September 3, 2020 the Director granted approval of an Administrative Use Permit to allow on-site sale and on-site consumption of beer and wine (Type 41 ABC License) at a new Japanese restaurant (Saloon Osaka) which contains a 425 square-foot interior dining area at 100 West Imperial Avenue, Suite H.

The site is located in the Neighborhood Commercial (C-2) zone. The immediate vicinity of the project site includes residential, office, retail, service, and other restaurant uses. Saloon Osaka is located on the ground floor of the shopping center adjacent to the parking area which contains retail, restaurants, office and service uses. The proposed alcohol service for the restaurant is a compatible use in relation to existing uses in the area. The on-premise sale and consumption of alcohol in conjunction with food at a new restaurant in the C-2 zone is subject to an Administrative Use Permit.

The approval includes conditions that protect the City and surrounding users from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. Staff believes that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning

Commissioner may request that an item be discussed and a decision on the application be made by the Planning Commission instead.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Quasi-judicial: In the event the Planning Commission desires to review the Director’s approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

- 1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
- 2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
- 3. The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
- 4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.*

As stated above, the Director found that the proposed facility satisfied these findings and thus granted the permit.

AERIAL VIEW OF SITE





City of El Segundo

Planning & Building Safety Department

September 3, 2020

Mr. Soo D. Jung
1065 Lomita Blvd.
Harbor City, CA, 90710

RE: Environmental Assessment 1284 and Administrative Use Permit No. AUP 20-02

Address: 100 West Imperial Avenue, Suite H El Segundo, CA 90245

Dear Mr. Jung:

Your request for an Administrative Use Permit allowing the sale beer and wine for on-site consumption (Type 41) at Saloon Osaka Restaurant is approved and subject to the conditions of approval in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

Please note that this letter does not constitute the City's final decision in this matter. This determination is scheduled to be "received and filed" by the Planning Commission at the September 10, 2020, meeting. Any Planning Commissioner may request that this permit be discussed and a decision be made by the Commission instead of "received and filed."

Should you have any questions, please contact Assistant Planner Maria Baldenegro at (310) 524-2341.

Sincerely,

Sam Lee, Director
Department of Planning and Building Safety

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Soo D. Jung (“Applicant”) agrees that it will comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. 20-02 (“Project Conditions”):

1. The hours of operation to sell alcohol for on-site consumption is limited to 11:00 am to 2:00 pm and 5:00 pm to 10:00 pm, daily. Any change to the hours of operation or the hours that alcohol may be served is subject to review and approval by the Director of Planning and Building Safety.
2. The restaurant (Saloon Osaka) at the site will contain a 425 square-foot interior dining area for 20 customers and must maintain access to at least 6 of 53 parking spaces on-site during opening hours.
3. Any subsequent modification to the project as approved must be referred to the Director of Planning and Building Safety for approval or a determination regarding the need for Planning Commission review of the proposed modification.
4. The Planning and Building Safety Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.
5. The applicant must obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§ 55, *et seq.*
6. All employees tasked to sell alcoholic beverages must provide evidence that they have either:
 - a. Obtained an ABC-issued certificate for completion of the Leadership and Education in Alcohol and Drugs (LEAD) program; or,
 - b. Completed an accepted equivalent training offered by the ABC district office to ensure proper distribution of beer, wine, and distilled spirits to adults of legal age.
 - c. If a prospective employee designated to sell alcoholic beverages does not have LEAD or equivalent training, then the applicant must within 15 days of this decision confirm with the Planning and Building Safety Department that a date is scheduled with the local ABC district office to complete the LEAD course.

- d. Within 30 days of taking LEAD or equivalent course, employees or their employer must deliver each required certificate showing completion to the Police Department.
7. The licensee must have readily identifiable personnel to monitor and control the behavior of customers inside the building premises. Staff must monitor activity immediately adjacent to the property under the establishment's control to ensure the areas are generally free of nuisances.
8. If complaints are received regarding excessive noise, or other nuisances associated with the sale of beer and wine, the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.
9. There must be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
10. The building must not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
11. The building and any outdoor seating must comply with the California Building and Fire Code requirements, as adopted by the ESMC.
12. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney fees), injuries, or liability, arising from the City's approval of Environmental Assessment 1284 or Administrative Use Permit 20-02. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment 1284 or Administrative Use Permit 20-02, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
13. Soo D. Jung must acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

These Conditions are binding upon Soo D. Jung and all successors and assigns to the property at 100 West Imperial Avenue, Suite H until superseded by another approval letter or rescinded.

Soo D. Jung

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 1284:

After considering the above facts and findings, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities) because the proposed project consists of the permitting of existing private structures and involves a negligible expansion of the use.

Administrative Use Permit 20-02:

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

Finding 1: There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

1. The project site is located in a commercial area and is compatible adjacent uses in the immediate vicinity. The project is situated in a environment that includes residential, office, retail, service uses, and other restaurants. The proposed alcohol service for the restaurant is a compatible use in relation to existing uses in the area.

Finding 2: The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

2. The zone of the property is Neighborhood Commercial (C-2). The purpose of this zone is to provide consistency with and implement policies related to those locations designated Neighborhood Commercial in the General Plan. The Neighborhood Commercial permits neighborhood-serving retail, neighborhood-serving office, and limited residential on a single floor above the commercial ground floor. Restaurant uses are permitted uses in the C-2 zone. The sale and consumption of alcohol at restaurants is subject to an Administrative Use Permit, as provided in chapter 22. The proposed addition of alcohol sales as an ancillary use to a restaurant is consistent with the C-2 zone.

Finding 3: The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

1. The proposed hours of operation for the restaurant and alcohol service are 11:00 am to 2:00 pm and 5:00 pm to 10:00 pm daily. The hours for alcohol service will stop at the same the restaurant closes for the day and will not become a nuisance to the neighboring businesses and residents.

Finding 4: Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

1. The consumption of beer and wine will not create any new impacts that would not be normally associated with the operation of a restaurant.

Finding 5: The State Department of Alcoholic Beverage Control has issued or will issue a license to sell beer, wine and distilled spirits to the Applicant.

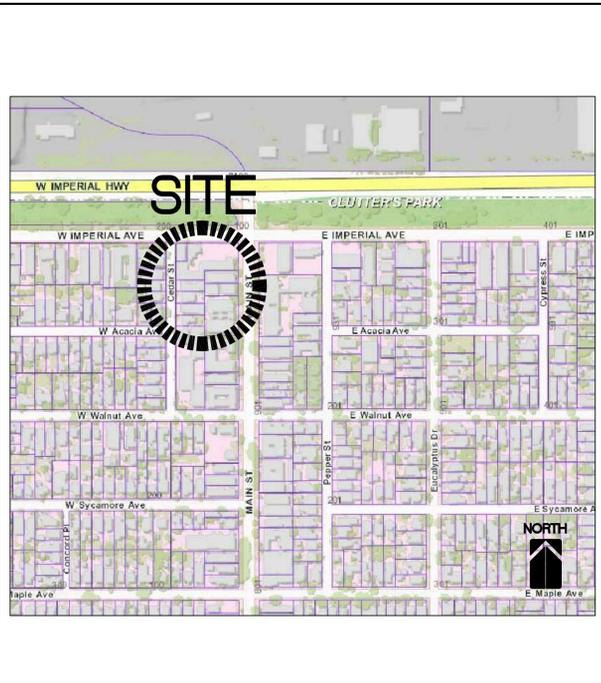
1. The City expects the Applicant will obtain a license from the State of California Department of Alcoholic Beverage Control for on-site sale and consumption of beer and wine for restaurants (Type 41). In the event the Applicant does not receive such license, the City's approval will be null (Condition No. 4).

INTERIOR VIEW OF "SALOON OSAKA RESTAURANT"



RENDERING





VICINITY MAP N.T.S.

SHEET INDEX

A-1.0	SITE PLAN (GROUND LEVEL), BASEMENT PARKING GARAGE, PROJECT INFORMATION, SHEET INDEX AND VICINITY MAP
A-2.0	FLOOR PLAN AND DETAILS
A-3.0	EQUIPMENT FLOOR PLAN, EQUIPMENT SCHEDULE AND DETAILS
A-4.0	DETAILS

PARKING CALCULATION

PARKING REQUIREMENT TABLE FOR CURRENT TENANT SITUATION	
TENANT NAME	APPROXIMATE FLOOR AREA
7-ELEVEN	2,690 SF.
GIRO PIZZA	720 SF.
SWEET HOT SALON	800 SF.
FANTASTIC MASSAGE	885 SF.
EL SEGUNDO VAPERY	450 SF.
PET WASH	1,960 SF.
MAKI YAKI	1,300 SF.
PAGODA CHINESE	835 SF.
K. TAX CAP (OFFICE)	640 SF.
VECTOR COMPUTERS (OFFICE)	430 SF.
OPTIONS COUNSELING (OFFICE)	500 SF.
EL SEGUNDO CHIROPRACTIC (OFFICE)	1,138 SF.
R. ACCOUNTING BREEZE (OFFICE)	1,280 SF.
TOTAL FLOOR AREA	= 13,628 SF.
REQUIRED PARKING :	1 STALL/300 SF. @13,628 SF. = 45.43 SPACES
PROVIDED PARKING :	53 SPACES (EXISTING)
PARKING REQUIREMENT AFTER T.I. FOR SALOON OSAKA RESTAURANT :	
PARKING REQUIRED WITHOUT SALOON OSAKA RESTAURANT :	13,628 SF. - 1,300 SF. = 12,328 SF.
1 STALL/300 SF. @12,328 SF. = 41.09 SPACES	
PARKING REQUIRED FOR SALOON OSAKA RESTAURANT ONLY : (FULL SERVICE RESTAURANT)	
- INDOOR DINING AREA : (425 SF.)TOTAL	1 STALL/75 SF. @425 SF. = 5.7 SPACES
- NONDINING AREA : (875 SF.)TOTAL	1 STALL/250 SF. @875 SF. = 3.5 SPACES
- TOTAL REQUIRED PARKING :	(5.7 + 3.5) = 9.2 SPACES
TOTAL PARKING REQUIRED WITH SALOON OSAKA RESTAURANT :	(41.09 + 9.2) = 50.29 SPACES
50, 50.29 SPACES < 53 SPACES	THEREFORE O.K. (EXISTING PARKING IS ENOUGH)

PROPOSED T.I. AND A.U.P. FOR SALOON OSAKA RESTAURANT

100 W IMPERIAL BLVD, SUITE 'H', EL SEGUNDO, CA 90245

PROJECT INFORMATION :

- PROJECT ADDRESS : = 100 W IMPERIAL AVENUE SUITE 'H' EL SEGUNDO, CA 90245
- LOT AREA : = 27,893± SF.
- TENANT AND ADDRESS : = SALOON OSAKA RESTAURANT 100 W IMPERIAL AVE. EL SEGUNDO, CA 90245
- EXISTING TENANT SPACE FLOOR AREA : = 1,300± SF.
- TYPE OF OCCUPANCY : = GROUP B
- TENANT SPACE USE : = RESTAURANT
- MAX. OCCUPANT LOAD : = 34 OCC. (TOTAL) (SEE TABLE ON A-2.0)
- NUMBER OF SEATS : = 20 SEATS
- TYPE OF CONSTRUCTION : = TYPE V-B
- NUMBER OF STORIES : = 1-STORY
- FIRE SPRINKLER : = NO
- FIRE ALARM : = NO
- PARKING : = EXISTING PARKING TO REMAIN (NO CHANGE)
- BASEMENT PARKING : = 34 SPACES
- GROUND LEVEL PARKING : = 19 SPACES
- TOTAL 53 SPACES**

- ARCHITECT : CMC ARCHITECTS AND ENGINEERS 783 PHILLIPS DRIVE CITY OF INDUSTRY, CA 91748 TEL. (626) 569-1810 CONTACT: MYUNG CHUNG
- GOVERNING CODES APPLIES : 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA ENERGY EFFICIENCY STANDARD CODE (CES) 2018 INTERNATIONAL FIRE CODE
- SCOPE OF WORK : 1. CHANGE OF USE FOR EXISTING TENANT SPACE FROM TAKE-OUT RESTAURANT TO SEAT DOWN RESTAURANT. 2. MISCELLANEOUS WORK TO COMPLY WITH ADA REQUIREMENTS FOR (E)ACCESSIBLE PARKING SPACE, (E)TOILET AND (E)SERVICE COUNTER. 3. EXISTING NON-BEARING WALL TO BE REMOVED.

Design Professional in General Responsible Charge Statement: The POT identified in these construction documents meets the requirements of the current applicable California Building Code (CBC) accessibility provisions for path of travel requirements for alterations, additions and structural repairs. As part of the design of this project, the POT was examined and any elements, components or portions of the POT that were determined to be noncompliant with the CBC have been identified and the corrective work necessary to bring them into compliance has been included within the scope of this project's work through details, drawings and specifications incorporated into these construction documents. Any noncompliant elements, components or portions of the POT that will not be corrected by this project based on valuation threshold limitations or a finding of unreasonable hardship are indicated in these construction documents. During construction, if POT items within the scope of the project represented as CBC compliant are found to be nonconforming beyond reasonable construction tolerances, the items shall be brought into compliance with the CBC as a part of this project by means of a construction change document.



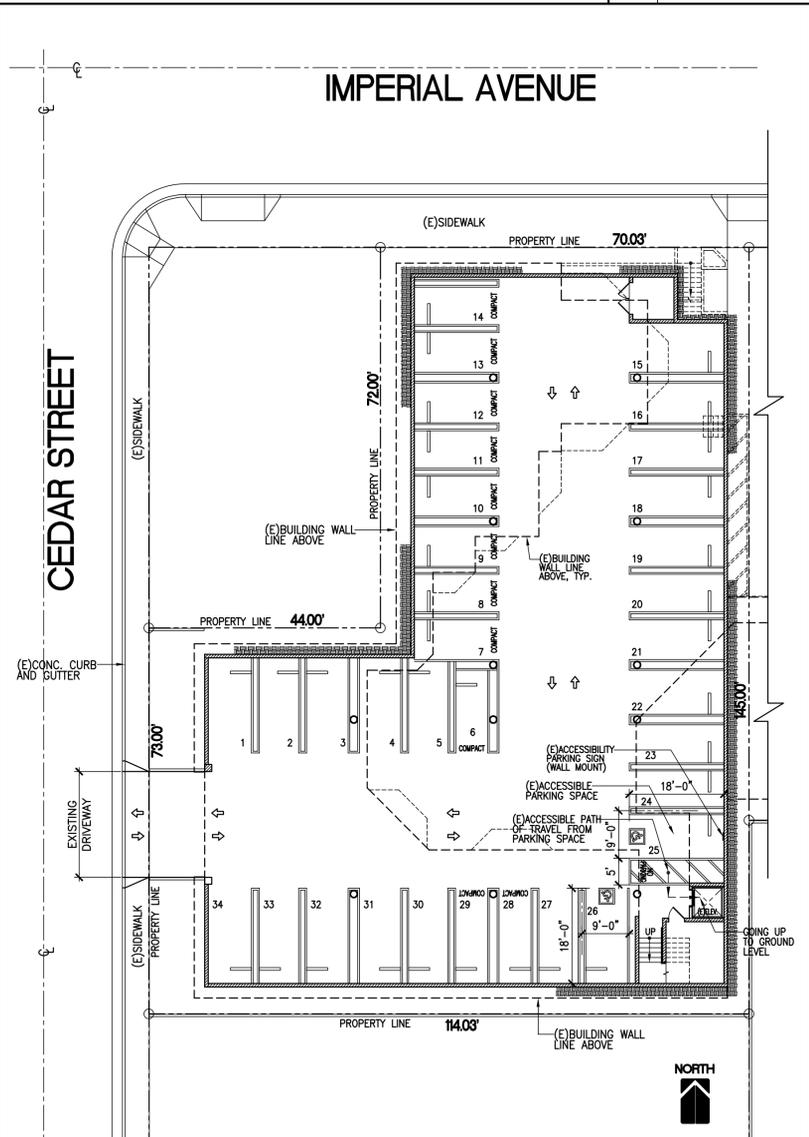
783 - PHILLIPS DRIVE
CITY OF INDUSTRY CA 91748
TEL (626) 569-1810

The Drawings, Designs, and information contained on this sheet are the property of CMC Architects and Engineers, are developed for use on, in connection with this specific project, and are disclosed in confidence and shall not be copied, reproduced, published or otherwise used, directly or indirectly, in whole or in part to provide information to produce, construct, or manufacture drawings, prints, apparatus, parts, or assemblies without the full knowledge and written consent of CMC Architects and Engineers. This drawing is protected by Common Law Copyright. All Potentially Patentable Material contained herein and originating with CMC Architects and Engineers shall be the Property of CMC Architects and Engineers. Any use of Potentially Patentable Material shall be subject to Royalty Payments to CMC Architects & Engineers.

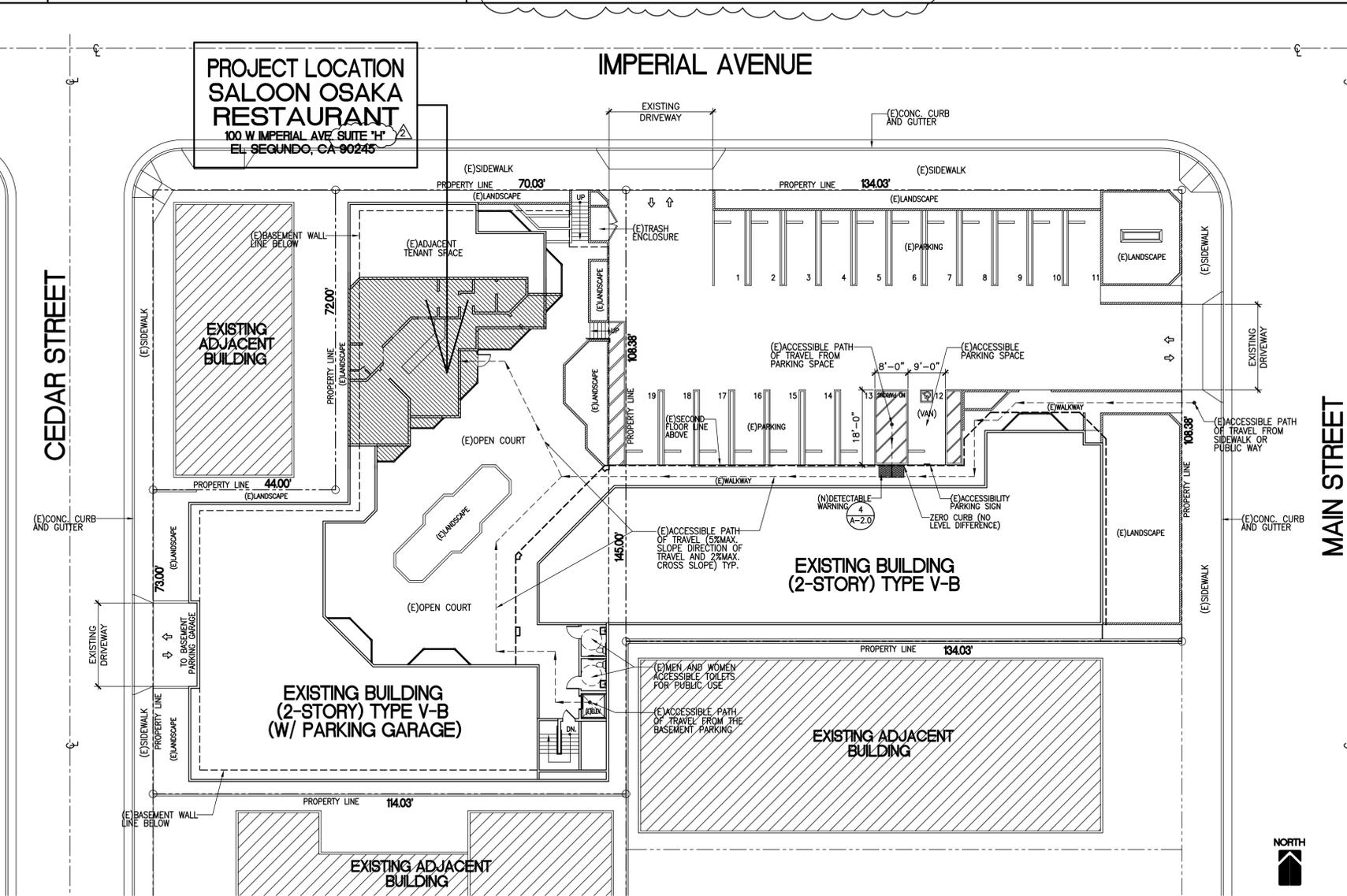
REVISIONS		
No.	NOTE	DATE
1	BUILDING CORR.	03-19-2020
2	FIRE CORR.	04-03-2020

FIRE DEPARTMENT NOTES :

- THE GAS DETECTION SYSTEM FOR THE CO₂ STORAGE IS TO BE SUBMITTED UNDER SEPARATE PERMIT AND APPROVED PRIOR TO COMMENCING WORK (CFC SECTIONS 105.7.19 AND 5307.2).
- THE COMMERCIAL COOKING HOOD FIRE EXTINGUISHING SYSTEM WORK IS TO BE SUBMITTED UNDER SEPARATE PERMIT AND APPROVED PRIOR TO COMMENCING WORK (CFC SECTIONS 901.2 AND 901.3).
- EXIT DOORS TO HAVE SINGLE ACTING HARDWARE WITH NO SPECIAL KNOWLEDGE TO OPERATE (CFC SECTION 1010.1.9).
- THE FOLLOWING LIST IS/ARE REQUIRED UNDER DEFERRED SUBMITTALS :
 - PRE-ENGINEERED FIRE EXTINGUISHING SYSTEM
 - GAS DETECTION SYSTEM FOR CO₂ STORAGE.



BASEMENT PARKING GARAGE 1/16"=1'-0" SCALE 2

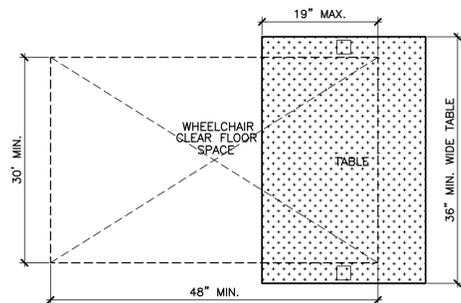


SITE PLAN (GROUND LEVEL) 1/16"=1'-0" SCALE 1



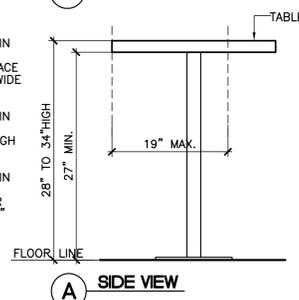
PROJECT NAME
PROPOSED T.I. AND A.U.P. FOR SALOON OSAKA RESTAURANT
100 W IMPERIAL BLVD. SUITE 'H' EL SEGUNDO, CA 90245

DRN	EQUIR	DRAWING NAME SITE PLAN (GROUND LEVEL) AND BASEMENT PARKING GARAGE			
DES	EQUIR				
CHK	M.CHUNG				
APP.	M.CHUNG				
P.M.					
CLIENT APP.	SGR	DATE	SCALE	DRAWING NO.	DB NAME
				A-1.0	

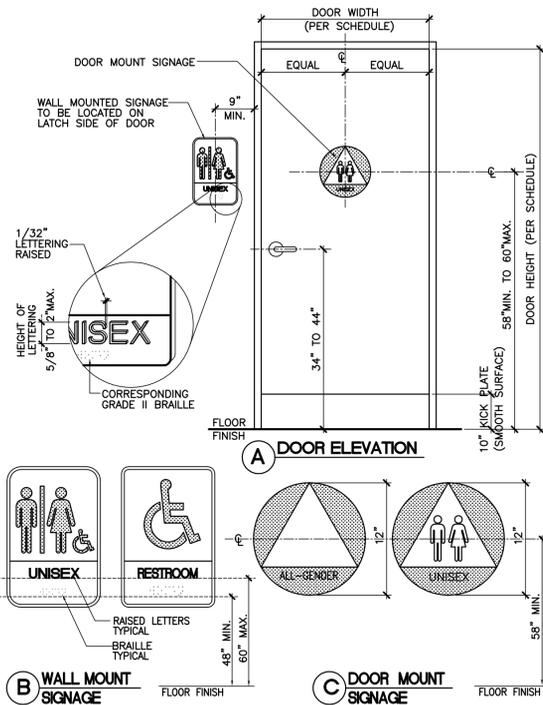


NOTES :

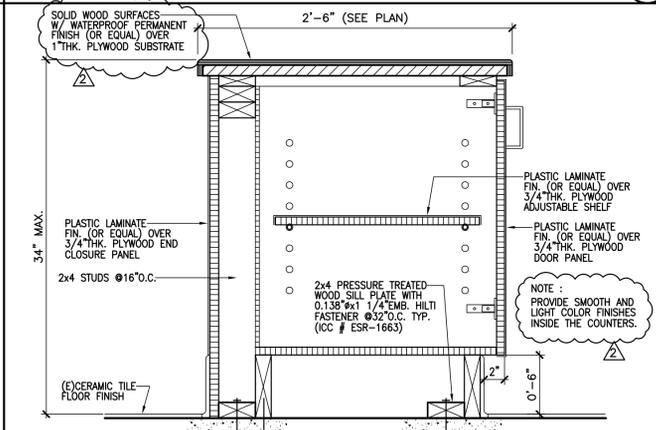
- SEATING FOR PERSONS IN WHEELCHAIR AT TABLES SHALL PROVIDE KNEE SPACE AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP, MAX.
- SEATING FOR PERSONS IN WHEELCHAIR AT TABLES SHALL BE 28" TO 34" HIGH AND 36" MIN. WIDE.
- SEATING FOR PERSONS IN WHEELCHAIR AT TABLES SHALL PROVIDE A CLEAR FLOOR SPACE OF 30"x48" MINIMUM.



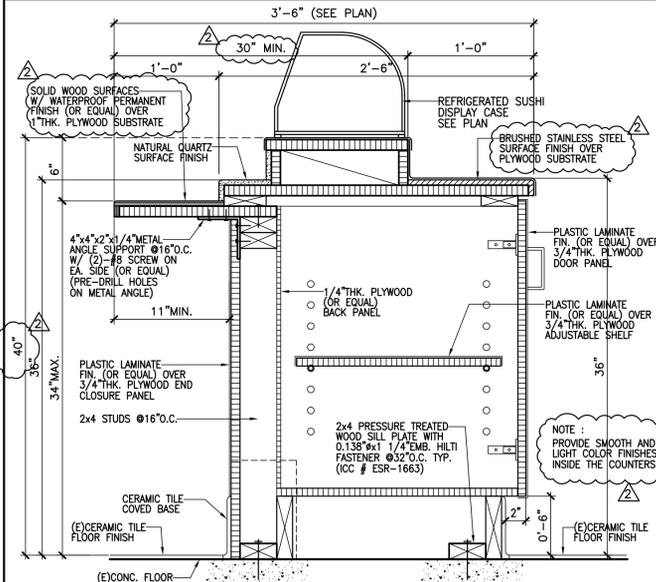
ACCESSIBLE SEATING SPACE AT TABLE SECTION DET.



TOILET DOOR AND WALL SIGNAGE DET.



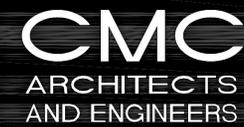
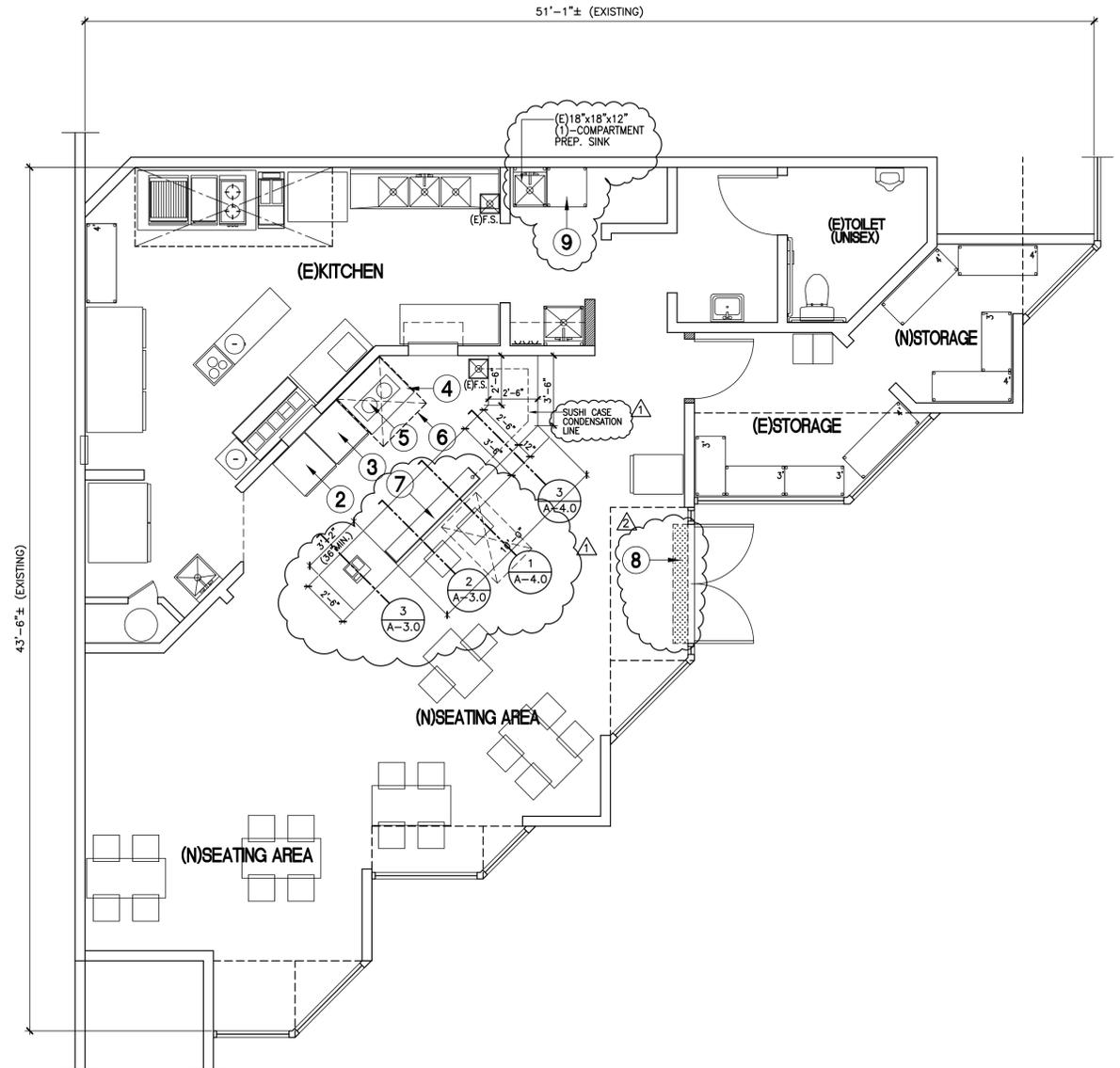
CASHIER/SERVICE COUNTER SECTION DET.



DINING/BAR SEATING AT SUSHI DISPLAY CASE COUNTER SECTION DET.

EQUIPMENT SCHEDULE (NEW ADDED EQUIPMENT ONLY)

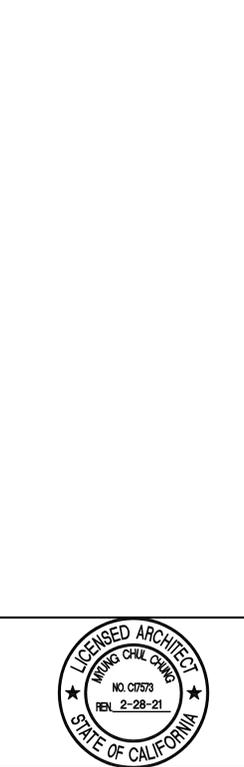
KEY	EQUIPMENT NAME	QTY.	SIZE (TO BE VERIFIED)	BRAND	MODEL	APPROVED	REMARKS
1	HAND SINK (WITH FAUCET)	1	18" W x 18" D	REGENCY (OR EQUAL)	600H517	NSF APPROVED	WALL MOUNT (WITH 8" HIGH BACKSPASH)
2	UNDERCOUNTER REFRIGERATOR	1	27" W x 27.5" D x 34.5" H	BEVERAGE-AIR (OR EQUAL)	UCR27A	NSF APPROVED	WITH 6" CASTERS
3	UNDERCOUNTER FREEZER	1	27" W x 27.5" D x 34.5" H	BEVERAGE-AIR (OR EQUAL)	UCF27A	NSF APPROVED	WITH 6" CASTERS
4	WORK TABLE (STAINLESS STEEL)	1	36" W x 30" D x 35" H	REGENCY (OR EQUAL)	600TS3036S	NSF APPROVED	WITH UNDERSHELF (STAINLESS STEEL)
5	ELECTRIC HOT POT-BURNER	1	12" W x 28" D x 11.625" H	STAR MAX (OR EQUAL)	STAR 502FF	NSF APPROVED	WITH (2)-9" BURNERS AND 4" ADJUSTABLE LEGS, 208/240V
6	VENTLESS HOOD SYSTEM	1	36" W x 40.5" D x 30" H	GILES (OR EQUAL)	OVH-10 30"	NSF APPROVED	HOOD VOLTAGE 208/240
7	REFRIGERATED SUSHI DISPLAY CASE	1	70.875" W x 16.5" D x 10" H	WESTLAKE KITCHEN (OR EQUAL)	RTS-132L	NSF APPROVED	115V, 1/6HP, R290 REFRIGERANT
8	AIR CURTAIN	1	71.5" L x 8.625" D x 10.375" H	AWOCO (OR EQUAL)	FM-1518SA1	NSF APPROVED	120V, 60 Hz, 2354 CFM
9	WORK TABLE (STAINLESS STEEL)	1	24" W x 24" D x 35" H	REGENCY (OR EQUAL)	600T2424G	NSF APPROVED	WITH UNDERSHELF (STAINLESS STEEL)



783 PHILLIPS DRIVE
CITY OF INDUSTRY, CA 91748
TEL: (626) 569-1810

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REVISIONS		
No.	NOTE	DATE
1	BUILDING CORR.	03-19-2020
2	HEALTH DEPT. CORR.	05-05-2020



PROPOSED
T.I. AND A.U.P. FOR
**SALOON
OSAKA
RESTAURANT**
100 W IMPERIAL BLVD.
SUITE 'H'
EL SEGUNDO, CA 90245

DRN	ECLR	DES	ECLR	CHK	M.CHUNG	APP.	M.CHUNG	P.M.	CLIENT	DATE	SCALE	DRAWING NO.	DB NAME
												A-3.0	

EQUIPMENT FLOOR PLAN

1/4" = 1'-0"
SCALE

1

Zone Text Amendment to amend Chapters 15-1 (Title; Interpretations; Definitions); 15-4 (Single Family Residential (R-1) Zone) of Title 15 of the El Segundo Municipal Code regarding definitions and site development standards in such zone. (EA-1262)

RECOMMENDATION

Continue to September 24, 2020, regular meeting.

PREPARED BY: Gregg McClain, Planning Manager 
APPROVED BY: Sam Lee, Planning and Building Safety Director 

STATUS

This amendment is undergoing another revision to limit its possible impacts citywide. The new approach may require a negative declaration which could add several months to the process. Until we know how to move this forward staff is requesting this item be continued to September 24, 2020. The applicant is informed and consents to this action.

Two conditional use permits to allow construction and operation of new wireless facilities at 324 W. El Segundo Boulevard (Environmental Assessment Nos. EA-1285 and 1286 and Conditional Use Permits 20-01 and 20-02)

RECOMMENDATION

Adopt resolutions approving conditional use permit 20-01 and 20-02 for new wireless communication facilities at 324 W. El Segundo Boulevard with conditions.

PREPARED BY: Brenna Wengert, Assistant Planner

APPROVED BY: Gregg McClain, Planning Manager 

APPROVED BY: Sam Lee, Planning and Building Safety Director 

BACKGROUND

Wireless communications facilities on private property are regulated by Chapter 19 of Title 15 of the El Segundo Municipal Code. The chapter serves two purposes—to protect the public safety, general welfare, and quality of life on one hand, and to facilitate the deployment of wireless infrastructure on the other. Since federal and state laws prohibit considering the safety of radio equipment that complies with FCC standards, and the technological requirements of wireless networks severely limits their location options, cities rely on their ability to regulate the design of new sites and focus on potential visual impacts.

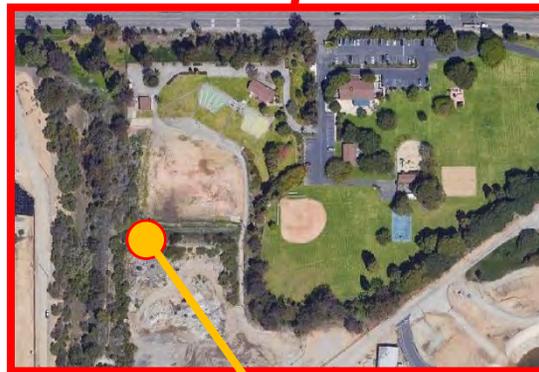
In an urbanized setting in California, it is rare to see a new wireless application that is not preemptively proposed to be disguised or hidden in some fashion. The various providers of wireless services generally expect it will be a condition of approval. However, there are occasionally applications that are so remote from public access that the need to conceal the facility is not justified. Both of these applications are of this kind.

LOCATIONS

A proposed 45 foot monopole is located within the Chevron El Segundo Refinery and will remain largely unseen to the public. The nearest publicly accessible road is El Segundo Boulevard, over 400 feet from the monopole’s proposed location. A 65 foot monopole is proposed to be located on a different parcel within the refinery approximately 2,000 feet from El Segundo Boulevard.

The portion of the Chevron refinery property the 45 foot monopole will be located on is on a berm west of Chevron’s employee park and well screen from public views. Surrounding offsite properties are Commercial Businesses in Smoky Hollow to the north, The Lakes golf course and commercial zoning east of Pacific Coast Highway. To the west and south is Chevron refinery for a considerable distance. Access to the site is taken from W. El Segundo Boulevard.

Figure 1
Approximate location and appearance of proposed monopoles



←65 feet tall

45 feet tall→



PROJECT DESCRIPTION

These proposed wireless facilities will include two monopoles measuring 45 feet and 65 feet, each with 12 eight-foot panel antennas mounted at the top and a 4-foot diameter microwave dish antenna mounted on the pole beneath the panel antennas. Both poles and associated equipment will be painted to match the surrounding structures. At the base of the pole will be an enclosure that is surrounded by a chain-link fence that will house ancillary equipment. The height of both the 45 and 65 foot towers are measured from the top of the antennas. Staff believes that both heights are reasonable and consistent with other wireless towers in the vicinity.

DISCUSSION

These proposed sites are not visible from any residence in the city or surrounding cities. They will be visible from some office or retail vantages, but the nearest will be about 1/4 mile away. There is no compelling reason to propose disguising the towers or even upgrading the equipment enclosures to a block walls.

ENVIRONMENTAL DETERMINATION

The projects are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 each as Class 3 categorical exemptions (New construction of small structures).

ATTACHMENTS:

- A. Planning Commission Resolution No. 2884 approving CUP 20-01.
 - A1. Plans for “Chevron” (EA-1285)
 - A2. Applicant supplied photo simulations
- B. Planning Commission Resolution No. 2885 approving CUP 20-02
 - B1. Plans for “Standard Oil” (EA-1286)
 - B2. Applicant supplied photo simulations

RESOLUTION NO. 2884

A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1285, AND CONDITIONAL USE PERMIT NO. CUP 20-01 TO LOCATE A WIRELESS COMMUNICATIONS FACILITY ON THE CHEVRON OIL REFINERY PROPERTY LOCATED AT 324 E. EL SEGUNDO BOULEVARD

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

SECTION 1: The Commission finds and declares that:

- A. On May 13, 2020, Eukon Group, representing Verizon Wireless, filed an application for Environmental Assessment No. EA-1285, Conditional Use Permit No. 20-01, requesting approval for a new wireless communications facility on the Chevron property located at 324 W. El Segundo Boulevard;
- B. In addition, 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");
- C. On September 10, 2020, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by Eukon Group on behalf of Verizon Wireless; and,
- D. The Commission considered the information provided at the hearing and this resolution, and its findings, are made, in part, based upon the evidence presented.

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

- A. The subject site is located in the Heavy Manufacturing (M-2) Zone, at 324 W. El Segundo Boulevard. The subject property is a 624.25-acre parcel located at the southwest corner of El Segundo Boulevard and Pacific Coast Highway and running southwest toward the midpoint of a square enclosed by Pacific Coast Highway, El Segundo Boulevard, Vista del Mar, and Rosecrans Avenue.
- B. The property is owned by Chevron and is currently developed with several large refinery structures and buildings to support the refinery.
- C. The subject site is bounded on the north by Smoky Hollow, the City of Manhattan Beach to the South, and General Commercial and Open Space to the East.
- D. The proposed project includes installing a wireless facility on a new 45-foot pole, consisting of 12 eight-foot antenna panels, one microwave dish, and supporting equipment near the base of the tower.

SECTION 3: *Environmental Assessment.* The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New construction of small structures).

SECTION 4: *Zoning Code Findings.* The proposed project conforms to the City's development standards for wireless facilities projects as specified in Chapter 15-19 of the City's Municipal Code, as follows:

- A. The underlying zoning for the site is Heavy Manufacturing (M-2) which conditionally permits utility facilities and other similar uses. The property is currently improved with various heavy machinery and structures supporting the Chevron Refinery, and the proposed project would result in the placement of a wireless communications facility as an accessory to the existing manufacturing use.
- B. The purpose of the M-2 zone is "to provide consistency with and implement policies related to those locations which are designated heavy industrial on the general plan land use map and in the general plan text." (ESMC §15-6B-1). The wireless facility will not reduce or develop open space since the facility would be located on an existing heavy manufacturing site.
- C. The subject site is surrounded by a variety of commercial, recreational, and light industrial uses. The vast size of the subject property and the remote location of the proposed wireless facility within it limits the potential visual impacts to the public. Further, the monopole design is compatible with the immediate surroundings, which reflect the heavy industrial uses onsite.

SECTION 5: *Conditional Use Permit / Wireless Communications Facility Permit (Major) Findings.* After considering the above facts, the Commission finds as follows:

- A. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located. The zoning designation for the subject site is Heavy Industrial (M-2). The purpose of this zone is "to provide consistency with and implement policies related to those locations which are designated heavy industrial on the general plan land use map and in the general plan text." (ESMC 15-6B-1). The wireless facility will not increase heavy industrial operations on the site.
- B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed location of the conditional use is 400' into the Chevron refinery, and the site is surrounded by a variety of commercial, recreational, and light industrial uses. No sensitive land uses are adjacent to or near the proposed wireless communications facility that could be impacted by the operation of the facility. The use is also subject to certain conditions in the attached Exhibit A. Accordingly, given the nature of the surrounding

uses and immediate area, and the absence of any residential uses in the vicinity, the proposed location of the conditional use and the conditions under which it would be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

C. That the proposed conditional use will comply with each of the applicable provisions of Chapter 15-19 of the Zoning Code. The proposed project is consistent with Chapter 15-19 of the Zoning Code, which requires a major facility to obtain approval of a conditional use permit. The siting of the proposed facility meets all required separation distances along with required setbacks, limiting visual impacts to the general public and will not create any hazardous materials, fumes, order, light, glare, or traffic noise.

D. The proposed major wireless communication facility complies with all additional or different requirements made applicable by Chapter 15-19. The underlying M-2 Zoning designation allows utility facilities, which the subject property already supports, and the proposed wireless facility would be ancillary to such use. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit A, which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1285 and Conditional Use Permit No. 20-01.

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

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to Eukon Group on behalf of Verizon Wireless and to any other person requesting a copy.

SECTION 9: 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 10: Except as provided in Section 9, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 10th day of September, 2020.

Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

Sam Lee, Secretary

Baldino -
Newman -
Hoeschler -
Keldorf -
Wingate -

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2884

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code, Verizon Wireless agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1285 and Conditional Use Permit No. 20-01:

Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on September 10, 2020, and on file with the Planning and Building Safety Department. Before the City issues a building permit for the wireless facility, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
2. This approval allows for a new wireless communications facility comprised of the following:
 - A new monopole with up to 12 eight-foot antennas mounted at the top, and a 4-foot diameter microwave dish also mounted near the top of the pole, all of which shall not exceed a height of 45 feet;
 - A 245 square foot enclosure around the equipment area at the base of the monopole, with accompanying equipment cabinets and utility hardware;
 - Overhead electrical and telco connections to the equipment enclosure from the sources of these services.
3. The facility must not bear any signs or advertising devices other than required signs, such as certifications, warnings, or other seals or safety related signs.
4. In the event that any of these conditions conflict with the recommendations or requirements of another permitting agency or City department, the stricter shall apply.
5. Cables must be installed on the inside of the monopole. All cabling, trays, and antenna panels must be painted to match the monopole to the satisfaction of the Planning and Building Safety Director prior to building permit final.
6. The maximum height of the enclosure fence must not exceed 10 feet in height.
7. No wireless communications facility or accessory equipment installed or operated as part of a Verizon Wireless facility shall interfere with any City emergency transmission signal or form of communication.

8. The wireless facility must be maintained in good condition at all times, to the satisfaction of the Planning and Building Safety Director.

Building Safety Conditions

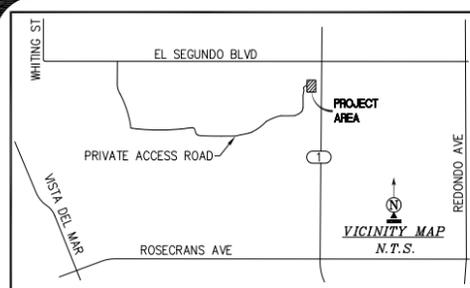
9. Plans must be submitted to the Building and Safety Division for review and approval prior to issuance of a permit.
10. The plans must include all applicable calculations, which may include wind and seismic anchorage requirement for all equipment and must be designed and approved by a licensed Engineer.
11. The plans must include all required attachment methods for all equipment and antenna panels located within the enclosure or mounted on the monopole.
12. The facility must be erected, located, operated and maintained at all times in compliance with ESMC Chapter 15-19 and all applicable laws, regulations and requirements of the building code, and every other code and regulation imposed or enforced by the City, the State, and the United States Federal Government. The applicant must obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

Miscellaneous Conditions

13. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the El Segundo Municipal Code shall apply.
14. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, pursuant to the provisions of the El Segundo Municipal Code.
15. In the event that any of these conditions conflict with the recommendations or requirements of another permitting agency or City Department, the stricter standard shall apply.
16. The applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1285 and Conditional Use Permit No. 20-01. 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-1285 and Conditional Use Permit No. 20-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City"

includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Paul Kim of Eukon Group, on behalf of Verizon Wireless, certifies that they have read, understood, and agree to the Project Conditions listed in this document.



SURVEY DATE
10/19/2018

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN "OTHER AREAS ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP NO. 06037C1770F, 09/26/2008.

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

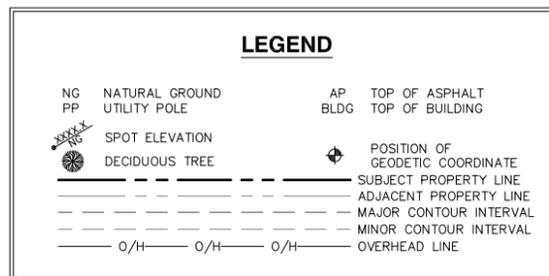
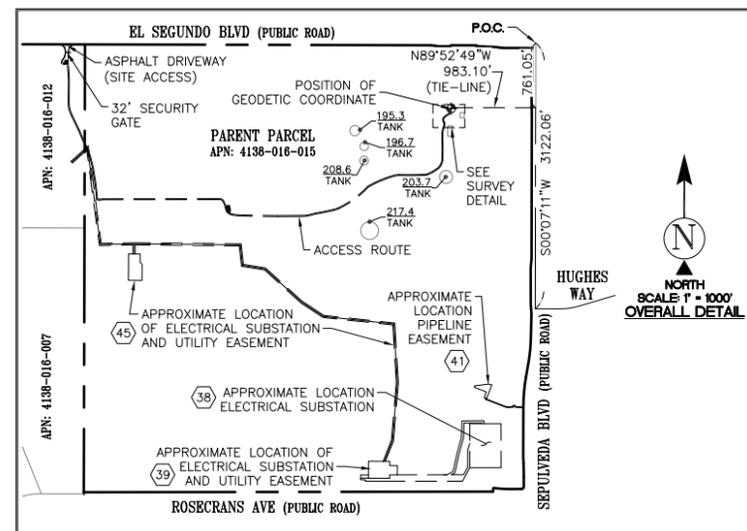
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

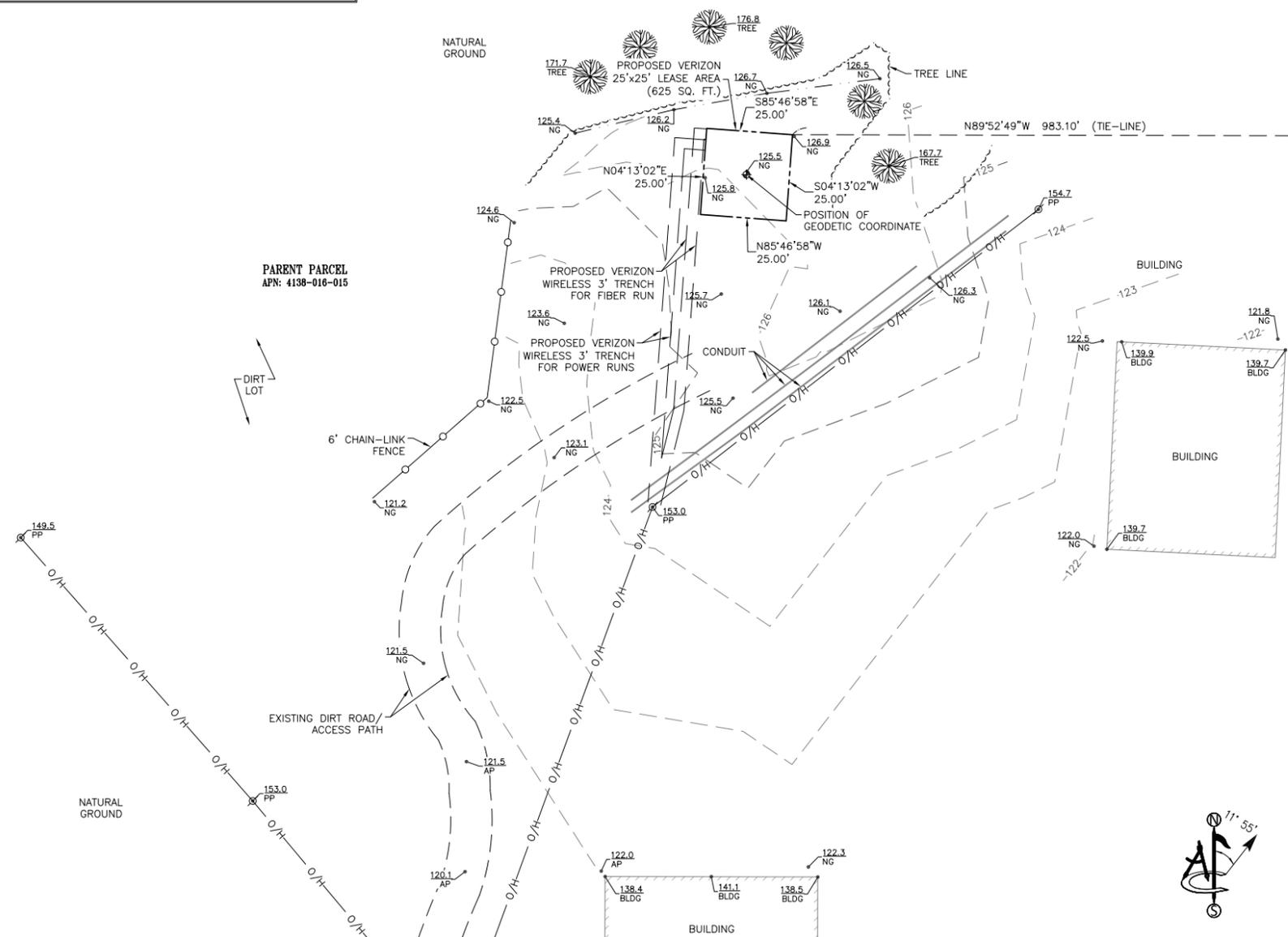
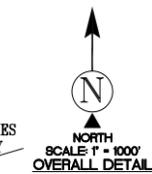
LESSOR'S LEGAL DESCRIPTION

LOT 3 OF TRACT NO. 1314, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 3, THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING OTHERWISE DESCRIBED AS BEING THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE FROM SAID POINT OF BEGINNING, WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, 18.38 FEET; THENCE SOUTH 23° 56' 50" EAST, 45.49 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 3, DISTANT SOUTHERLY 41.61 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 3, 41.61 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT THEREFROM THE SURFACE AND THE TOP 200 FEET OF THE SUBSURFACE, MEASURED VERTICALLY FROM THE SURFACE, OF THAT PORTION OF SAID LOT 3 WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 30 FEET WESTERLY, AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF SAID LOT; THENCE 89° 43' 40" WEST ALONG SAID SOUTHERLY LINE 226.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID SOUTHERLY LINE AND HAVING A RADIUS OF 1500 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 38' 55" A DISTANCE OF 200.24 FEET TO A RADIAL THEREOF WHICH BEARS SOUTH 7° 22' 35" WEST; THENCE NORTH 7° 22' 35" EAST ALONG SAID RADIAL TO A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 7° 22' 35" EAST ALONG SAID RADIAL 43.29 FEET TO A CURVE CONCENTRIC WITH AND 50 FEET NORTHERLY, MEASURED RADIALLY FROM SAID 1500 FOOT RADIUS CURVE; THENCE EASTERLY ALONG SAID CONCENTRIC CURVE 193.56 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 50 FEET OF SAID LOT; THENCE NORTH 89° 43' 40" EAST ALONG SAID LAST MENTIONED NORTHERLY LINE 149.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 27 FEET; TANGENT TO SAID LAST MENTIONED NORTHERLY LINE AND TANGENT TO THE WESTERLY LINE OF THE EASTERLY 80 FEET OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 42.32 FEET TO SAID WESTERLY LINE; THENCE NORTH 89° 55' 55" EAST, AT RIGHT ANGLES FROM SAID WESTERLY LINE 10.00 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 17 IN FINAL JUDGMENT, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 8, 1934 AS INSTRUMENT NO. 668, IN BOOK 13174 PAGE 92, OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CERTAIN PARCEL OF LAND TO SAID FIRST MENTIONED NORTHERLY LINE 359.80 FEET TO SAID TRUE POINT OF BEGINNING.



POSITION OF GEODETIC COORDINATES
LATITUDE 33°54'51.39" (33.914275) NORTH (NAD83)
LONGITUDE 118°23'57.41" (118.399281) WEST (NAD83)
GROUND ELEVATION @ 125.5' (NAVD88)



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 34" X 32". SCALE BOUND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE SURVEY



FOR EXAMINATION ONLY

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	11/06/18	PRELIMINARY	LO
B	12/14/18	TITLE/DESIGN	RAG

Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLOOR
IRVINE, CALIFORNIA 92618
(949) 286-7000

ambit consulting
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

CHEVRON
324 W EL SEGUNDO BLVD
EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

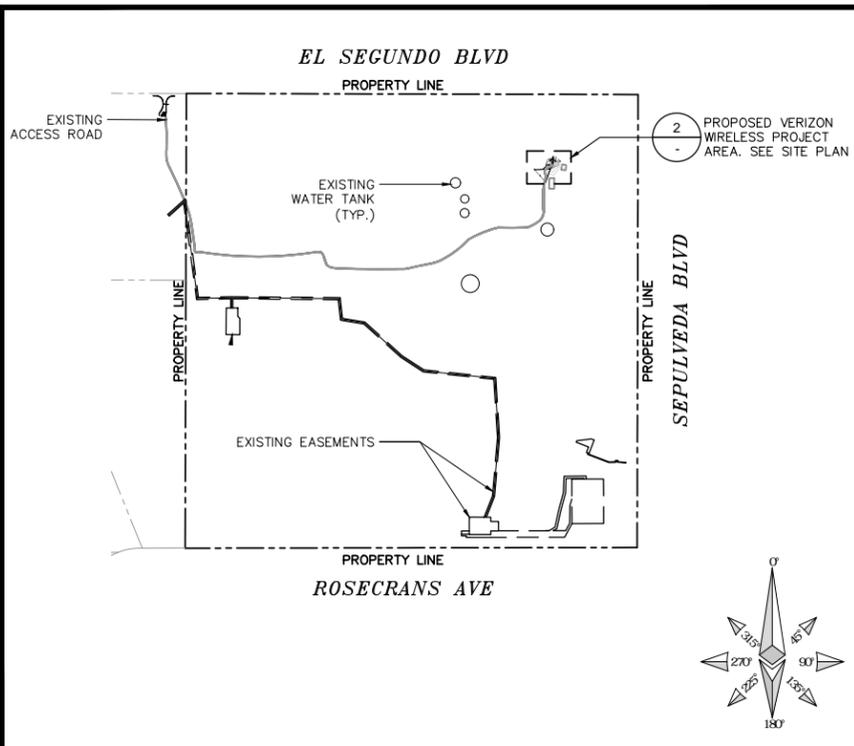
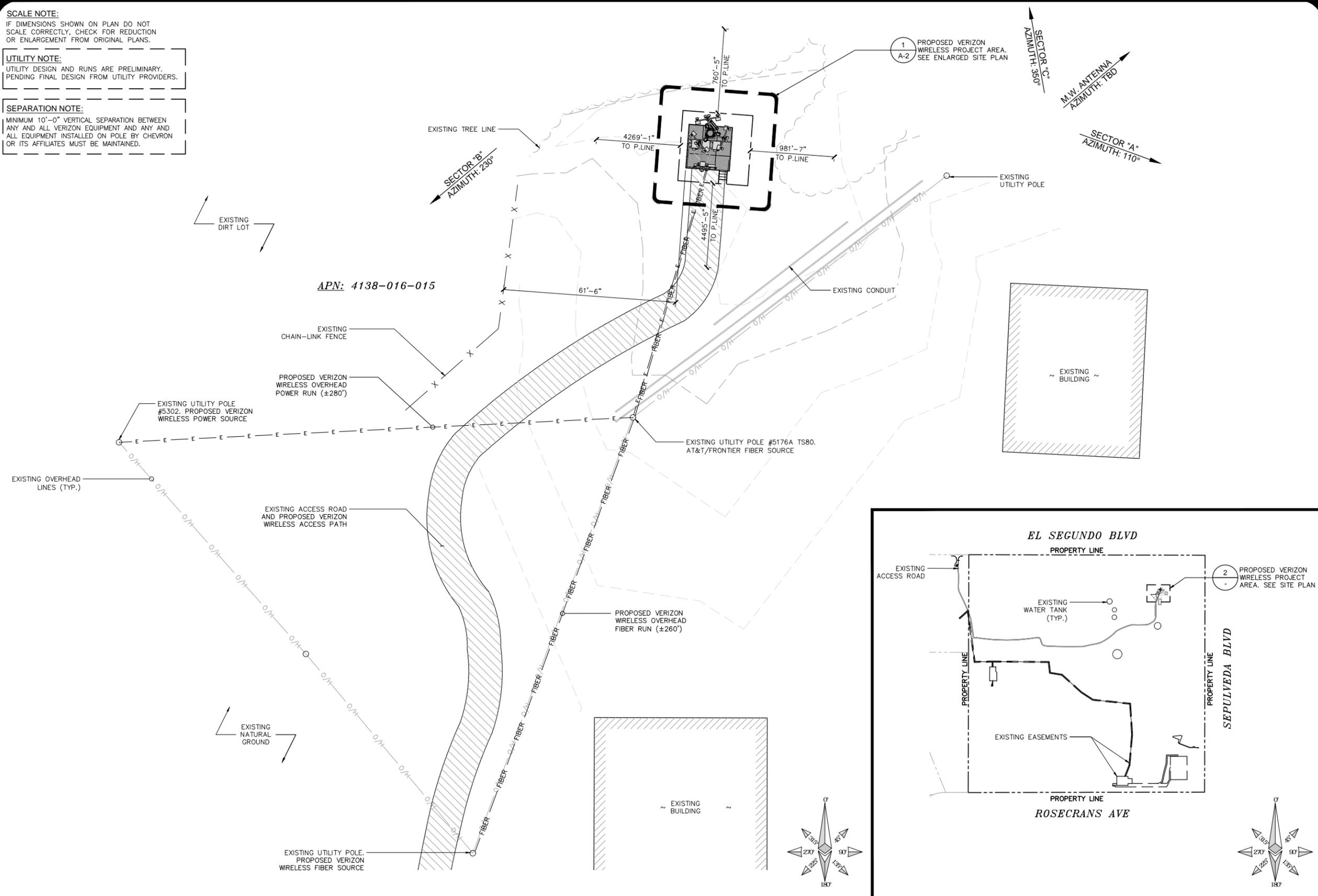
SHEET TITLE:
SITE SURVEY

C-1

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

UTILITY NOTE:
UTILITY DESIGN AND RUNS ARE PRELIMINARY. PENDING FINAL DESIGN FROM UTILITY PROVIDERS.

SEPARATION NOTE:
MINIMUM 10'-0" VERTICAL SEPARATION BETWEEN ANY AND ALL VERIZON EQUIPMENT AND ANY AND ALL EQUIPMENT INSTALLED ON POLE BY CHEVRON OR ITS AFFILIATES MUST BE MAINTAINED.



SITE PLAN

SCALE 1/16"=1'-0" 2

OVERALL SITE **SCALE** 1"=1000'-0" 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	12/21/18	90% ZONING	EC
B	02/28/19	REVISED 90% ZD	EM
C	07/11/19	DRM COMMENTS	EM
0	08/07/19	100% ZONING	EC
1	06/04/20	100% ZONING	IB

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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

CHEVRON
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
SITE PLAN

A-1

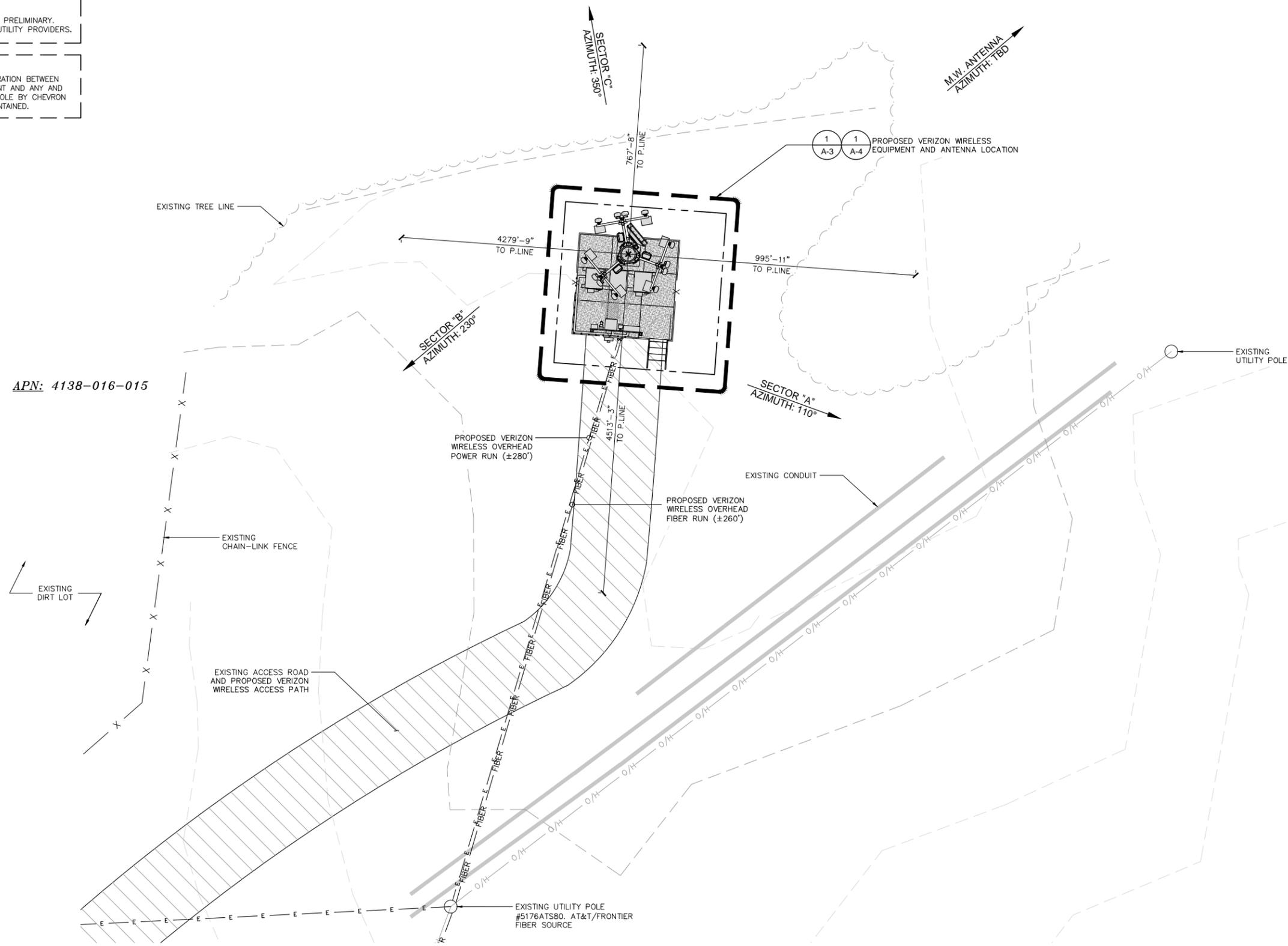
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

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APN: 4138-016-015



ISSUE STATUS

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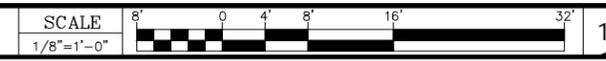
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

CHEVRON
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
ENLARGED SITE PLAN

A-2

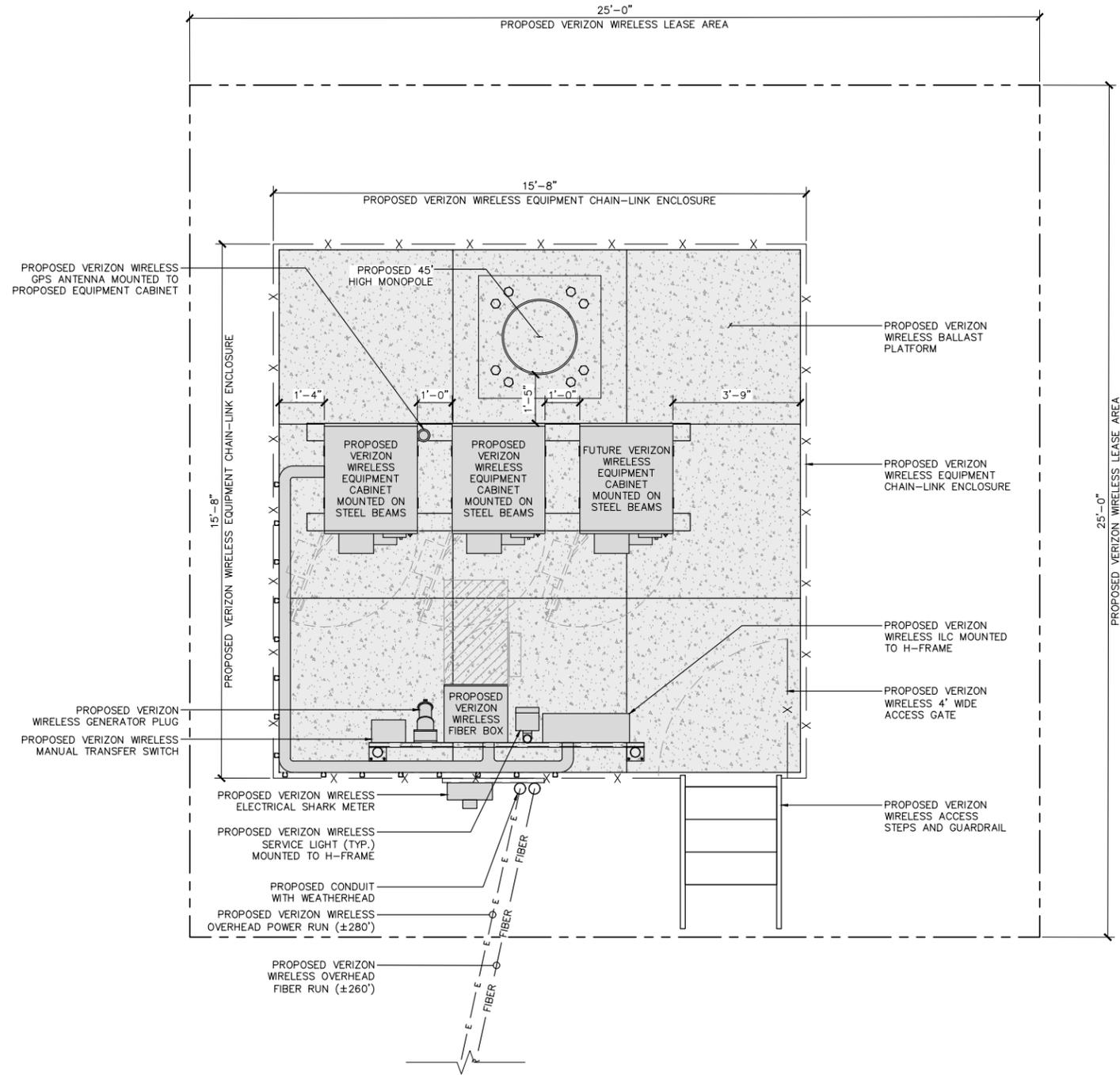
ENLARGED SITE PLAN



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SCALE NOTE:
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ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
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B	02/28/19	REVISED 90% ZD	EM
C	07/11/19	DRM COMMENTS	EM
0	08/07/19	100% ZONING	EC
1	06/04/20	100% ZONING	IB

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 IRVINE, CA 92618
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CHEVRON
 324 W. EL SEGUNDO BLVD.
 EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED EQUIPMENT PLAN

A-3

PROPOSED EQUIPMENT PLAN

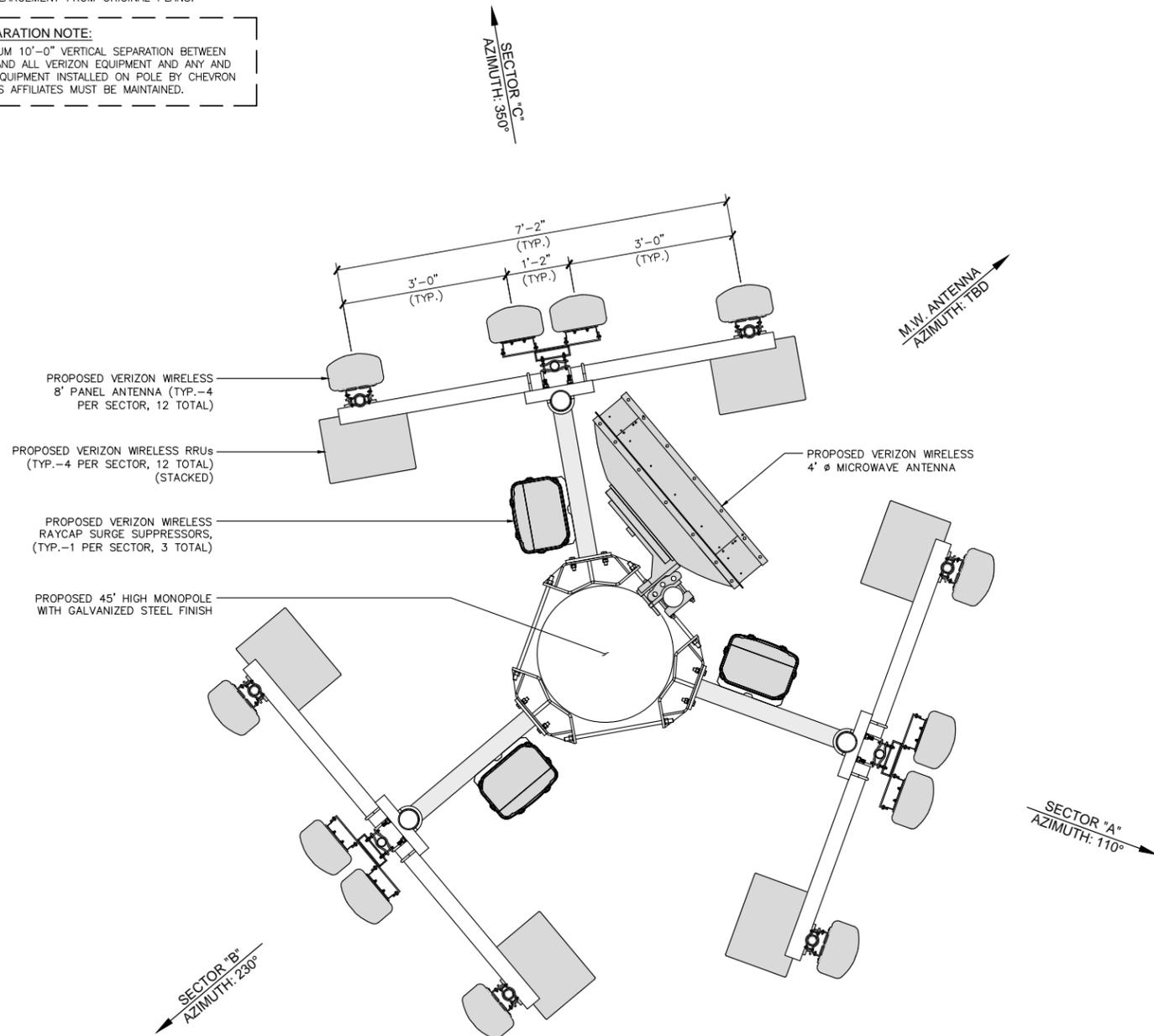


NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE RATIO IS NOT VALID FOR BE ENLARGED OR ENLARGED SHEET SIZES.

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PROPOSED VERIZON WIRELESS 8' PANEL ANTENNA (TYP.-4 PER SECTOR, 12 TOTAL)

PROPOSED VERIZON WIRELESS RRU'S (TYP.-4 PER SECTOR, 12 TOTAL) (STACKED)

PROPOSED VERIZON WIRELESS RAYCAP SURGE SUPPRESSORS, (TYP.-1 PER SECTOR, 3 TOTAL)

PROPOSED 45' HIGH MONOPOLE WITH GALVANIZED STEEL FINISH

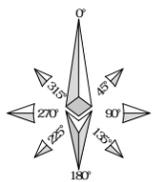
PROPOSED VERIZON WIRELESS 4' Ø MICROWAVE ANTENNA

M.W. ANTENNA AZIMUTH: TBD

SECTOR 'C'
AZIMUTH: 350°

SECTOR 'A'
AZIMUTH: 110°

SECTOR 'B'
AZIMUTH: 230°



REV.	DATE	DESCRIPTION	BY
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D	08/07/19	100% ZONING	EC
1	06/04/20	100% ZONING	IB

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IRVINE, CA 92618
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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

CHEVRON
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED ANTENNA PLAN

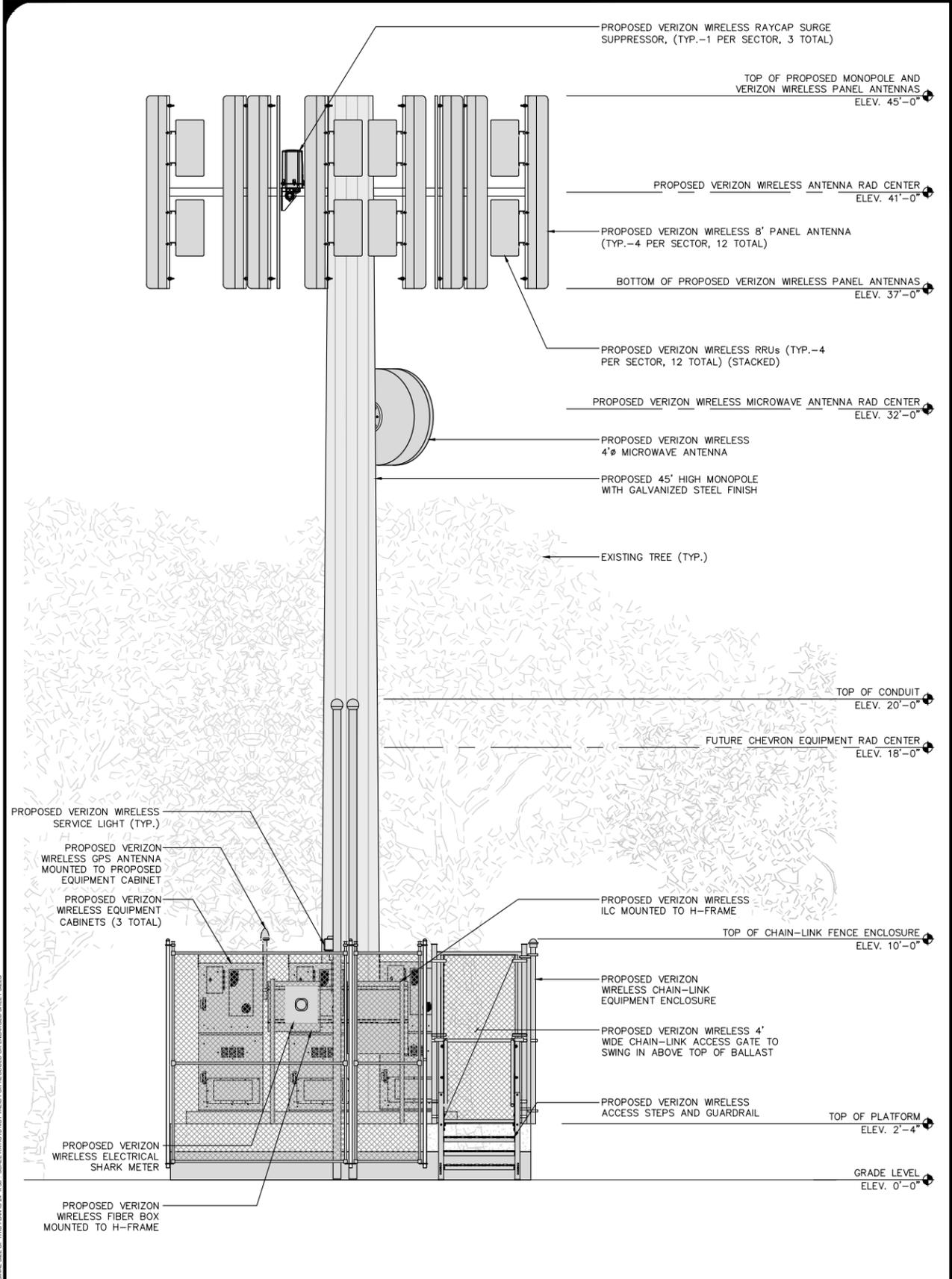
A-4

NOT USED

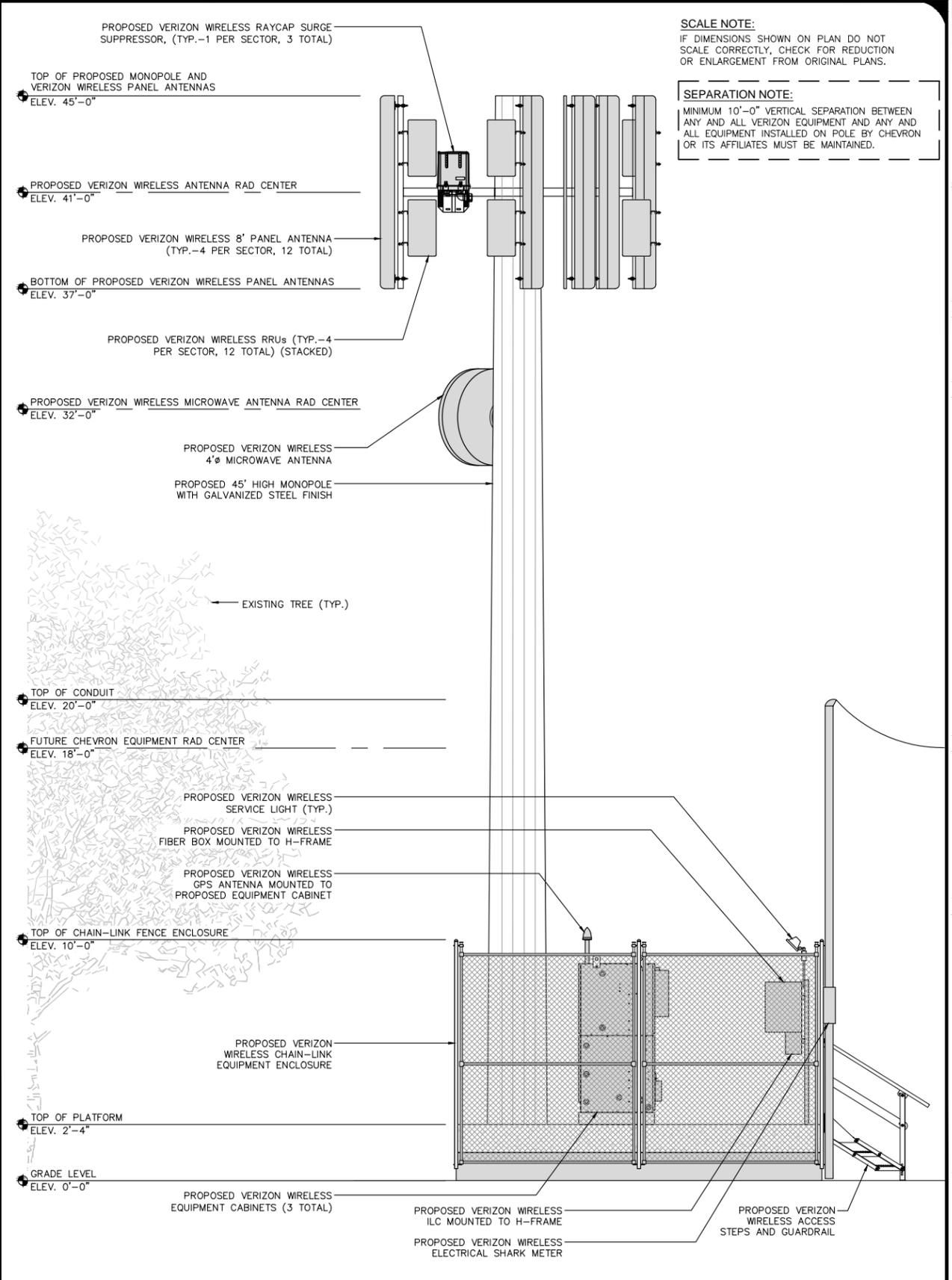
SCALE NONE 2

PROPOSED ANTENNA PLAN

SCALE 3/4"=1'-0" 1



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



SCALE NOTE:
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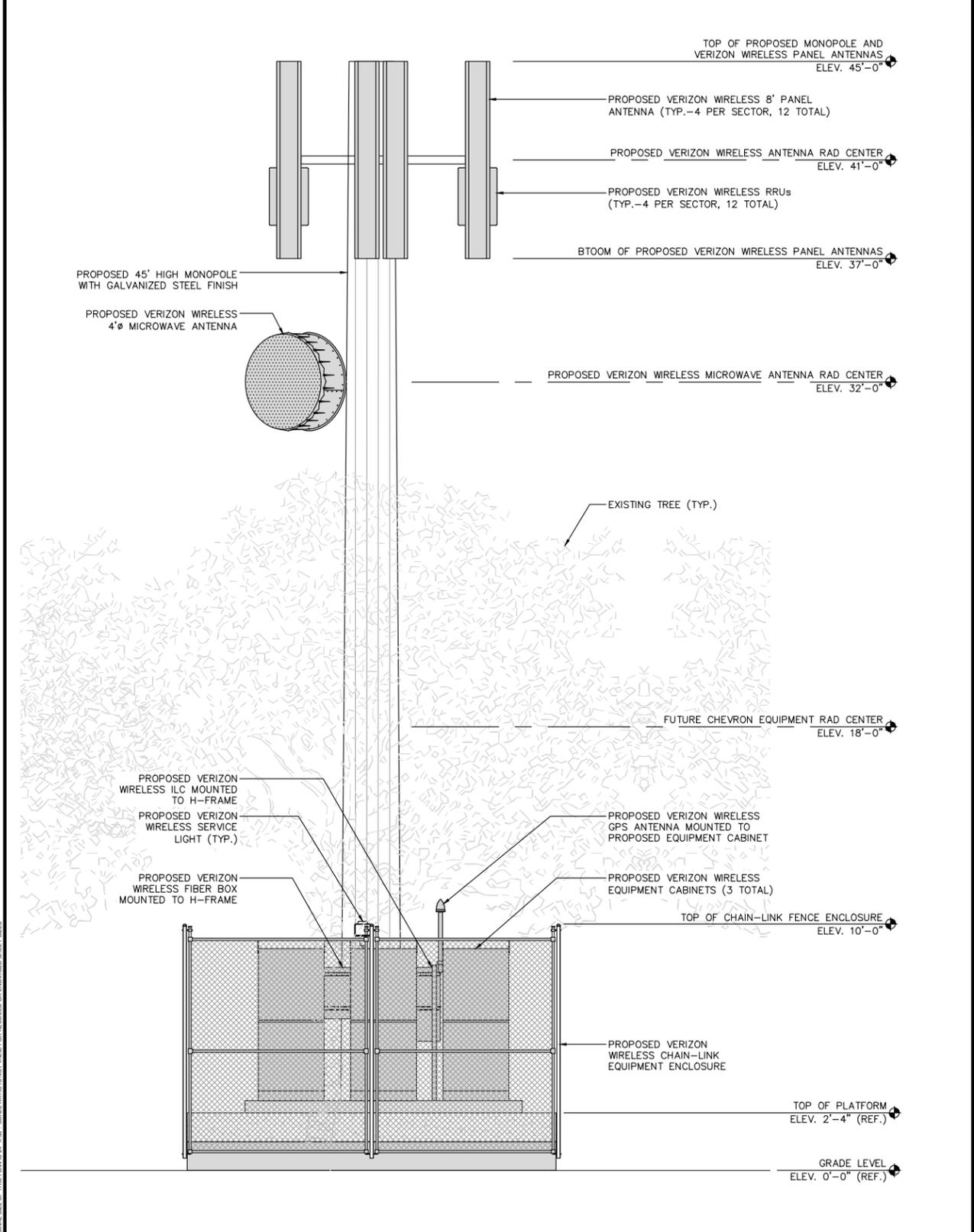
CHEVRON
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED SOUTH AND WEST ELEVATIONS

A-5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE RATIO IS NOT VALID FOR BE ENLARGED OR ENLARGED SHEET SIZES.

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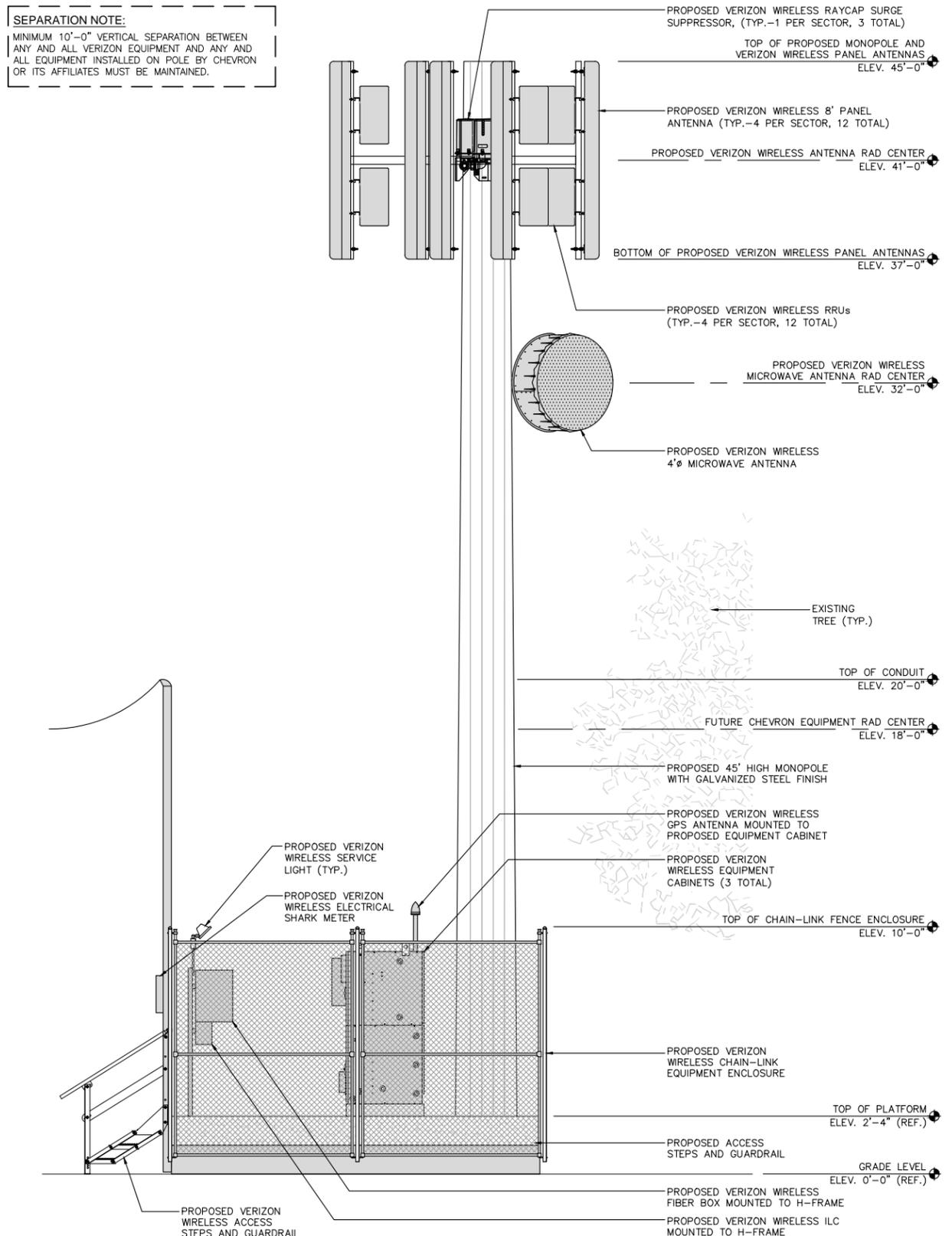


PROPOSED NORTH ELEVATION

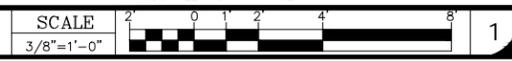


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PROPOSED EAST ELEVATION



REV.	DATE	DESCRIPTION	BY
A	12/21/18	90% ZONING	EC
B	02/28/19	REVISED 90% ZD	EM
C	07/11/19	DRM COMMENTS	EM
0	08/07/19	100% ZONING	EC
1	06/04/20	100% ZONING	IB

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IRVINE, CA 92618
TEL: (949) 553-8566
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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

CHEVRON
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED NORTH AND EAST ELEVATIONS

A-6



Date: 4/5/2019

Site Name: Verizon Chevron

Address: 324 W. El Segundo Blvd.
El Segundo, CA 90245

Applicant: Verizon
15505 Sand Canyon Ave.
Irvine, CA 92618

Contact: Melissa Keith
EukonGroup
630 S. Grand Ave., Suite 101
Santa Ana, CA 92705
melissa.keith@eukongroup.com

View 1

Looking northwest from adjacent park toward subject site.



View 1

Looking northwest from adjacent park toward subject site.

Proposed new Verizon panel antennas & RRUs to mounted on new 45' monopole



View 2

Looking west from adjacent park toward subject site.



View 2

Looking west from adjacent park toward subject site.

Proposed new Verizon panel antennas & RRUs to mounted on new 45' monopole



View 3

Looking west from adjacent park toward subject site.



View 3

Looking west from adjacent park toward subject site.

Proposed new Verizon panel antennas & RRUs to mounted on new 45' monopole



RESOLUTION NO. 2885

A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1286, AND CONDITIONAL USE PERMIT NO. CUP 20-02 TO LOCATE A WIRELESS COMMUNICATIONS FACILITY ON THE CHEVRON OIL REFINERY PROPERTY LOCATED AT 324 E. EL SEGUNDO BOULEVARD

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

SECTION 1: The Commission finds and declares that:

- A. On May 13, 2020, Eukon Group, representing Verizon Wireless, filed an application for Environmental Assessment No. EA-1286, Conditional Use Permit No. 20-02, requesting approval for a new wireless communications facility on the Chevron property located at 324 W. El Segundo Boulevard;
- B. In addition, 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");
- C. On September 10, 2020, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by Eukon Group on behalf of Verizon Wireless; and,
- D. The Commission considered the information provided at the hearing and this resolution, and its findings, are made, in part, based upon the evidence presented.

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

- A. The subject site is located in the Heavy Industrial (M-2) Zone, at 324 W. El Segundo Boulevard. The subject property is an 80.62-acre parcel located at the southwest corner of El Segundo Boulevard and Pacific Coast Highway and running southwest toward the midpoint of a square enclosed by Pacific Coast Highway, El Segundo Boulevard, Vista del Mar, and Rosecrans Avenue.
- B. The property is owned by Chevron and is currently developed with several large refinery structures and buildings to support the refinery.
- C. The subject site is bounded on the north by Smoky Hollow, the City of Manhattan Beach to the South, and General Commercial and Open Space to the East.
- D. The proposed project includes installing a wireless facility on a new 65-foot pole, consisting of 12 eight-foot antenna panels, one microwave dish, a 400 square foot enclosure surrounding the supporting equipment near the base of the tower.

SECTION 3: *Environmental Assessment.* The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New construction of small structures).

SECTION 4: *Zoning Code Findings.* The proposed project conforms to the City's development standards for wireless facilities projects as specified in Chapter 15-19 of the City's Municipal Code, as follows:

- A. The underlying zoning for the site is Heavy Manufacturing (M-2) which conditionally permits utility facilities and other similar uses. The property is currently improved with various heavy machinery and structures supporting the Chevron Refinery, and the proposed project would result in the placement of a wireless communications facility as an accessory to the existing manufacturing use.
- B. The purpose of the M-2 zone is "to provide consistency with and implement policies related to those locations which are designated heavy industrial on the general plan land use map and in the general plan text." (ESMC §15-6B-1). The wireless facility will not reduce or develop open space since the facility would be located on an existing heavy manufacturing site.
- C. The subject site is surrounded by a variety of commercial, recreational, and light industrial uses. The vast size of the subject property and the remote location of the proposed wireless facility within it limits the potential visual impacts to the public. Further, the monopole design is compatible with the immediate surroundings, which reflect the heavy industrial uses onsite.

SECTION 5: *Conditional Use Permit / Wireless Communications Facility Permit (Major) Findings.* After considering the above facts, the Commission finds as follows:

- A. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located. The zoning designation for the subject site is Heavy Industrial (M-2). The purpose of this zone is "to provide consistency with and implement policies related to those locations which are designated heavy industrial on the general plan land use map and in the general plan text." (ESMC 15-6B-1). The wireless facility will not increase heavy industrial operations on the site.
- B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed location of the conditional use is 400' into the Chevron refinery, and the site is surrounded by a variety of commercial, recreational, and light industrial uses. No sensitive land uses are adjacent to or near the proposed wireless communications facility that could be impacted by the operation of the facility. The use is also subject to certain conditions in the attached Exhibit A. Accordingly, given the nature of the surrounding

uses and immediate area, and the absence of any residential uses in the vicinity, the proposed location of the conditional use and the conditions under which it would be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

C. That the proposed conditional use will comply with each of the applicable provisions of Chapter 15-19 of the Zoning Code. The proposed project is consistent with Chapter 15-19 of the Zoning Code, which requires a major facility to obtain approval of a conditional use permit. The siting of the proposed facility meets all required separation distances along with required setbacks, limiting visual impacts to the general public and will not create any hazardous materials, fumes, order, light, glare, or traffic noise.

D. The proposed major wireless communication facility complies with all additional or different requirements made applicable by Chapter 15-19. The underlying M-2 Zoning designation allows utility facilities, which the subject property already supports, and the proposed wireless facility would be ancillary to such use. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit A, which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1286 and Conditional Use Permit No. 20-02.

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

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to Eukon Group on behalf of Verizon Wireless and to any other person requesting a copy.

SECTION 9: 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 10: Except as provided in Section 9, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 10th day of September, 2020.

Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

Sam Lee, Secretary

Baldino -
Newman -
Hoeschler -
Keldorf -
Wingate -

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2885

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code, Verizon Wireless agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1286 and Conditional Use Permit No. 20-02:

Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on September 10, 2020, and on file with the Planning and Building Safety Department. Before the City issues a building permit for the wireless facility, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
2. This approval allows for a new wireless communications facility comprised of the following:
 - A new monopole with up to 12 eight-foot antennas mounted at the top, and a 4-foot diameter microwave dish also mounted near the top of the pole, all of which shall not exceed a height of 65 feet;
 - A 431 square foot enclosure around the equipment area at the base of the monopole, with accompanying equipment cabinets and utility hardware;
 - Overhead electrical and telco connections to the equipment enclosure from the sources of these services.
3. The facility must not bear any signs or advertising devices other than required signs, such as certifications, warnings, or other seals or safety related signs.
4. In the event that any of these conditions conflict with the recommendations or requirements of another permitting agency or City department, the stricter shall apply.
5. Cables must be installed on the inside of the monopole. All cabling, trays, and antenna panels must be painted to match the monopole to the satisfaction of the Planning and Building Safety Director prior to building permit final.
6. The maximum height of the enclosure fence must not exceed 10 feet in height.
7. No wireless communications facility or accessory equipment installed or operated as part of a Verizon Wireless facility shall interfere with any City emergency transmission signal or form of communication.

8. The wireless facility must be maintained in good condition at all times, to the satisfaction of the Planning and Building Safety Director.

Building Safety Conditions

9. Plans must be submitted to the Building and Safety Division for review and approval prior to issuance of a permit.
10. The plans must include all applicable calculations, which may include wind and seismic anchorage requirement for all equipment and must be designed and approved by a licensed Engineer.
11. The plans must include all required attachment methods for all equipment and antenna panels located within the enclosure or mounted on the monopole.
12. The facility must be erected, located, operated and maintained at all times in compliance with ESMC Chapter 15-19 and all applicable laws, regulations and requirements of the building code, and every other code and regulation imposed or enforced by the City, the State, and the United States Federal Government. The applicant must obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

Miscellaneous Conditions

13. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the El Segundo Municipal Code shall apply.
14. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, pursuant to the provisions of the El Segundo Municipal Code.
15. In the event that any of these conditions conflict with the recommendations or requirements of another permitting agency or City Department, the stricter standard shall apply.
16. The applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1286 and Conditional Use Permit No. 20-02. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1286 and Conditional Use Permit No. 20-02, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City"

includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Paul Kim of Eukon Group, on behalf of Verizon Wireless, certifies that they have read, understood, and agree to the Project Conditions listed in this document.

SURVEY DATE
10/18/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002587

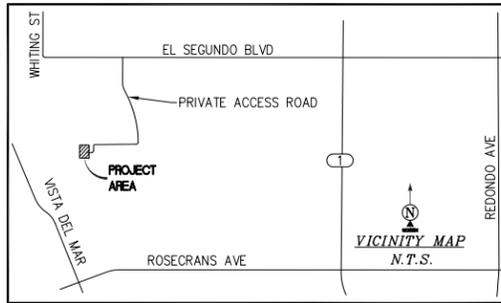
UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN "OTHER AREAS ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP NO. 06037C1770F, 09/26/2008.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



LESSOR'S LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1 OF TRACT NO. 3303, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION LYING WITHIN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED AUGUST 31, 1971 AS INSTRUMENT NO. 4016, OFFICIAL RECORDS.

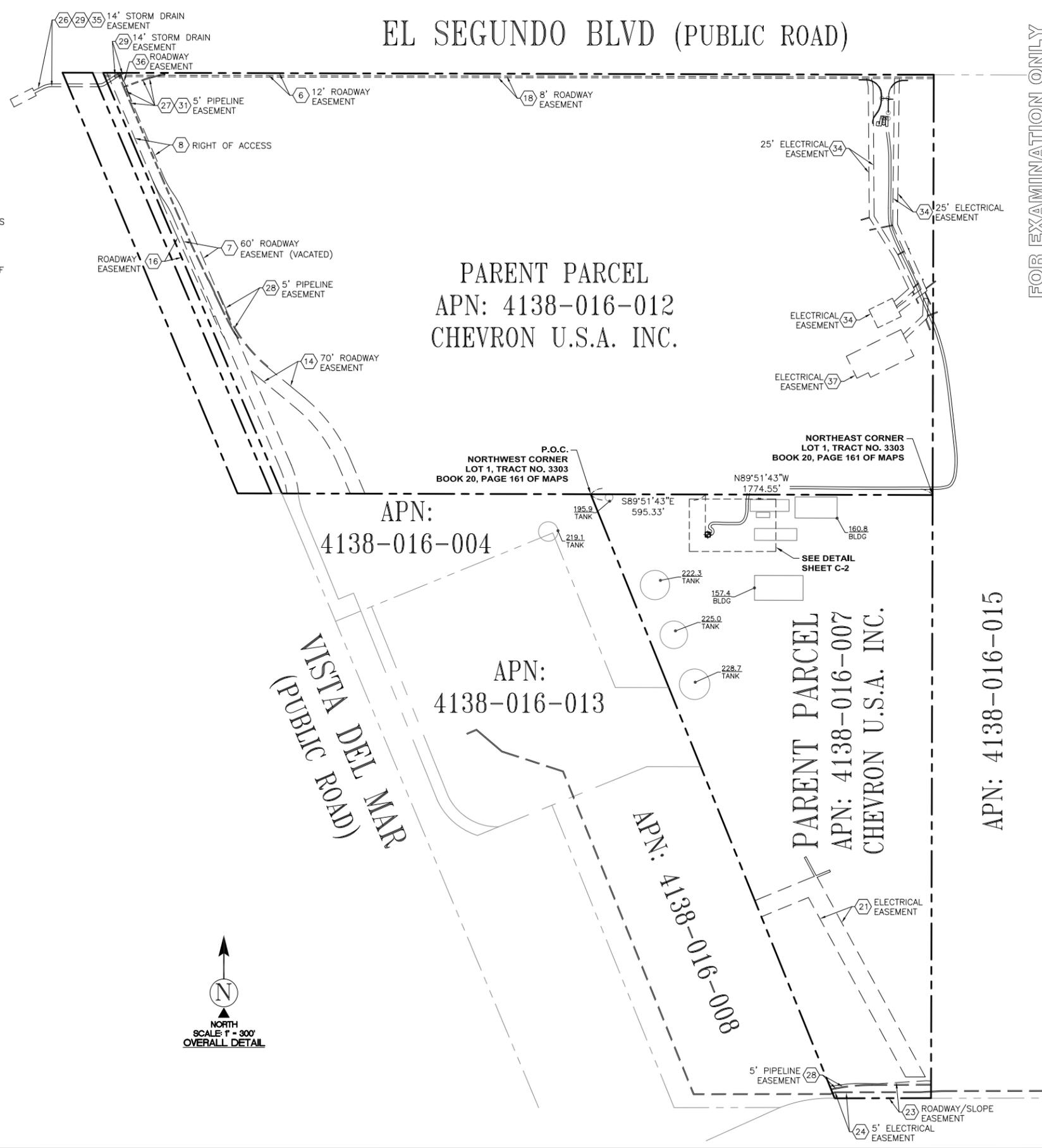
PARCEL 2:
LOTS 1 AND 2 OF TRACT NO. 1314, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTIONS OF SAID LOTS LYING WITHIN THE DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 24, 1954 AS INSTRUMENT NO. 2745 IN BOOK 45398 PAGE 396, OFFICIAL RECORDS.

APN: 4138-016-007 & 4138-016-012

LEGEND			
NG	NATURAL GROUND	AP	TOP OF ASPHALT
PP	UTILITY POLE	BLDG	TOP OF BUILDING
	SPOT ELEVATION	●	AS NOTED
	DECIDUOUS TREE	+	POSITION OF GEODETIC COORDINATE
	SUBJECT PROPERTY LINE	---	ADJACENT PROPERTY LINE
	TIE-LINE	---	ACCESS ROUTE
	MAJOR CONTOUR INTERVAL	---	MINOR CONTOUR INTERVAL
	O/H O/H O/H	---	EASEMENT LINES
	LEASE AREA LIMITS	---	

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 54' 35.36" (33.909822) NORTH (NAD83)
LONGITUDE 118° 25' 02.02" (118.417228) WEST (NAD83)
GROUND ELEVATION @ 122.0' (NAVD88)



FOR EXAMINATION ONLY

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	11/06/18	PRELIMINARY	LO
0	01/07/19	ADD DESIGN	MW
1	01/15/19	ADD TITLE/LEGALS (C)	PD

Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

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(949) 286-7000

ambit consulting
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

STANDARD OIL
324 W EL SEGUNDO BLVD
EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

SHEET TITLE:
OVERALL

C-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 14" X 22". SCALE SHOWN IS NOT INTEND FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	11/06/18	PRELIMINARY	LO
0	01/07/19	ADD DESIGN	MW
1	01/15/19	ADD TITLE/LEGALS (C)	PD

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STANDARD OIL
 324 W EL SEGUNDO BLVD
 EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

SHEET TITLE:
SITE SURVEY

C-2

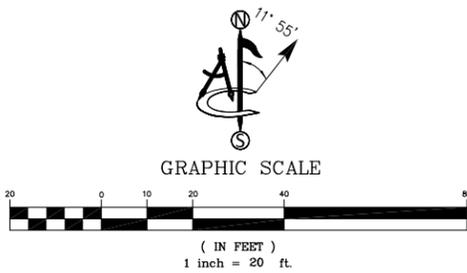
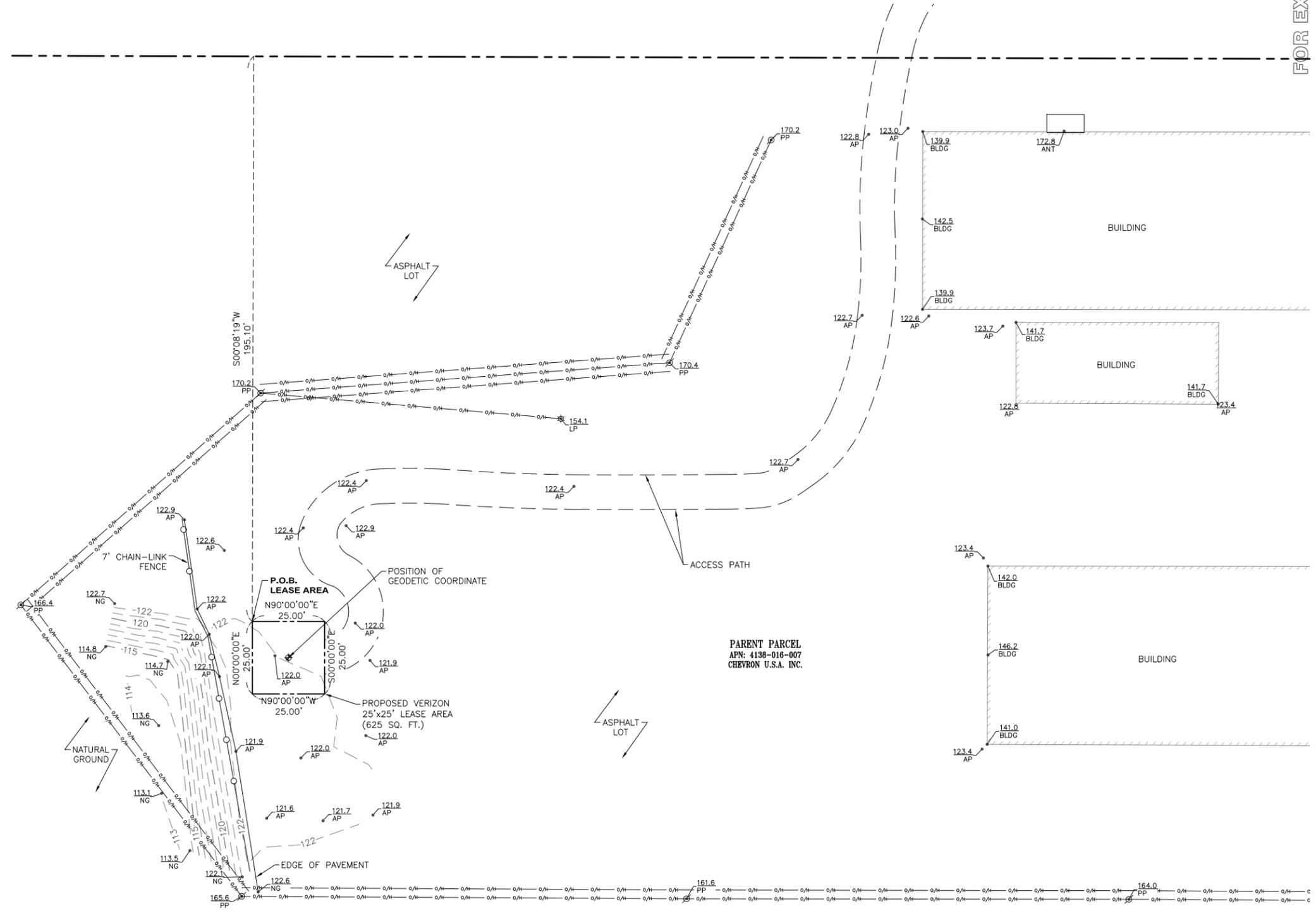
FOR EXAMINATION ONLY

LEASE AREA LEGAL DESCRIPTION
 A PORTION OF LOT 1 OF TRACT NO. 3303, AS SHOWN ON MAP RECORDED IN BOOK 20, PAGE 161 OF MAPS, RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEARS NORTH 89°51'43" WEST, 1774.55 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°51'43" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 595.33 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°08'19" WEST, 195.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 25.00 FEET; THENCE SOUTH 00°00'00" EAST, 25.00 FEET; THENCE NORTH 90°00'00" WEST, 25.00 FEET; THENCE NORTH 00°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING

CONTAINING 625 SQUARE FEET (0.014 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE
 RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 14" x 22". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #09208453-920-CMM-CMB, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED DECEMBER 13, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1-4, 9, 30, 32, 38, 41 AND 43-45 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED OR LISTED.

ITEMIZED NOTES:

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 5, 1912
RECORDING NO: IN BOOK 4933 PAGE 45 OF DEEDS (DOES NOT AFFECT-NOT PLOTTED)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING NO: IN BOOK 5620 PAGE 311 OF DEEDS (PLOTTED AS SHOWN ON SURVEY)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING NO: IN BOOK 6388 PAGE 49 OF DEEDS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1365
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, ORDERING THE VACATION OF A CERTAIN PORTION OF COAST BOULEVARD, WITHIN SAID CITY, AS CONTEMPLATED BY RESOLUTION OF INTENTION NO. 1353 OF SAID CITY COUNCIL ADOPTED ON THE 23RD DAY OF SEPTEMBER, 1953
EXECUTED BY: CITY OF EL SEGUNDO
RECORDING DATE: DECEMBER 14, 1953
RECORDING NO: 3372 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: RIGHT TO EXTEND ANY PIPES, CULVERTS BULKHEADS, PASSES OR WING-WALLS THAT MAY BE NECESSARY IN THE PROPER CONSTRUCTION AND DRAINAGE AND TO EXTEND THE SLOPES, CUTS OR FILL OF THE ROAD BEYOND THE LIMITS OF SAID ROADWAY
RECORDING DATE: NOVEMBER 2, 1916
RECORDING NO: IN BOOK 6388 PAGE 49, OF DEEDS (PLOTTED AS SHOWN ON SURVEY)
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 2, 1918
RECORDING NO: IN BOOK 6681 PAGE 275 OF DEEDS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM OF EASEMENT
EXECUTED BY: SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE: DECEMBER 2, 1966
RECORDING NO: 2886 IN BOOK D3497 PAGE 876 OFFICIAL RECORDS (DOES NOT AFFECT- NOT PLOTTED)
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTH BAY CITIES SANITATION DISTRICT OF THE COUNTY OF LOS ANGELES
PURPOSE: CONSTRUCT, RECONSTRUCT, INSPECT, MAINTAIN, OPERATE, REPAIR AND USE A SANITARY SEWER PIPE LINE WITH NECESSARY MANHOLES IN, UNDER, ALONG AND ACROSS
RECORDING DATE: MAY 25, 1925
RECORDING NO: IN BOOK 4417 PAGE 82 OFFICIAL RECORDS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM NO. 58
EXECUTED BY: SOUTH BAY CITIES SANITATION DISTRICT OF THE COUNTY OF LOS ANGELES
RECORDING DATE: OCTOBER 1, 1953
RECORDING NO: 3169 OFFICIAL RECORDS (DOES NOT AFFECT-NOT PLOTTED)
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF EL SEGUNDO, A MUNICIPAL CORPORATION
PURPOSE: ROADWAY FILLS, AND SLOPES, APPURTENANT TO THE ADJACENT PUBLIC HIGHWAY, UPON, OVER AND ACROSS
RECORDING NO: IN BOOK 22405 PAGE 120 OFFICIAL RECORDS (DOCUMENT ILLEGIBLE-NOT PLOTTED)
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: STANDARD OIL COMPANY OF CALIFORNIA, AND EL SEGUNDO OIL COMPANY
RECORDING DATE: MAY 14, 1947
RECORDING NO: 2731 OFFICIAL RECORDS (LOCATION NOT DEFINED-NOT PLOTTED)

SCHEDULE "B" NOTE

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF EL SEGUNDO, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: DECEMBER 15, 1953
RECORDING NO: 1911 IN BOOK 43391 PAGE 354 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF EL SEGUNDO, A MUNICIPAL CORPORATION
PURPOSE: MAINTENANCE AND REPAIR OF CUT AND FILL SLOPES
RECORDING DATE: AUGUST 23, 1954
RECORDING NO: 3675 IN BOOK 45389 PAGE 356 OFFICIAL RECORDS (LOCATION NOT DEFINED-NOT PLOTTED)
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF EL SEGUNDO, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: JULY 12, 1955
RECORDING NO: 2862 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1713
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, VACATING CERTAIN EASEMENTS ON A CERTAIN PARCEL OF LAND IMMEDIATELY ADJACENT TO COAST BOULEVARD WITHIN SAID CITY, SUBJECT TO A CERTAIN EXCEPTION, PURSUANT TO THE TERMS AND PROVISIONS OF SECTION 50443 OF THE GOVERNMENT CODE.
EXECUTED BY: CITY OF EL SEGUNDO
RECORDING DATE: MARCH 27, 1957
RECORDING NO: 3131 OFFICIAL RECORDS (DOES NOT AFFECT-NOT PLOTTED)
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF EL SEGUNDO, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: JUNE 3, 1957
RECORDING NO: 2685 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1771
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, ORDERING THE VACATION (SUBJECT TO THE RESERVATION AND EXCEPTION OF CERTAIN EASEMENT AND RIGHT OF WAY) OF A CERTAIN PORTION OF COAST BOULEVARD WITHIN SAID CITY, AS CONTEMPLATED BY RESOLUTION OF INTENTION NO. 1763 OF SAID CITY COUNCIL.
EXECUTED BY: CITY OF EL SEGUNDO
RECORDING DATE: JANUARY 2, 1958
RECORDING NO: 2655 OFFICIAL RECORDS (DOES NOT AFFECT-NOT PLOTTED)
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: TOWERS, POLES, WIRES, CONDUITS, ROADS FOR INGRESS AND EGRESS
RECORDING DATE: MAY 7, 1958
RECORDING NO: 2955 IN BOOK D93 PAGE 467 OFFICIAL RECORDS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM DEED
EXECUTED BY: SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE: MARCH 27, 1961
RECORDING NO: 4994 OFFICIAL RECORDS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM DEED
EXECUTED BY: SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE: MARCH 7, 1969
RECORDING NO: 3001 IN BOOK D4301 PAGE 51 OFFICIAL RECORDS (DOES NOT AFFECT-NOT PLOTTED)
21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: STANDARD OIL COMPANY OF CALIFORNIA, AND SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE: MAY 7, 1958
RECORDING NO: 2956 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 1848
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, VACATING CERTAIN EASEMENTS ON A CERTAIN PARCEL OF LAND IMMEDIATELY ADJACENT TO COAST BOULEVARD WITHIN SAID CITY, SUBJECT TO A CERTAIN EXCEPTION, PURSUANT TO THE TERMS AND PROVISIONS OF SECTION 50443 OF THE GOVERNMENT CODE
EXECUTED BY: CITY OF EL SEGUNDO
RECORDING DATE: DECEMBER 30, 1958
RECORDING NO: 3092 OFFICIAL RECORDS (DOCUMENT NOT PROVIDED-NOT PLOTTED)

SCHEDULE "B" NOTE

23. A PENDING COURT ACTION AS DISCLOSED BY A RECORDED NOTICE:
PLAINTIFF: COUNTY OF LOS ANGELES
DEFENDANT: STANDARD OIL COMPANY OF CALIFORNIA, ET AL.
COUNTY: COUNTY OF LOS ANGELES
COURT: SUPERIOR COURT
CASE NO.: 925181
NATURE OF ACTION: PERMANENT SLOPE EASEMENT OVER PARCEL NO. 70-21.S.1 FOR ROAD PURPOSES (IMPROVEMENT OF ROSECRANS AVENUE)
RECORDING DATE: JANUARY 24, 1968
RECORDING NO: 1690 IN BOOK M2759 PAGE 450 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, AND SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATE: MAY 3, 1968
RECORDING NO: 2564 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
25. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PERMANENT EASEMENT
EXECUTED BY: SOUTHERN CALIFORNIA EDISON COMPANY, AND STANDARD OIL COMPANY OF CALIFORNIA
RECORDING DATE: MARCH 7, 1969
RECORDING NO: 3000 OFFICIAL RECORDS (LOCATION NOT DEFINED-NOT PLOTTED)
26. THE EFFECT OF MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PERMIT P.R.C. NO. 4729.9
EXECUTED BY: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND STATE OF CALIFORNIA STATE LANDS COMMISSION
RECORDING DATE: SEPTEMBER 24 1973
RECORDING NO: 2595 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
27. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: STANDARD OIL COMPANY OF CALIFORNIA, AND SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE: FEBRUARY 27, 1976
RECORDING NO: 598 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
28. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: CHEVRON U.S.A. INC. AND DEPARTMENT OF WATER AND POWER THE CITY OF LOS ANGELES
RECORDING DATE: FEBRUARY 21, 1980
RECORDING NO: 80-175583 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
PURPOSE: TUNNEL, COVERED STORM DRAIN AND APPURTENANT STRUCTURES
RECORDING DATE: MARCH 31, 1981
RECORDING NO: 81-325832 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: A RIGHT OF WAY AND EASEMENT TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, FROM TIME TO TIME CHANGE THE SIZE OF, AND REMOVE A PIPELINE FOR THE TRANSPORTATION OF WATER IN, UNDER, ALONG AND ACROSS
RECORDING DATE: MAY 10, 1982
RECORDING NO: 82-477372 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
33. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: CHEVRON U.S.A. INC. AND THE CALIFORNIA COASTAL COMMISSION
RECORDING DATE: DECEMBER 9, 1983
RECORDING NO: 83-1459267 OFFICIAL RECORDS (DOES NOT AFFECT-NOT PLOTTED)
34. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
EXECUTED BY: CHEVRON U.S.A., INC. AND SOUTHERN CALIFORNIA EDISON COMPANY
RECORDING DATE: AUGUST 18, 1987
RECORDING NO: 87-1312472 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
35. THE EFFECT OF A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.
LESSOR: STATE OF CALIFORNIA
LESSEE: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
RECORDING DATE: MARCH 20, 1990
RECORDING NO: 90-545569 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)

SCHEDULE "B" NOTE

36. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LOS ANGELES, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: JUNE 30, 1992
RECORDING NO: 92-1194525 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
37. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: CONSTRUCT, USE MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSECT AND/OR REMOVE BUILDINGS, STRUCTURES, POLES, TOWERS, TRANSFORMERS, FENCES, CONCRETE PADS AND OTHER FIXTURES, APPLIANCES
RECORDING DATE: AUGUST 17, 1995
RECORDING NO: 95-1347506 OFFICIAL RECORDS (PLOTTED AS SHOWN ON SURVEY)
39. THE EFFECT OF MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEED OF IMPROVEMENTS
EXECUTED BY: FLUOR DANIEL, INC., A CALIFORNIA CORPORATION
IN FAVOR OF: GENERAL ELECTRIC CAPITAL CORPORATION, A CORPORATION
RECORDING DATE: MARCH 21, 1996
RECORDING NO: 96-454720 OFFICIAL RECORDS (LOCATION NOT DEFINED-NOT PLOTTED)
40. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF AGREEMENT
EXECUTED BY: CHEVRON U.S.A. INC., A PENNSYLVANIA CORPORATION, AND STATE OF CALIFORNIA STATE LANDS COMMISSION
RECORDING DATE: APRIL 23, 2014
RECORDING NO: 20140412338 OFFICIAL RECORDS (LOCATION NOT DEFINED-NOT PLOTTED)
42. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF EASEMENTS
EXECUTED BY: CHEVRON U.S.A. INC. A PENNSYLVANIA CORPORATION AND CITY OF EL SEGUNDO, A CALIFORNIA MUNICIPAL CORPORATION
RECORDING DATE: FEBRUARY 22, 2017
RECORDING NO: 20170211728 OFFICIAL RECORDS (DOES NOT AFFECT-NOT PLOTTED)

FOR EXAMINATION ONLY

REV.	DATE	DESCRIPTION	BY
A	11/06/18	PRELIMINARY	LO
0	01/07/19	ADD DESIGN	MW
1	01/15/19	ADD TITLE/LEGALS (C)	PD

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an SFC Communications, Inc. Company
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www.ambitconsulting.us

STANDARD OIL
324 W EL SEGUNDO BLVD
EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

SHEET TITLE:
NOTES

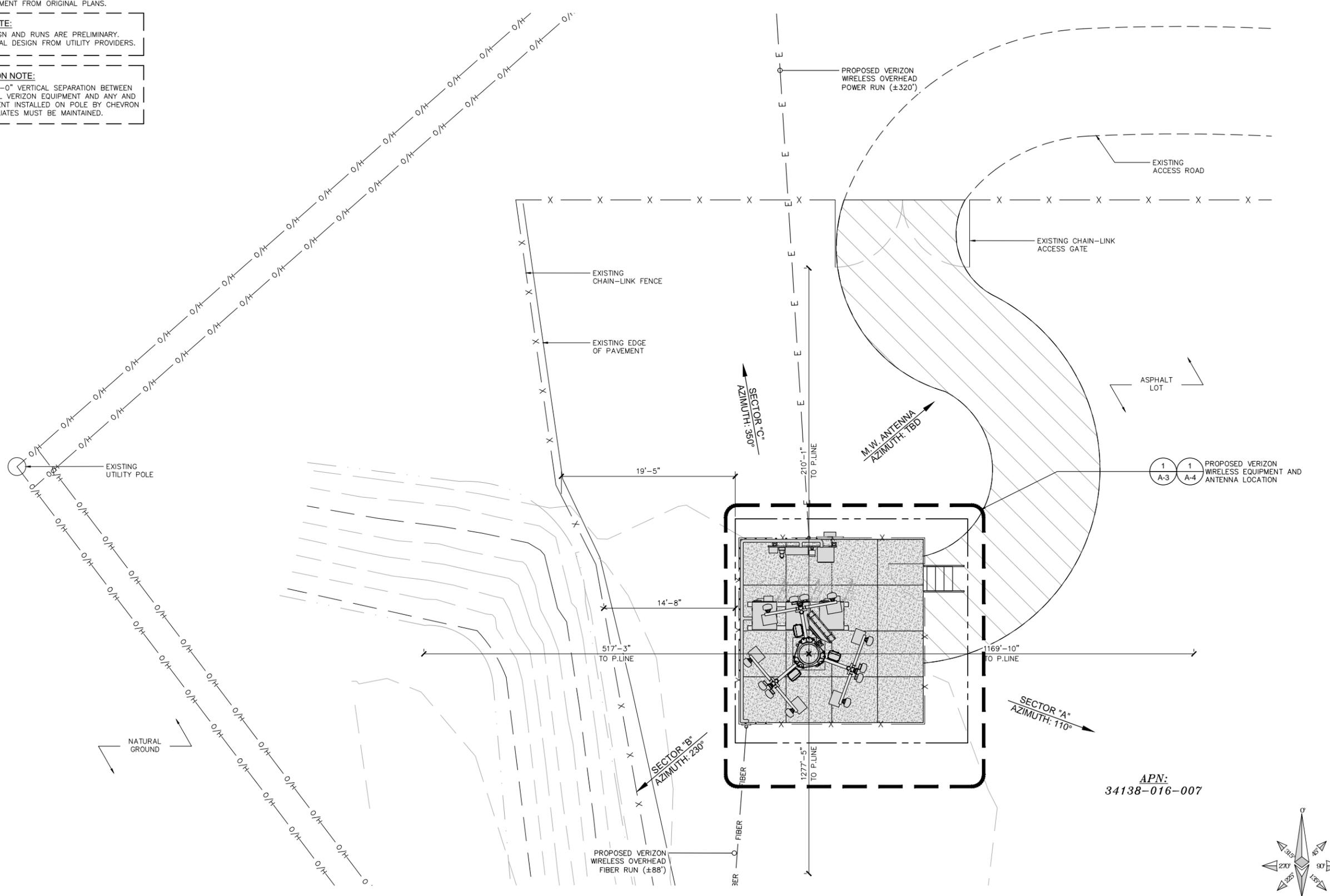
C-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 14" X 22". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

UTILITY NOTE:
UTILITY DESIGN AND RUNS ARE PRELIMINARY. PENDING FINAL DESIGN FROM UTILITY PROVIDERS.

SEPARATION NOTE:
MINIMUM 10'-0" VERTICAL SEPARATION BETWEEN ANY AND ALL VERIZON EQUIPMENT AND ANY AND ALL EQUIPMENT INSTALLED ON POLE BY CHEVRON OR ITS AFFILIATES MUST BE MAINTAINED.



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	01/16/19	90% ZONING	EC
B	07/11/19	REVISED 90% ZD	EM
0	08/07/19	100% ZONING	EM
1	08/23/19	REVISED 100% ZD	EM
2	06/04/20	REVISED 100% ZD	IB

Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

STANDARD OIL
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
ENLARGED SITE PLAN

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR BE ENLARGED OR ENLARGED SHEET SIZES

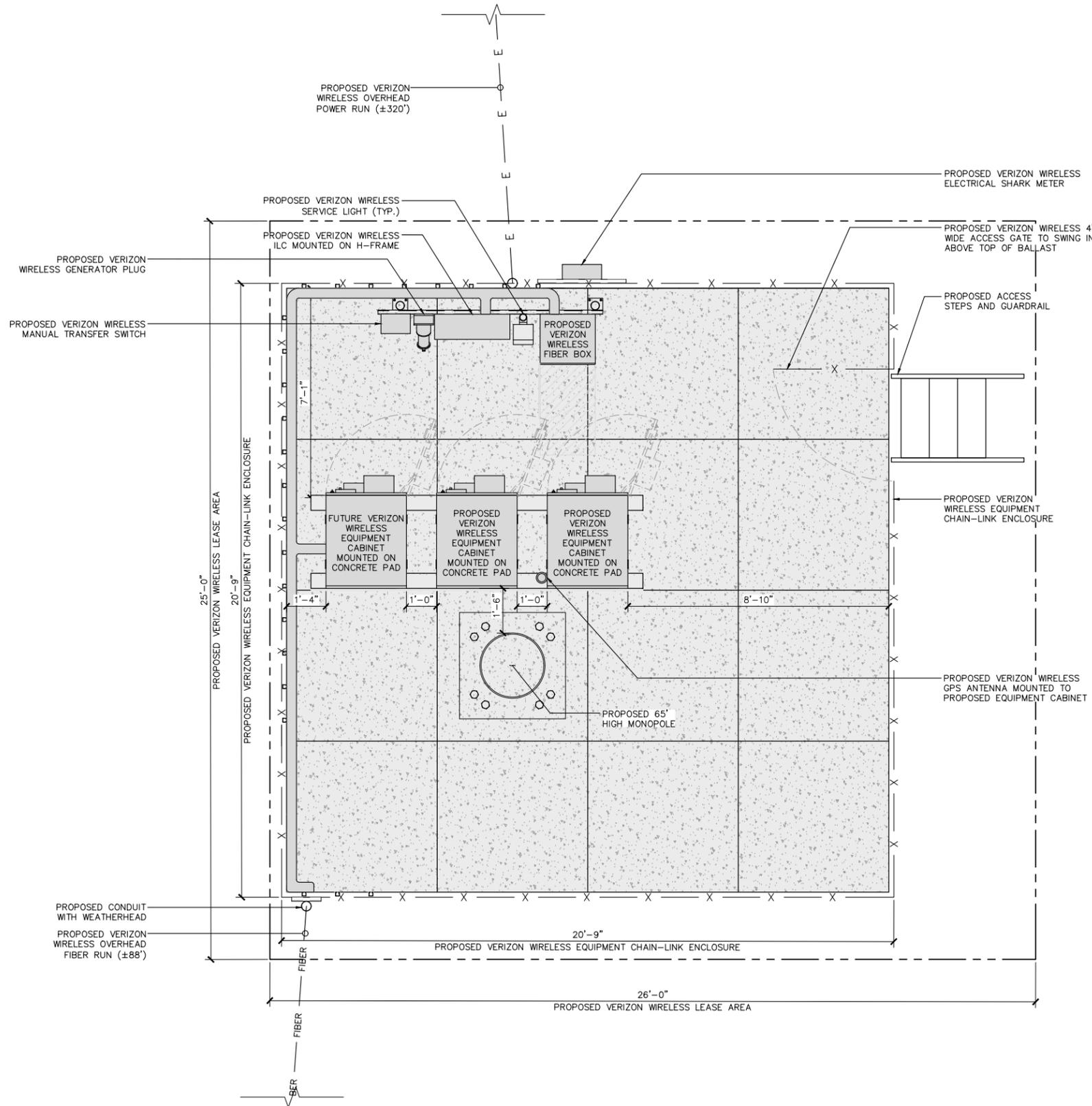
ENLARGED SITE PLAN



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

SEPARATION NOTE:

MINIMUM 10'-0" VERTICAL SEPARATION BETWEEN ANY AND ALL VERIZON EQUIPMENT AND ANY AND ALL EQUIPMENT INSTALLED ON POLE BY CHEVRON OR ITS AFFILIATES MUST BE MAINTAINED.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/16/19	90% ZONING	EC
B	07/11/19	REVISED 90% ZD	EM
0	08/07/19	100% ZONING	EM
1	08/23/19	REVISED 100% ZD	EM
2	06/04/20	REVISED 100% ZD	IB

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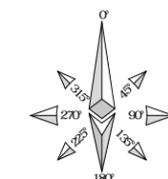
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

STANDARD OIL
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED EQUIPMENT PLAN

A-3

PROPOSED EQUIPMENT PLAN



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

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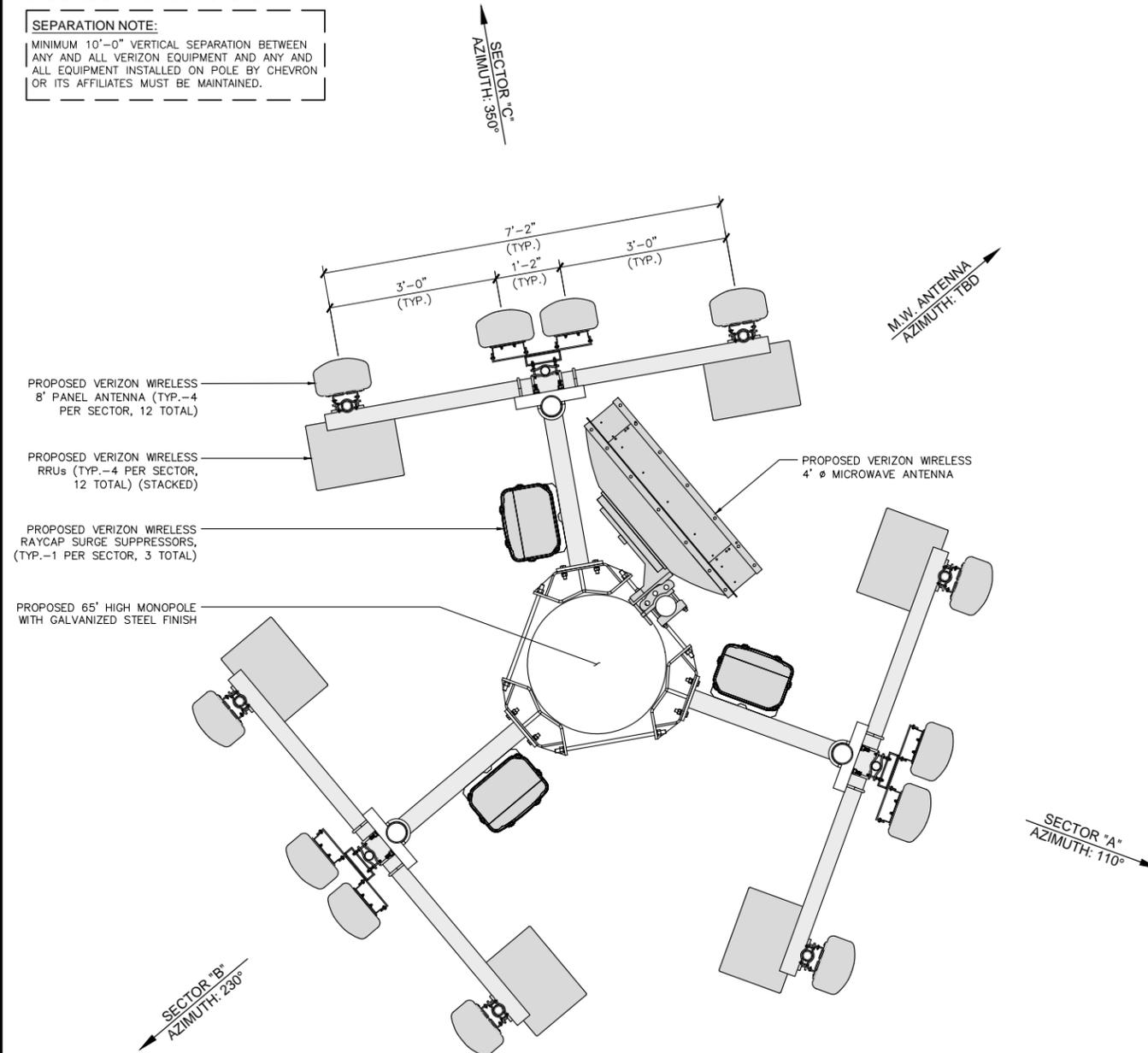
NOT USED

SCALE	2
NONE	

PROPOSED ANTENNA PLAN

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

SEPARATION NOTE:
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SCALE	1
3/4"=1'-0"	

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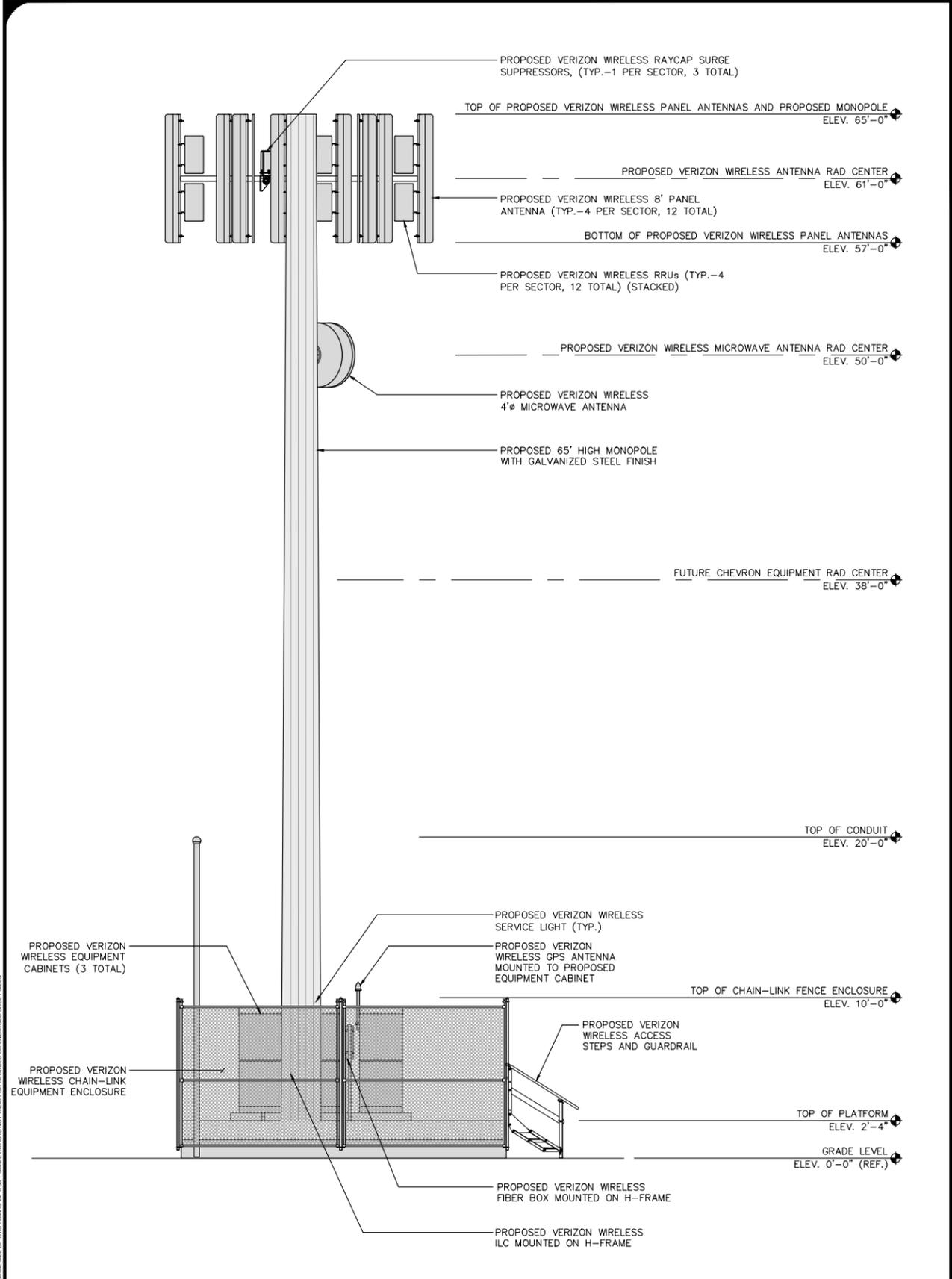
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IRVINE, CA 92618

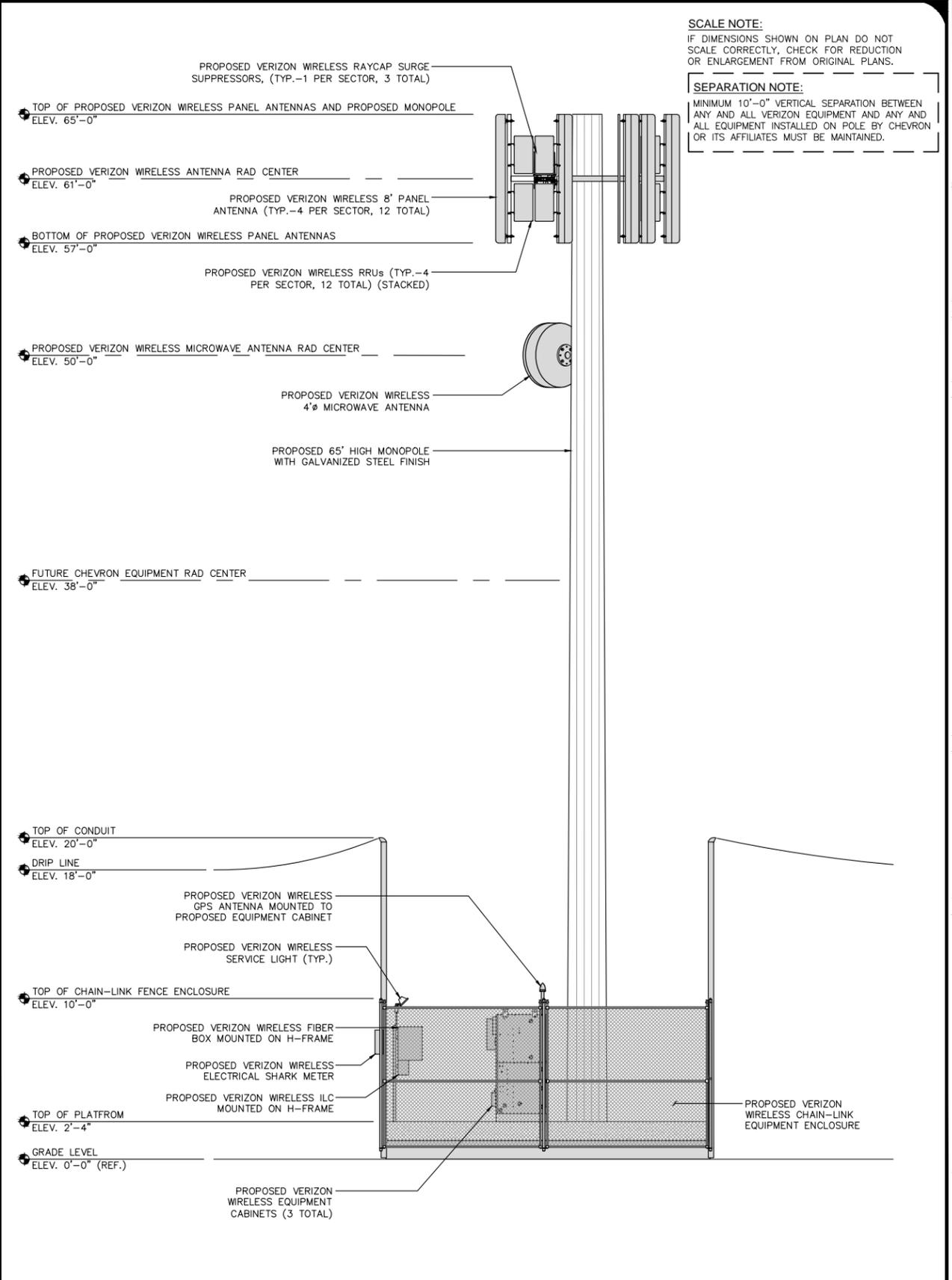
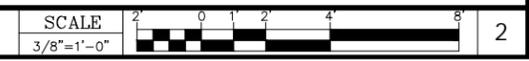
STANDARD OIL
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED ANTENNA PLAN

A-4



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



SCALE NOTE:
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SEPARATION NOTE:
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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

STANDARD OIL

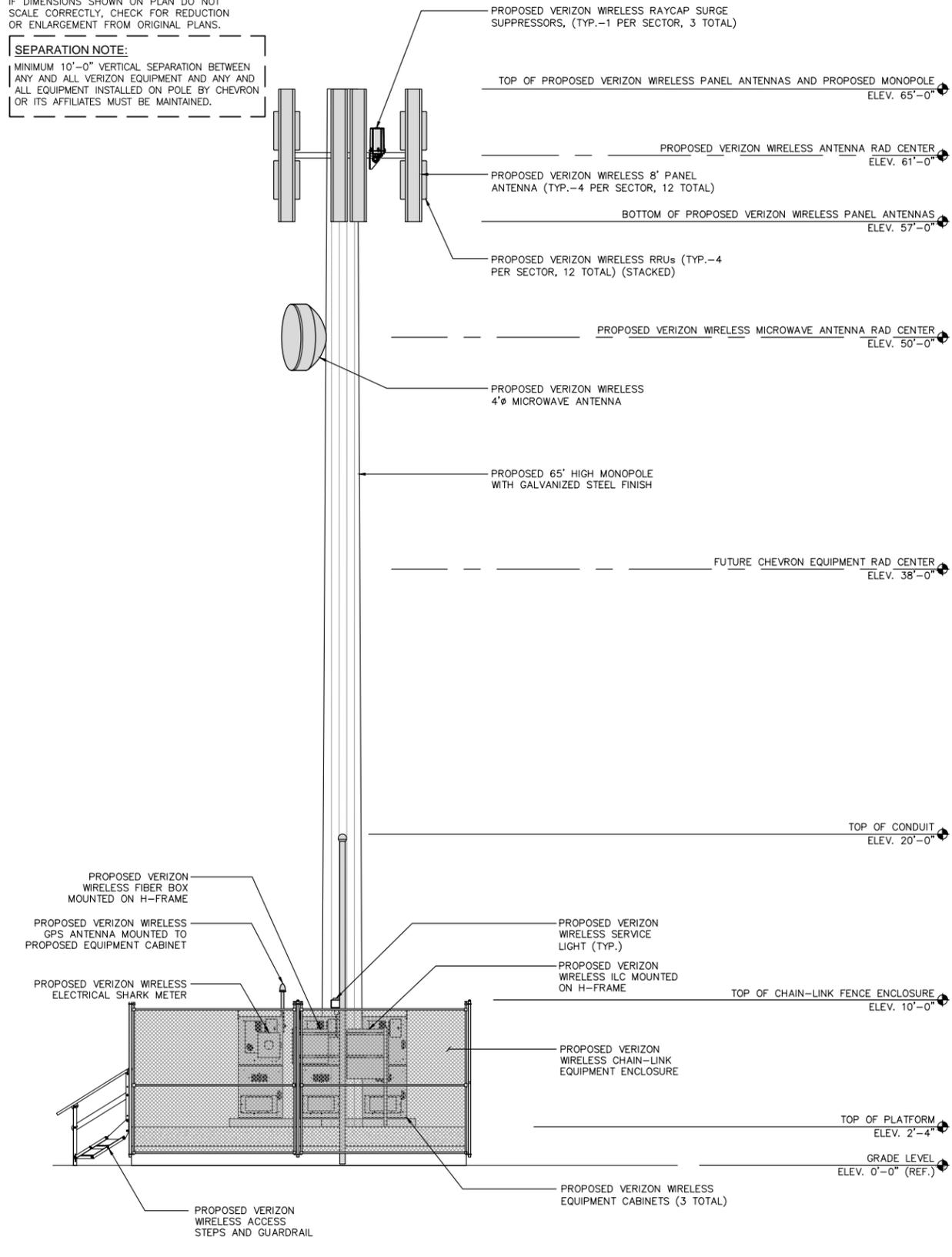
324 W. EL SEGUNDO BLVD.
EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED SOUTH AND WEST ELEVATIONS

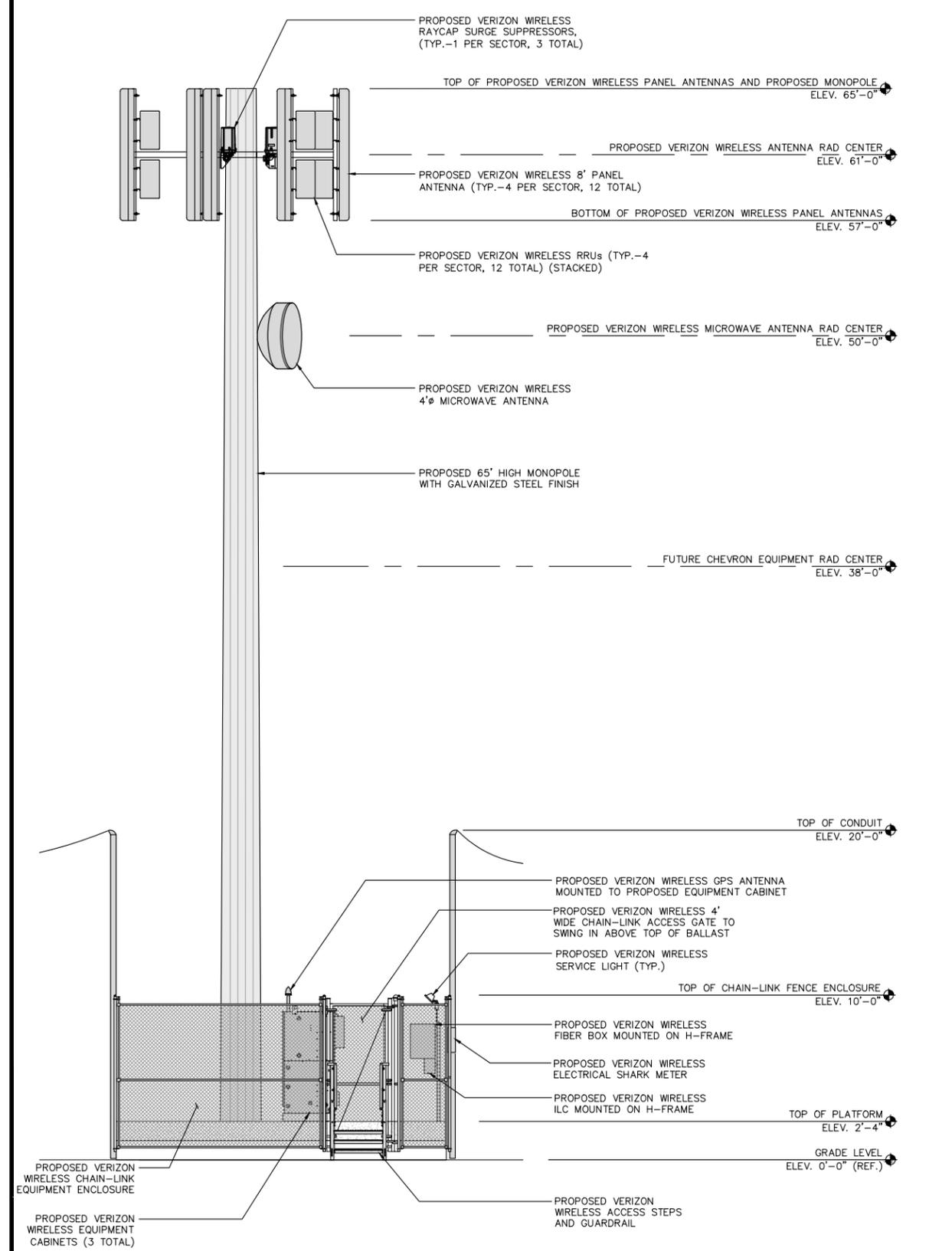
A-5

SCALE NOTE:
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SEPARATION NOTE:
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PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



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IRVINE, CA 92618

STANDARD OIL
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EL SEGUNDO, CA 90245

SHEET TITLE:
PROPOSED NORTH AND EAST ELEVATIONS

A-6

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE RATIO IS NOT VALID FOR BE ENLARGED OR ENLARGED SHEET SIZES.



Date: 10/17/2019

Site Name: Verizon Standard Oil

Address: 324 W. El Segundo Blvd.
El Segundo, CA 90245

Applicant: Verizon
15505 Sand Canyon Ave.
Irvine, CA 92618

Contact: Melissa Keith
EukonGroup
630 S. Grand Ave., Suite 101
Santa Ana, CA 92705
melissa.keith@eukongroup.com

View 1

Looking southeast toward subject site.



View 1

Looking southeast toward subject site.

Proposed new Verizon panel antennas & RRUs mounted on new 65" monopole



View 2

Looking northeast toward subject site.



View 2

Looking northeast toward subject site.

Proposed new Verizon panel antennas & RRUs mounted on new 65" monopole



View 3

Looking southwest toward subject site.



View 3

Looking southwest toward subject site.

Proposed new Verizon panel antennas & RRUs mounted on new 65" monopole



**EL SEGUNDO PLANNING COMMISSION
AGENDA STATEMENT**

MEETING DATE: September 10, 2020
AGENDA HEADING: New Business

Amendment to terminate Precise Plan No. PP 87-01 for properties located at 2361-2381 East Rosecrans Avenue (The Terrace at Continental Park) to allow the current underlying Urban Mixed-Use South (MUS) zone development standards and uses to apply. (EA-1280)

Applicant: Toni Reina, representing Continental Development Corporation.

RECOMMENDATION

Continue to September 24, 2020, regular meeting.

PREPARED BY: Maria Baldenegro, Assistant Planner 

REVIEWED BY: Gregg McClain, Planning Manager 

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

STATUS

Staff is currently researching the precise plan on the property. Until we know more, staff is requesting this item be continued to September 24, 2020. The applicant is informed and consents to this action.