



# PLANNING COMMISSION

## REVISED AGENDA

### November 12, 2020

**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.**

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*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 Planning Commission with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at [www.elsegundo.org](http://www.elsegundo.org) and additional copies will be available at the Planning Commission meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

***Before speaking to the Planning Commission, please state: Your name and residence and the organization you represent, if desired. Please respect the time limits.***

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DATE: Thursday, November 12, 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 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](http://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.
- F. **Call items from Consent Calendar**
- G. **Written Communications** (other than what is included in Agenda packets)
- H. **New Business—Public Hearing**
- I. **Continued Business—Public Hearing.**

- 1. **Catalyst -EA-1242 (EE)**  
**Address:** 233 Kansas Street / 1521 East Grand Avenue  
**Applicant:** City of El Segundo

**Project Description:**

A Community Benefits Plan (CBP 20-01) to permit exceptions to height and floor area ratio, pursuant to Smoky Hollow Specific Plan, Site Plan Review No. 20-10, and Environmental Assessment (EA-1242) related to construction of three new office buildings at 1521 East Grand Avenue (North Site) and 233 Kansas Street (South Site), in the Smoky Hollow-East (SH-E) district. The applicant proposes demolish the buildings on the North Site and construct three buildings – a 86,757 square foot 3-story building, a 62,953 square foot 4-story building, and an above-ground 154,137 square foot parking garage with 482 parking spots. All buildings on the South Site will be demolished, and two new buildings are proposed – a 91,951 square foot, 3-story office building, and an above ground, 130,327 square foot parking structure providing 396 spots and a 1,217 square foot café with outdoor dining. A vesting tentative tract map (No. 083237) for commercial condominium, merger, and resubdivision purposes is in progress.

**RECOMMENDED ACTION:** Adopt Resolution No. 2889

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

**K. Other Business**

- **Update on Accessory Dwelling Units.**

**L. Planning Commissioners' Comments**

**M. Adjournment**—next meeting scheduled for December 10, 2020, 5:30 pm.

POSTED: *Venus Wesson*  
(Signature)

*November 9, 2020*  
(Date and time)



## Planning Commission Agenda Statement

Meeting Date: November 12, 2020

Agenda Heading: Continued Public Hearing

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### TITLE:

A Community Benefits Plan No. 20-01 to permit exceptions to height and floor area ratio standards, pursuant to Smoky Hollow Specific Plan, Site Plan Review No. 20-10 and Environmental Assessment No. 1242 related to construction of three new office buildings measuring a total of 243,217 square feet at 1521 East Grand Avenue and 233 Kansas Street, in the Smoky Hollow-East (SH-E) district in the Smoky Hollow Specific Plan.

Case numbers: Community Benefit Plan No. 20-01, Site Plan Review No. 20-10 and Environmental Assessment No. EA 1242

Applicant: William Messori of Griffin Capital

### RECOMMENDATION:

Adopt Resolution No. 2886, recommending approval to City Council of Community Benefit Plan No. 20-01 and Environmental Assessment No. 1242 for construction of three new office buildings at 1521 E. Grand Avenue and 233 Kansas Street in the Smoky Hollow-East zoning district in the Smoky Hollow Specific Plan.

**ORIGINATED BY:** Ethan Edwards, AICP Contract Planner

**REVIEWED BY:** Eduardo Schonborn, AICP, Principal Planner

**APPROVED BY:** Sam Lee, Director of Development Services

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### DISCUSSION:

The applicant requests a Community Benefits Plan (CBP) approval to exceed the permitted building height in the Smoky Hollow Specific Plan area by up to 20 feet, and to increase the permitted floor area ratio (FAR) on each site by up to 0.5 FAR, for a total of 8,784 additional square feet on the north site, and an additional 9,282 square feet for the South Site. Pursuant to Table 4-1 in Chapter 4 of the Specific Plan, the requested exceptions require a Tier II CBP approval from the City Council (shown in Table 1).

A Site Plan Review process was conducted pursuant to El Segundo Municipal Code (ESMC) Section 15-30-4 to ensure that the project is functionally compatible with the area and consistent with the goals, policies and objectives of the general plan, the Smoky Hollow Specific Plan (SHSP), and the ESMC. The City retained MIG, the environmental consultant that conducted the SHSP certified 2018 Program Environmental Impact Report

(EIR) for the City, to conduct the environmental determination for this proposed Project. The potential environmental impacts identified in the SHSP Program EIR were compared to the proposed Project to determine whether the project fits within the scope of the program EIR. The analysis (Attachment No. 4) concluded that the proposed Catalyst project is consistent with the SHSP Program EIR, is within the scope of the Program EIR and that no subsequent EIR is required per CEQA Guidelines Section 15168(c)(2). A Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action. Staff believes the required findings can be made for Site Plan Review with the conditions of approval added to the Draft Resolution to ensure that the public health, safety and welfare are maintained.

The applicant has been coordinating with the adjacent residential neighborhood including site visits and community outreach. A community meeting was conducted by the applicant on the weekend of November 8, 2020 in an open house style in response to comments provided by the immediate neighborhood. The applicant can provide a summary of the community outreach efforts, feedback and responsiveness to the needs of the community including information provided during the community meetings.

## **BACKGROUND**

### **Site description**

The proposed Project is located on two adjacent sites within the SHSP area, in the Smoky Hollow East (SH-E) zoning district. Figure 1 shows the site location for the Project. The 3.24-acre "North Site" is located on the north side of East Grand Avenue on a block bounded by Kansas Street, East Holly Avenue, and Washington Street (Washington is a private street between Holly and Grand), and is made up of 6 parcels and developed with several buildings and a surface parking lot with a total of 94,130 square feet of buildings. The 1.95-acre "South Site" is located on the south side of East Grand Avenue on a block bounded by Kansas Street, East Franklin Avenue, and California Street, and is made up of made up of 6 parcels, and developed with several buildings for a total of 30,191 square feet of buildings.

A Vesting tentative tract map (TTM) for commercial condominium, merger, and resubdivision purposes is currently in progress with the City for both Project site (TTM No. 083236 for the North Site; TTM No. 083237 for the South Site). To clear up any conflicts with proposed construction and the existing lot lines, conditions of approval have been added to the Draft Resolution to require the applicant complete the tentative map approval and final tract map recordation process pursuant to El Segundo Municipal Code (ESMC) Section 14-1-4.

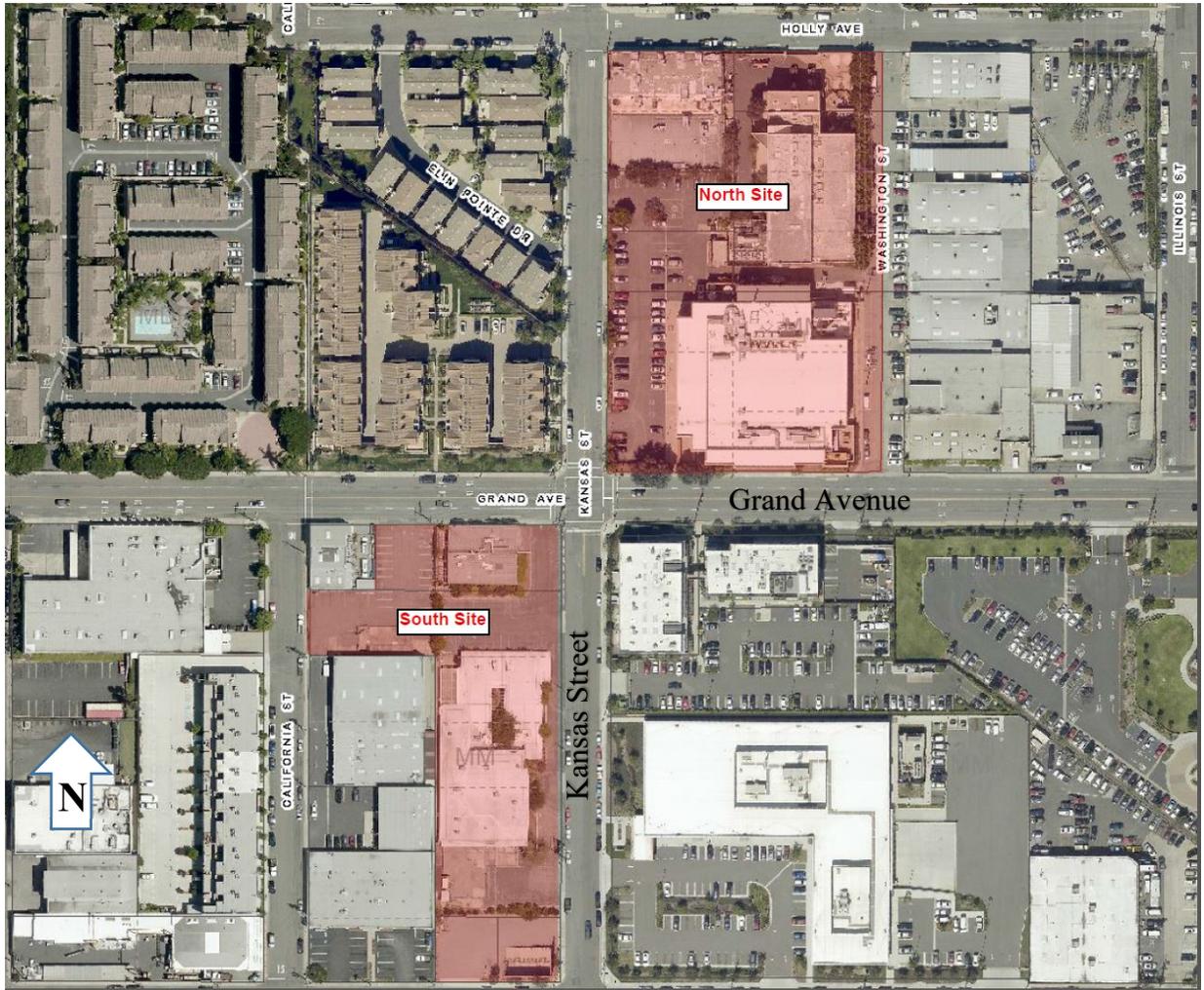


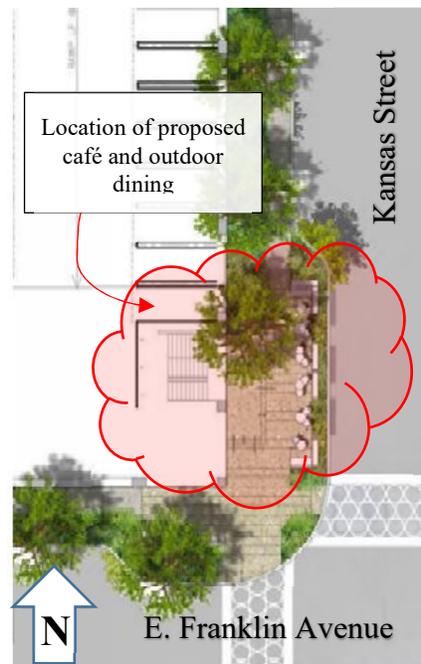
Figure 1: Aerial view of project area

## Development proposal

The applicant proposes to redevelop two sites for an office development within the SHSP.

Three total buildings are proposed on the North Site including two office buildings and an open parking garage on a 3.24-acre (140,926 square foot) lot. The North Site consists of an 33,350 square foot addition to an existing 3-story (basement included) concrete and steel building at 1521 East Grand “Grand Building” that will be structurally preserved in place, for a total building area of 86,757 square feet. The 3-story Grand Building will have a maximum height of 34’-1” from average grade plane to the top of the parapet. The North Site also contains an existing 3-story square foot tilt-up concrete building that will be completely demolished and redeveloped for the new 4-story (3-stories with a partial floor) “Holly Building” along Holly Avenue and Kansas Street. The Holly Building will be 62,953 square feet and have a height of 50’-7” from average grade plane to the top of the parapet, including a rooftop deck that is accessible for the building’s tenants. The new open-parking parking structure will be 156,681 square feet and measure 57’-4” from average grade plan to the top of the parapet. A total of 474 parking spots will be provided in the 6-level parking structure, which is 100 spaces in excess of the 374 parking spaces required per the SHSP.

The South Site consists of the demolition of all existing buildings and development of two new total buildings including one office building and a parking garage on an 1.95 acre (85,111 SF). The new 3-story South building will be 93,507 SF and have a maximum height of 45’-7” from average grade plane to the top of the parapet. The new above-grade parking garage will be 130,684 square feet and measure 59’-4” to the top of the parapet. A total of 384 parking spots will be provided in the 6-level parking structure, which is 148 in excess of the 236 parking spaces required per the SHSP. A new 886 SF café is proposed on the ground floor of the parking garage along Kansas Street (northwest corner of Franklin and Kansas) with approximately 16 seats of outdoor dining on the east side of the café (shown in Figure 2).



*Figure 2 Café and outdoor dining for proposed along Kansas Street*

### *Architecture and Site Design*

The proposed architecture of the buildings reflect an industrial aesthetic through exposed steel structure and robust, raw materials, such as weathered metal panel and burnished concrete block. Faceted metal surfaces fether across a suspended façade as an abstracted reference to the articulated flaps of an aircraft’s wing. The landscape design speaks to the mineral resources that lie below –using bituminous, blackened materials to evoke the history of oil in the Smoky Hollow area.

### *Public and Common Areas*

While patios and areas adjacent to office space are intended to be for users of the Project buildings (building’s tenants), the outdoor plazas and outdoor café area, interconnecting areas, and common areas adjacent to pedestrian walkways are intended to be public space. The areas will not be gated, and outdoor public benches are proposed on both project sites.

### *Bicycle Parking*

Short- and Long-term bicycle parking is proposed on both sites of the Project. The SHSP requires installation of bike racks within 200’ of the visitor’s entrance, and long-term bicycle parking to be provided. In compliance with this requirement, the North Site will have 25 short-term bicycle racks near the visitor’s entrance, and 25 long-term bicycle spaces within the north parking garage. The South Site will have 20 short term bicycle racks near the visitor’s entrance, and 20 long term spaces within the south parking structure. The project proposes bicycle parking along the property frontage, which will enhance access to the property by alternate means of transportation.

The project proposes a cumulative 45 short-term spaces and 45 long-term spaces, but provides an excess of 32 short-term and 11 long-term spaces above what is required. These additional public bicycle spaces are considered a community benefit.

#### Bicycle Parking Proposed and Required

	Required per SHSP	North Site proposed	South Site proposed
Long-term	34	25	20
Short-term	13	25	20
<b>TOTAL</b>	<b>47</b>	<b>50</b>	<b>40</b>

#### *Pedestrian Access and Connectivity*

Primary pedestrian access will be provided along Kansas Street for both sites. The north and south sites are located at opposite street corners from each other and will be connected by a proposed decorative crosswalk that faces the southwestern corner of the Grand Building and the northeast corner of the South Building (shown in Figure 3). Each corner incorporates a variety of enhanced paving materials and planting that leads to the access of each building on site.

The project facilitates pedestrian activity and access to several transit modes, in that it incorporates a pedestrian connection between the two sites, beginning with pedestrian access from Kansas Street, Holly Street, East Grand Avenue, and East Franklin Avenues. It provides a decorative pedestrian crosswalk connecting the North and South sites at Grand and Kansas. The applicant also proposes a decorative crosswalk at the intersection of Franklin and Kansas.

The conditions of approval in the draft resolution, will require the property owner to properly maintain the above improvements and any project related community benefit and to grant the public reasonable access to all publicly accessible areas and amenities.



*Figure 3: Proposed decorative crosswalk at Grand and Kansas intersection*

The proposal is in substantial conformance with the of the SHSP pursuant to Section 4.5, with the exception of height for both the parking structures and the new office buildings, and floor area ratio (FAR). However, these deviations are permitted by the Specific Plan in exchange for community benefits and subject to approval by the Planning Commission and City Council for Tier II Community Benefit Plans.

## **COMMUNITY BENEFIT DISCUSSION**

### **Applicant's requested exceptions**

- 1) Building height. The permitted height in the SH-E district is 35 feet and the proposed building height is up to 55 feet, which exceeds the permitted height by 20 feet.
- 2) Floor Area Ratio (FAR). The permitted FAR in the Smoky Hollow East (SH-E) zoning district is 1.0 and the proposed building FAR is 1.06 on the North Site and 1.1 on the South Site. Thus, the proposed buildings exceed the permitted building area by a total of 8,784 square feet on the North Site, and 9,282 square feet for the South Site.

## **Specific Plan vision of Community benefits**

Section 4.5.2 of the Smoky Hollow Specific Plan (SHSP) provides a general definition and examples of community benefits, which are quoted below:

“Community benefits are based on the principle that in exchange for allowing incremental increases in development intensity, the community should, in return, receive certain benefits, including beneficial design features such as publicly accessible open space and other development requirements that serve the community’s needs.” (SHSP p.102)

“The community benefits plan shall outline the request for flexibility from strict interpretation of the development standards and regulations of this Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in this Specific Plan that would be provided.” (SHSP p.102)

“Examples of potential community benefits include, but are not limited to, publicly accessible open space, publicly accessible parking, enhanced accessibility improvements, and implementation and/or funding of streetscape improvements identified in this Specific Plan.” (SHSP p.102)

In summary, community benefits must be either on-site design features or improvements, off-site improvements, or funding for such off-site improvements. In addition, the benefits must serve the community’s needs, be priorities in the Specific Plan, and if improvements are proposed off-site, they must be identified in the Specific Plan.

Furthermore, the community benefits must meet certain findings of approval based on two tiers or levels of review, which are described in Table 1. Pursuant to Table 4-1 in Chapter 4 of the SHSP, the requested exceptions falls under Tier II level of review due to the number and types of deviations for the development standards. The evaluation of the proposed community benefits is based on both levels of review, for a total of six findings located in Table 1.

**Table 1**  
**Specific Plan Community Benefit Plan Tiers and Findings**

Community Benefits Tiers	Review Authority	Applicable Projects	Findings
Community Benefits Tier I	Planning Commission	<p>Projects that include any of the following components shall be considered under the Tier I review process:</p> <ul style="list-style-type: none"> <li>A. FAR deviation up to 1.5</li> <li>B. One or more deviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</li> </ul>	<p>A Community Benefits Plan for Tier I may be approved if the following findings are made:</p> <ul style="list-style-type: none"> <li>A. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;</li> <li>B. The proposed community benefit provides exemplary project and/or streetscape design; and</li> <li>C. The proposed community benefit directly implements objectives of the Specific Plan.</li> </ul>
Community Benefits Tier II	City Council	<p>Projects that include any of the following components shall be considered under the Tier II review process:</p> <ul style="list-style-type: none"> <li>A. Building height deviation up to 50 feet</li> <li>B. FAR &gt; 1.5</li> <li>C. Three or more deviations to standards (one of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</li> </ul>	<p>A Community Benefits Plan for Tier II may be approved if the following findings are made:</p> <ul style="list-style-type: none"> <li>A. All findings in Tier I; and</li> <li>B. The value of the community benefits bear a relationship to the value generated by the project; and</li> <li>C. The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.</li> </ul>

Source: Smoky Hollow Specific Plan Table 4-1, page 103.

## Community Benefit Plan Evaluation

In return for the requested exceptions, the applicant proposed certain amenities, improvements, and enhanced design features as community benefits at the applicant's expense. The proposed benefits are:

1. **Public art.** The applicant proposes two painted murals on the South Site, along the eastern portion of the site along Kansas Street. Specifically, one at the Café and the other on the façade of the South building. The applicant also proposes two painted murals on the North Site, one proposed along the northern portion of the site along Holly Avenue on the northern parking structure, and the other on the east elevation of the Holly building on the elevator tower. A resolution of approval is required and will be reviewed by the City's Arts Committee prior to installation. The proposed painted murals are provided as a community benefit in addition to the requirements of the Cultural Arts Fee (Cultural Development Program) established by City Council Ordinance 1594.
2. **Compliance with Specific Plan design guidelines.** Although compliance with the design guidelines is voluntary, it has a significant impact on the appearance of individual buildings and on the character of Smoky Hollow. The required findings state that a project must at a minimum provide exemplary project and/or streetscape design. In addition, the proposed community benefit must not principally benefit the project or occupants of the project to qualify as a community benefit. As a result, while the project design complies with 29 of the 32 design guidelines, it cannot receive full credit as a community benefit because it benefits the project as well as the district or the neighborhood.
3. **Additional public bicycle parking.** The plans show a combination of long-term and short-term bicycle racks/spaces, providing 54 bicycle spaces above the minimum code requirements to help promote cycling to and from the project area and to assist with a potential future City bike share programs. Both long and short-term bicycle parking is proposed to be provided within the two parking structures. Signage will be required indicating public bicycle parking is available.
4. **Provision of Public Wi-fi in public and common areas.** Provision of free wi-fi is a benefit to not only the tenants using the building and their guests, but also the community, as it provides an open-air place to work and collaborate online. The applicant has agreed to provide public wi-fi in both the public and common areas of the project, enhancing the digital connectivity of the site.
5. **Provision of street furniture and public gathering spaces.** The proposed outdoor amenities include a combination of public and private spaces, including pedestrian plazas, outdoor meeting spaces, and a private rooftop deck for building tenants. Outdoor plazas, interconnecting areas and areas adjacent to pedestrian walkways are intended to be public space, and outdoor public benches are proposed on the two main corners of the sites. The outdoor café area will provide outdoor seating and will provide public gathering space, including outdoor seating.

6. **Undergrounding of Utilities.** The applicant has decided to move all low voltage above ground utilities below ground on the east of the South Site, and south, west and north of the North Site. Undergrounding utilities improves service reliability, increases public safety, and enhances the aesthetics of the Smoky Hollow area.
7. **Public Café.** The applicant is proposing to provide an 886 square foot public café and associated outdoor dining area on the ground floor of the South Site parking structure. The outdoor café area along Kansas Street will provide approximately 338 square feet of outdoor dining space including street furniture proposed for the corner of Kansas Street and East Franklin Avenue.
8. **Decorative Crosswalks.** The north and south site are located at opposite street corners from each other and would be connected by a proposed decorative crosswalk that faces the southwestern corner of the Grand Building and the northeast corner of the South Building. Each corner incorporates a variety of enhanced paving materials and planting that leads to the access of each building on site. The applicant also proposes a decorative crosswalk at the intersection of Franklin and Kansas.
9. **Additional public parking in the parking structures.** 474 parking spots will be provided in the North site parking structure, which is 100 spaces in excess of the 374 parking spaces required per the SHSP. In the south site parking structure 384 parking spots will be provided, which is 148 in excess of the 236 parking spaces required per the SHSP. Parking in Smoky Hollow is required at 2.5 spots per 1,000 SF. This additional benefit of public parking will alleviate impacted parking issues found throughout Smoky Hollow.

### **Findings for Community Benefit Plan**

Staff believes the following required findings can be made for a Tier II Community Benefits Plan pursuant to Section 4.5.2 and Table 4-1 of the Smoky Hollow Specific Plan:

- A. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

The proposed addition building height is compatible with the neighborhood on the South Site in that several two- and three- story buildings are located in the same vicinity. The six-story parking structure will be taller than the surrounding buildings due to the steep grading in the area, however, due to its open-air design, the structure will not loom over other buildings and will not feel out of place for the surroundings. On the North Site, the project is across the street from an existing residential neighborhood. The height of the proposed buildings and parking structure will be taller than the nearby residences, however similar to those found to the north, east, and south. The buildings proposed along Holly Avenue and Kansas Street would step back from the street, in order to create a more compatible height with the residential neighborhoods. The parking structure facing Holly Avenue will incorporate a

decorative screen to provide a more pleasant view from the homes along Holly. The addition to the 1521 Grand Avenue building is a 2-story height, which matches the existing number of stories. All buildings proposed are setback from the street and include a landscape edge along the street side that will include trees and a variety of plant materials for a pedestrian-friendly environment.

The additional floor area is not anticipated to be detrimental, in that the project provides sufficient on-site vehicle and bicycle parking in excess of the minimum code requirements. As a result, the project is not anticipated to have significant off-site parking impacts. The project is located in developed area where all utilities and public infrastructure are in place, and the applicant is proposing to underground all low voltage utilities poles on the east of the South Site, and south, west and north of the North Site, which will improve service reliability, increase public safety, and enhance the aesthetics of the Smoky Hollow area. Before the City issues building permits for the project, the applicant will submit detailed plans to the City for review for compliance with all applicable Building and Fire safety codes. Therefore, the project overall is not anticipated to be detrimental to the public health, safety, or welfare.

- B. The proposed community benefits provides exemplary project and/or streetscape design.

The Specific Plan has 32 design guidelines in five categories including building character, open space, landscaping, signage and art, and connectivity. The proposed project incorporates 29 out of 32 design guidelines. It cannot receive full credit as a community benefit, because it benefits the project as well as the district or the neighborhood. The following will be implemented by the Project in compliance with the SHSP Design Guidelines:

i. Enhance Building Character:

- Build on the quality industrial character
- Convey a sense of old and new
- Build upon existing context
- Conserve and retain the character-defining features
- Encourage additions that complement existing character-defining features
- Incorporate small, medium, and large scales
- Emphasize design at the pedestrian level
- Specify 360° architecture
- Enhance entry expression
- Encourage the use of roll-up doors and sliding walls at street frontages
- Incorporate different materials, colors, and textures

ii. Facilitate Gathering:

- Form an active street wall
- Provide street corner plazas
- Develop outdoor gathering spaces
- Provide ease of access

- Use enduring, quality paving materials
- Provide street furniture
- Use exterior lighting to accentuate safety and design
- Provide Wi-Fi hotspots

iii. Incorporate Landscape and Environmental Design:

- Design layered and lush landscaping
- Select drought-tolerant and native plants
- Utilize planters and pots to provide greenery
- Design signs as an integral component
- Incorporate way-finding through integral design
- Encourage public art
- Improve landscaping in parking areas
- Use fences and walls as an extension of the architecture
- Utilize natural light

iv. Encourage Connectivity:

- Install bike facilities

v. Design for Signage, Way-Finding, and Public Art:

- Design signs as an integral component
- Incorporate way-finding through integral design
- Encourage public art

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

Part of the proposed community benefits consist of compliance with the Smoky Hollow design guidelines. Staff believes the project is in compliance with the guidelines, and directly implements the Smoky Hollow Design objectives in Specific Plan Section 2.4.1 as follows:

- The project design helps preserve Smoky Hollow's existing character by incorporating materials and colors that are consistent with existing buildings in the area and with the neighborhood's industrial character.
- The project offers sidewalk-oriented entries and ground floor access via ramps, sidewalk, or stairs which take access from the public sidewalk, which assists in activating the frontages along Holly Street, Kansas Street, East Grand Avenue, and East Franklin Avenue.
- The project facilitates pedestrian activity and access to several transit modes, in that it incorporates a pedestrian connection between the two sites, beginning with pedestrian access from Kansas Street, Holly Street, East Grand Avenue, and East Franklin Avenues. It provides a decorative pedestrian crosswalk connecting the North and South sites at Grand and Kansas. The project provides bicycle parking

above the minimum requirements along the property frontage, which will enhance access to the property by alternate means of transportation.

- iv. The project encourages active and passive design to conserve natural resources, in that its design incorporates large windows, open air courtyards and roll up doors throughout the project site. This will provide more natural light in the new building, thereby reducing use of electricity for lighting purposes. In addition, the project will make use of drought tolerant plant species in the landscaped areas, which will reduce the use of water for landscaping.

The proposed community benefits also implement the goals and objectives of Specific Plan Chapter 3 regarding publicly owned rights-of-way and publicly accessible open spaces. Other improvements include installing new sidewalks along the east side of Kansas on the south site and additional curb modifications at the SW corner of Kansas Street and Grand Avenue.

- D. The value of the community benefits bear a relationship to the value generated by the project;

A Community Benefits Analysis Report dated July 2020 was conducted to determine the added value generated by the proposed Project. The analysis concluded that the added value from the additional height and floor area is equal to \$6,600,000.

The minimum percentage required to approve a Community Benefits Plan is valued at 30 percent of the projects added value. The combined value of implementing abundant design guidelines is equal to about \$4,696,798 or 71 percent of project's added value. Staff evaluated the value of the community benefits being offered and the financial gain to the applicant by allowing additional FAR and height. The Planning Commission should evaluate the appropriateness of the community benefits in relation to the applicant's requested exceptions, and not solely on monetary value of the project.

- E. The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.

The applicant has proposed the Community Benefit Plan for the Project that will provide an area-wide benefit to the immediate community and the Smoky Holly Specific Plan area and will provide a good example for future projects and implementation of the SHSP. The proposed community benefits including on- and off-site improvements and common areas and public spaces amenities, exemplary architecture and site design, and water efficient landscape will create a continued sense of place in the Smoky Holly area of the City.

## Findings for Site Plan Review

Staff believes the following required findings can be made for a Site Plan Review pursuant to Section 15-30 of the ESMC:

- A. The proposed office development is consistent with the goals, policies and objectives of the El Segundo General Plan, the Smoky Hollow Specific Plan, and the Zoning Code.
  - i. The project is consistent with the El Segundo General Plan as identified in Section 4 of the draft Resolution.
  - ii. The project is consistent with the General Plan Land Use Objectives 2.2.1 and Smoky Hollow Specific Plan Objectives 1.1 to encourage commercial and industrial development that promotes new and established businesses to thrive and sustains economic growth while also preserving Smoky Hollow's postwar industrial character, history, authenticity, and fine-grained architectural scale. The project will promote new and established businesses in the immediate area, while preserving the Smoky Hollow's mid-century industrial feel.
  - iii. This creative office development project is located within the Smoky Hollow East (SH-E) zoning district and implements the Specific Plan objectives to provide a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area.
- B. The proposed project is functionally compatible with the area in which it is located.

The Project site is already developed with buildings and surface parking. Development of the two Project site properties would remain compatible with the Smoky Hollow-East zoning district in the Smoky Hollow Specific Plan. The project improves the functional compatibility of the area by providing creative office spaces with exemplary community benefits for the adjacent neighborhoods and in close proximity to local and regional transportation network. The project is located in the SH-E zoning district which provides a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area.

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

An environmental analysis was conducted for that project and concluded that the project is consistent with the Smoky Hollow Program EIR. The potential environmental impacts identified in the Smoky Hollow Specific Plan (SHSP) Program EIR were compared to the proposed project to determine whether the project fits within the scope of the program EIR. The analysis concluded that this project is consistent with the SHSP program EIR, is within the scope of the SHSP

EIR and that no subsequent EIR is required. The project will comply with all applicable mitigation measures adopted in the SHSP Program EIR.

## **Project Traffic Analysis**

### *VMT Analysis*

In compliance with current State law and CEQA Guidelines, the City is shifting away from LOS (auto delay analysis) to Vehicle Miles Traveled (VMT) as a metric for evaluating transportation impacts in CEQA. A qualitative analysis of the Project's potential VMT impacts was conducted in compliance with CEQA Guidelines. The analysis concluded that the Project would provide additional jobs and some related trips to the local area, but it is anticipated these trips would occur regardless of whether this location were developed as it is in response to a likely existing demand for jobs in the greater Los Angeles area.

In addition, due to the Project's close proximity to the Beach Cities bus stops and Metro C Line light rail stations along high quality transit corridors (during normal schedules), the high quality office development proposed within an infill development opportunity (brownfield) site, and the enhanced Project Design features including on- and off-site improvements and amenities will help reduce any potential additional peak hour trips and daily VMT generated from the Project.

### *Traffic Impact Analysis/Trip Generation*

An analysis of the trip generation characteristics of the proposed Project was prepared dated April 3, 2020 to provide a comparison between the estimated trip generation of the proposed Project and the potential trip generation for the Project site according to the allowable square footage in the Specific Plan. The analysis found that the proposed project will generate 282 more average daily trips, with 32 more in the morning peak hour and 33 more trips in the PM peak hour trips. However, the trip generation analysis concluded the proposed Project trip generation estimates are consistent with the potential trips for the Project site outlined in the SHSP EIR Traffic Impact Analysis (TIA) based on the assumed land uses in the Smoky Hollow East zone.

A traffic analysis dated May 1, 2020 was conducted in compliance with El Segundo General Plan Circulation Element requirements to provide a comparison to those impacts identified in the Specific Plan EIR TIA. The Project site is part of Traffic Analysis Zones (TAZs) 11251-2 and 11251-3 within the SHSP TIA. The analysis reviewed the change in trip generation for these two TAZs. Both TAZs show increases in trip generation during the peak hours (AM and PM peak hours) but decreases in the average daily trips compared to the Specific Plan TIA. The Specific Plan EIR estimated approximately 2,960,000 total square feet of non-residential uses by Year 2040 while the proposed Project is 255,000 square feet of non-residential uses. Based on review of the parcels included in the Specific Plan area TIA, the Project is approximately 6 percent of the total area of the SHSP but utilizes approximately 8.6 percent of the non-residential square footage which is a 25 percent increase in intensity over the average SHSP intensity. However, based on the number of trips generated by the proposed land uses, the analysis concluded the proposed Project is consistent with and is not a major deviation from the

SHSP or its TIA. The analysis also stated the significant impact identified in the Specific Plan EIR TIA at the intersection of Sepulveda Boulevard/El Segundo Boulevard and Sepulveda Boulevard/Grand Avenue. If development of the SHSP is limited to the approved buildout (i.e., 2.96 million square feet), that finding should not change and findings at other intersections should not change.

Based on the traffic impact analysis conducted, the proposed Project will not create traffic impacts greater than those identified in the TIA conducted for the SHSP EIR. In compliance with SHSP EIR Mitigation Measure 18-1, a Traffic Impact Analysis Memo dated October 29, 2020 was prepared to analyze any new impacts to the local street network from the Project, based on LOS standards per the General Plan, and calculate a fair share contribution and preliminary cost estimate for the identified improvements. The analysis concluded that the Project will have no additional new impacts and the project's total fair share contribution will be:

- 5.5% for Sepulveda Boulevard/Grand Avenue for a new right-turn overlap signal phase on all approaches. The total cost estimate for the improvement is \$80,788.00, in which \$4,443.31 is the project's fair share contribution.
- 3.4% for Sepulveda Boulevard/El Segundo Boulevard for a Second eastbound left-turn lane, and new right-turn overlap signal phase at the northbound approach. The total cost estimate for improvements is \$2,553,500.00 in which \$86,819.00 is the project's fair share contribution.

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

## **ENVIRONMENTAL REVIEW**

An environmental analysis was conducted by MIG at the direction of staff. The potential environmental impacts identified in the SHSP Program EIR were compared to the proposed project to determine whether the project fits within the scope of the program EIR. The analysis (Attachment No. 4) concluded that the proposed Catalyst project is consistent with the SHSP program EIR, is within the scope of the SHSP EIR and that no subsequent EIR is required (CEQA Guidelines Section 15168(c)(2).) A Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action.

## **CONCLUSION / RECOMMENDATION**

The proposed development project and community benefits, as conditioned, meet the findings in Section 4.5.2 of the Specific Plan and ESMC Section 15-30-4. In addition, the development project and community benefits are exempt from further environmental review. Therefore, staff recommends that the Planning Commission adopt Resolution No. 2886, recommending approval to City Council of Community Benefit Plan No. 20-01, Site Plan Review No. 20-10 and Environmental Assessment No. 1242 for construction of three new office buildings at 1521 E. Grand Avenue and 233 Kansas Street in the Smoky Hollow-East zoning district in the Smoky Hollow Specific Plan.

## **ATTACHED SUPPORTING DOCUMENTS:**

1. Planning Commission Resolution No. 2886  
Exhibit A - Conditions of Approval  
Exhibit B - Community Benefits Plan
2. Proposed Development Plan dated July 31, 2020 for North Site and August 31, 2020 for South Site
3. Smoky Hollow Specific Plan – Section 2.5, Urban Design Guidelines
4. MIG CEQA EIR Consistency Determination document

## RESOLUTION NO. 2886

### **A RESOLUTION RECOMMENDING APPROVAL TO CITY COUNCIL OF COMMUNITY BENEFIT PLAN NO. 20-01, SITE PLAN REVIEW NO. 20-10 AND ENVIRONMENTAL ASSESSMENT NO. EA-1242 FOR CONSTRUCTION OF THREE NEW OFFICE BUILDINGS AT 1521 EAST GRAND AVENUE AND 233 KANSAS STREET, IN THE SMOKY HOLLOW-EAST ZONING DISTRICT.**

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

SECTION 1: The Commission finds and declares that:

- A. On March 11, 2020, William Messori filed an application for Community Benefit Plan No. CBP 20-01, Site Plan Review 20-10 and Environmental Assessment No. EA-1242 for construction of three new office buildings measuring a total of 242,878 square feet at 1521 East Grand Avenue and 233 Kansas Street;
- B. The application was reviewed by the City's Planning and Building Safety Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the Smoky Hollow Specific Plan (SHSP);
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. On October 22, 2020, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant. The applicant requested the matter be continued to November 12, 2020; and
- E. The Commission considered the information provided by City staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its November 12, 2020, public hearing.

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

- A. The subject site is located in the Smoky Hollow-East (SH-E) zoning district of the Smoky Hollow Specific Plan at 1521 East Grand Avenue, 330 Kansas Street, 233 Kansas Street, and 247 Kansas Street.
- B. The "North Site" is developed with three buildings, for a total of 94,130 square feet with manufacturing use. The "South Site" is developed with three buildings for a total of 30,191 square feet, with manufacturing use.

- C. The applicant proposes an addition to one existing building and complete demolition of another building to redevelop the site for two office buildings and an open-parking garage on a 3.24-acre, which will consist of three buildings total on the North Site – a 86,757 square foot 3-story building, a 62,953 square foot 4-story building, and an above-ground 156,681 square foot parking garage with 474 parking spots. All buildings on the South Site will be demolished, and two new buildings are proposed – a 93,507 square foot, 3-story office building, and an above ground, 130,684 square foot parking structure providing 384 spots and an 886 square foot café.
- D. The project will deviate from the Specific Plan development standards as follows:
  - 1. Proposed building height is up to 55 feet, which exceeds the permitted building height of 35 feet.
  - 2. Proposed floor area ratio (FAR) is up to 1.5:1.0, which exceeds the permitted FAR or 1.0:1.0. The actual proposed building FAR is 1.06 on the North Site and 1.1 on the South Site.
- E. The Smoky Hollow Specific Plan authorizes specified deviations from development standards in exchange for developer-provided incentives that benefit the larger community. In return for the above deviations from the Specific Plan standards, the applicant offers a community benefits plan, which is attached as Exhibit B to this resolution.

SECTION 3: Environmental Assessment. An environmental analysis was conducted by MIG at the direction of staff. The potential environmental impacts identified in the SHSP Program EIR were compared to the proposed project to determine whether the project fits within the scope of the program EIR. The analysis (Attachment No. 4) concluded that the proposed Catalyst project is consistent with the SHSP program EIR, is within the scope of the SHSP EIR and that no subsequent EIR is required (CEQA Guidelines Section 15168(c)(2).) A Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action.

SECTION 4: General Plan and Specific Plan Findings. Considering all of its aspects, the proposed project will further the goals, objectives and policies of the General Plan and Smoky Hollow Specific Plan and not obstruct their attainment. More specifically:

- A. The Smoky Hollow Specific Plan was adopted by City Council in 2018, at which time was found consistent with the General Plan.
- B. The El Segundo General Plan Land Use designation of the property is Smoky Hollow Specific Plan. This designation is intended to permit a range of incubator businesses, small and medium size industrial uses, research and development, and creative office uses. The designation also permits public facilities, parking facilities, and limited restaurant and retail uses. The proposed office building is consistent with this designation.

- C. The project is consistent with the General Plan Land Use Objectives 2.2.1 and Smoky Hollow Specific Plan Objectives 1.1 to encourage commercial and industrial development that promotes new and established businesses to thrive and sustains economic growth while also preserving Smoky Hollow’s postwar industrial character, history, authenticity, and fine-grained architectural scale. The project will promote new and established businesses in the immediate area, while preserving the Smoky Hollow’s mid-century industrial feel.
- D. This creative office development project is located within the Smoky Hollow East (SH-E) zoning district and implements the Specific Plan objectives to provide a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area.
- E. The project is consistent with Land Use Element Policy LU2-1 in that it maintains the distinct character of the existing areas of the City.
- F. The project is consistent with Land Use Element Goal LU4, Objective LU4-3 in that it provides a stable tax base for El Segundo through construction of new office including ancillary uses within the space.
- G. The proposed use is consistent with Land Use Element Objective LU4-4 in that it adds office space to the mixture of industrial, commercial, and residential uses in the Smoky Hollow and Downtown areas, which has the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environment.
- H. Policies ED1-2.1 and ED1-2.2, both seek to promote land uses, which improve the City’s commercial tax base. The proposed office building would increase tax revenue and financially benefit the City.
- I. The project will meet relevant goals and policies with regard to the Land Use Element. The project will help increase the tax base through the proposed expansion of office uses in the area without adversely affecting the viability of downtown (Goal LU-4).

SECTION 5: Specific Plan *Community Benefit Plan Findings for Tier II pursuant to Section 4.5.2 and Table 4-1 of the Smoky Hollow Specific Plan.* After considering the above facts, the Commission finds as follows:

- A. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

The proposed addition building height is compatible with the neighborhood on the South Site in that several two- and three- story buildings are located in the same vicinity. The six-story parking structure will be taller than the surrounding buildings due to the steep grading in the area, however, due to its open-air design, the

structure will not loom over other buildings and will not feel out of place for the surroundings. On the North Site, the project is across the street from an existing residential neighborhood. The height of the proposed buildings and parking structure will be taller than the nearby residences, however similar to those found to the north, east, and south. The buildings proposed along Holly Avenue and Kansas Street would step back from the street, in order to create a more compatible height with the residential neighborhoods. The parking structure facing Holly Avenue will incorporate a decorative screen to provide a more pleasant view from the homes along Holly. The addition to the 1521 Grand Avenue building is a 2-story height, which matches the existing number of stories. All buildings proposed are setback from the street and include a landscape edge along the street side that will include trees and a variety of plant materials for a pedestrian-friendly environment.

The additional floor area is not anticipated to be detrimental, in that the project provides sufficient on-site vehicle and bicycle parking in excess of the minimum code requirements. As a result, the project is not anticipated to have significant off-site parking impacts. The project is located in developed area where all utilities and public infrastructure are in place, and the applicant is proposing to underground all low voltage utilities poles on both project sites, which will improve service reliability, increase public safety, and enhance the aesthetics of the Smoky Hollow area. Before the City issues building permits for the project, the applicant will submit detailed plans to the City for review for compliance with all applicable Building and Fire safety codes. Therefore, the project overall is not anticipated to be detrimental to the public health, safety, or welfare.

- B. The proposed community benefits provides exemplary project and/or streetscape design.

The Specific Plan has 32 design guidelines in five categories including building character, open space, landscaping, signage and art, and connectivity. The proposed project incorporates 29 out of 32 design guidelines. It cannot receive full credit as a community benefit, because it benefits the project as well as the district or the neighborhood. The following will be implemented by the Project in compliance with the SHSP Design Guidelines:

- i. Enhance Building Character:
- Build on the quality industrial character
  - Convey a sense of old and new
  - Build upon existing context
  - Conserve and retain the character-defining features
  - Encourage additions that complement existing character-defining features
  - Incorporate small, medium, and large scales
  - Emphasize design at the pedestrian level
  - Specify 360° architecture
  - Enhance entry expression

- Encourage the use of roll-up doors and sliding walls at street frontages
  - Incorporate different materials, colors, and textures
- ii. Facilitate Gathering:
- Form an active street wall
  - Provide street corner plazas
  - Develop outdoor gathering spaces
  - Provide ease of access
  - Use enduring, quality paving materials
  - Provide street furniture
  - Use exterior lighting to accentuate safety and design
  - Provide Wi-Fi hotspots
- iii. Incorporate Landscape and Environmental Design:
- Design layered and lush landscaping
  - Select drought-tolerant and native plants
  - Utilize planters and pots to provide greenery
  - Design signs as an integral component
  - Incorporate way-finding through integral design
  - Encourage public art
  - Improve landscaping in parking areas
  - Use fences and walls as an extension of the architecture
  - Utilize natural light
- iv. Encourage Connectivity:
- Install bike facilities
- v. Design for Signage, Way-Finding, and Public Art:
- Design signs as an integral component
  - Incorporate way-finding through integral design
  - Encourage public art
- C. The proposed community benefits directly implement objectives of the Specific Plan. Part of the proposed community benefits consist of compliance with the Smoky Hollow design guidelines. Staff believes the project is in compliance with the guidelines, and directly implements the Smoky Hollow Design objectives in Specific Plan Section 2.4.1 as follows:
- i. The project design helps preserve Smoky Hollow's existing character by incorporating materials and colors that are consistent with existing buildings in the area and with the neighborhood's industrial character.
- ii. The project offers sidewalk-oriented entries and ground floor access via ramps, sidewalk, or stairs which take access from the public sidewalk, which assists in activating the frontages along Holly Street, Kansas Street, East Grand Avenue, and East Franklin Avenue.

- iii. The project facilitates pedestrian activity and access to several transit modes, in that it incorporates a pedestrian connection between the two sites, beginning with pedestrian access from Kansas Street, Holly Street, East Grand Avenue, and East Franklin Avenues. It provides a decorative pedestrian crosswalk connecting the North and South sites at Grand and Kansas. The project provides bicycle parking above the minimum requirements along the property frontage, which will enhance access to the property by alternate means of transportation.
- iv. The project encourages active and passive design to conserve natural resources, in that its design incorporates large windows, open air courtyards and roll up doors throughout the project site. This will provide more natural light in the new building, thereby reducing use of electricity for lighting purposes. In addition, the project will make use of drought tolerant plant species in the landscaped areas, which will reduce the use of water for landscaping.

The proposed community benefits also implement the goals and objectives of Specific Plan Chapter 3 regarding publicly owned rights-of-way and publicly accessible open spaces. Other improvements include installing new sidewalks along the east side of Kansas on the south site and additional curb modifications at the SW corner of Kansas Street and Grand Avenue.

- D. The value of the community benefits bear a relationship to the value generated by the project;

A Community Benefits Analysis Report dated July 2020 was conducted to determine the added value generated by the proposed Project. The analysis concluded that the added value from the additional height and floor area is equal to \$6,600,000.

The minimum percentage required to approve a Community Benefits Plan is valued at 30 percent of the projects added value. The combined value of implementing abundant design guidelines is equal to about \$4,696,798 or 71 percent of project's added value. Staff evaluated the value of the community benefits being offered and the financial gain to the applicant by allowing additional FAR and height. The Planning Commission should evaluate the appropriateness of the community benefits in relation to the applicant's requested exceptions, and not solely on monetary value of the project.

- E. The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.

The applicant has proposed the Community Benefit Plan for the Project that will provide an area-wide benefit to the immediate community and the Smoky Holly Specific Plan area and will provide a good example for future projects and

implementation of the SHSP. The proposed community benefits including on- and off-site improvements and common areas and public spaces amenities, exemplary architecture and site design, and water efficient landscape will create a continued sense of place in the Smoky Holly area of the City.

**SECTION 6:** *Site Plan Review Findings pursuant to Section 15-30 of the ESMC.* After considering the above facts, the Commission finds as follows:

A. The proposed office development is consistent with the goals, policies and objectives of the El Segundo General Plan, the Smoky Hollow Specific Plan, and the Zoning Code.

i. The project is consistent with the El Segundo General Plan as identified in Section 4 of this Resolution.

ii. The project is consistent with the General Plan Land Use Objectives 2.2.1 and Smoky Hollow Specific Plan Objectives 1.1 to encourage commercial and industrial development that promotes new and established businesses to thrive and sustains economic growth while also preserving Smoky Hollow’s postwar industrial character, history, authenticity, and fine-grained architectural scale. The project will promote new and established businesses in the immediate area, while preserving the Smoky Hollow’s mid-century industrial feel.

iii. This creative office development project is located within the Smoky Hollow East (SH-E) zoning district and implements the Specific Plan objectives to provide a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area.

B. The proposed project is functionally compatible with the area in which it is located.

The Project site is already developed with buildings and surface parking. Development of the two Project site properties would remain compatible with the Smoky Hollow-East zoning district in the Smoky Hollow Specific Plan. The project improves the functional compatibility of the area by providing creative office spaces with exemplary community benefits for the adjacent neighborhoods and in close proximity to local and regional transportation network. The project is located in the SH-E zoning district which provides a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area.

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

An environmental analysis was conducted for that project and concluded that the project is consistent with the Smoky Hollow Program EIR. The potential environmental impacts identified in the Smoky Hollow Specific Plan (SHSP) Program EIR were compared to the proposed project to determine whether the

project fits within the scope of the program EIR. The analysis concluded that this project is consistent with the SHSP program EIR, is within the scope of the SHSP EIR and that no subsequent EIR is required. The project will comply with all applicable mitigation measures adopted in the SHSP Program EIR.

SECTION 7: Recommendation. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission recommending approval to City Council of Community Benefits Plan No. CBP 20-01, Site Plan Review No. 20-10 and Environmental Assessment No. EA-1242.

SECTION 8: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

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

SECTION 10: The Commission Secretary is directed to mail a copy of this Resolution to William Messori and to any other person requesting a copy.

SECTION 11: 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.

**PASSED, APPROVED AND ADOPTED this 12<sup>th</sup> DAY of NOVEMBER, 2020.**

\_\_\_\_\_  
Ryan Baldino, Chair  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Sam Lee, Secretary

Baldino -  
Newman -  
Wingate -  
Hoeschler -  
Keldorf -

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

By: \_\_\_\_\_  
David King, Assistant City Attorney

## PLANNING COMMISSION RESOLUTION NO. 2886

### Exhibit A

#### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), William Messori of Griffin Capital agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Community Benefit Plan (CBP 20-01), Site Plan Review No. 20-10 and Environmental Assessment EA-1242:

##### Zoning Conditions

1. This approval is for the project as shown on the plans dated July 31, 2020 for the North Site and August 31, 2020 for the South Site, and on file with the Planning and Building Safety Department. Before the City issues a building permit, 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 to the approved design must be referred to the Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.

Specifically, the project includes the addition to one existing building and complete demolition of another building to redevelop the site for two office buildings and an open-parking garage on a 3.24-acre, which will consist of three buildings total on the North Site – a 86,757 square foot 3-story building, a 62,953 square foot 4-story building, and an above-ground 156,681 square foot parking garage with 474 parking spots. All buildings on the South Site will be demolished, and two new buildings are proposed – a 93,507 square foot, 3-story office building, and an above ground, 130,684 square foot parking structure providing 384 spots and an 886 square foot café.

2. The final map must be recorded for the north and south sites prior to issuance of any occupancy permit.
3. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
4. Before the City issues building permits, the applicant must submit detailed plans in substantial compliance with the plans approved by the City Council to the Planning and Building Safety Department for review and approval.
5. To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occurs within the avian nesting season (during the period from February 1 to September 1), areas within 100 feet of a development site must be thoroughly surveyed for the presence of nests by a qualified biologist no more

than five days before commencement of any vegetation removal. If it is determined that the Project Site is occupied by nesting birds covered under the Migratory Bird Treaty Act, condition No. 6 must apply.

6. If pre-construction nesting bird surveys result in the location of active nests, no grading, vegetation removal, or heavy equipment activity must take place within an appropriate setback from occupied nests as determined by a qualified biologist. Protective measures (e.g., established setbacks) must be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist must serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, must be submitted to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.
7. Prior to the commencement of grading or demolition of subsurface structures, a professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, must conduct a brief archaeological and paleontological informational session for construction personnel. The training session may consist of an in-person meeting or a written handout describing: (1) how to identify archaeological and paleontological resources that may be encountered during earth-moving activities and (2) the procedures to be followed in such an event, including contact information for the appropriate entities if archaeological or paleontological resources are discovered.
8. In the event that archaeological or paleontological resources are unearthed during ground-disturbing activities, the ground-disturbing activities must be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet must be established around the find, where construction activities will not be allowed to continue until a qualified archaeologist or paleontologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work must be allowed to continue outside the buffer area. If the archaeologist identifies the find as a tribal cultural resource or suspects it to be a tribal cultural resource, the City will contact the Native American Heritage Commission (NAHC) to report the discovery and will contact local Native American tribal representatives as directed by the NAHC. Should the newly discovered artifact(s) be determined to be a tribal cultural resource, Native American construction monitoring will be initiated. The City must coordinate with the archaeologist and tribal representative(s) to develop an appropriate treatment plan.
9. Before any building permits are issued, the applicant will be required to pay fair-share contribution to the City of El Segundo in compliance with Smoky Hollow Specific Plan EIR Mitigation Measure 18-1. The fair share contribution has been determined as follows:
  - 5.5% for Sepulveda Boulevard/Grand Avenue for a new right-turn overlap signal phase on all approaches. The total cost estimate for the improvement is \$80,788.00, in which \$4,443.31 is the project's fair share contribution.

- 3.4% for Sepulveda Boulevard/El Segundo Boulevard for a Second eastbound left-turn lane, and new right-turn overlap signal phase at the northbound approach. The total cost estimate for improvements is \$2,553,500.00 in which \$86,819.00 is the project's fair share contribution.
10. A Master Sign Program must be submitted and approved prior to final building permit approval.
  11. Before permits are issued, the project is subject to the Cultural Arts Fee (Cultural Development Program) established by City Council Ordinance 1594. These fees must be paid prior to permit issuance and are separate from the Public Art indicated as community benefits.
  12. Washington Street, between Holly Avenue and Grand Avenue is a fire apparatus access roadway (fire lane) and shall remain a fire apparatus access roadway per El Segundo Fire Department ESFD and ESMC, and otherwise approved by ESFD.
  13. The applicant shall submit a photometric lighting plan that illustrates that there is no light spillover beyond the subject properties, for review and approval by the Planning and Building Safety Director. Direct illumination of an adjacent property is not allowed, and the use of light shields or visors shall be used to block light and reduce spill over light and glare as necessary. Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance with the approved photometric lighting plan, and to ensure that lighting is appropriately shielded to the satisfaction of the director.
  14. A positive balance shall be maintained in all project Reimbursement Accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.
  15. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.
  16. All utility lines to serve the development shall be placed underground.
  17. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
  18. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved

in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.

19. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
20. The owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).
21. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

#### Community Benefits Plan

22. The applicant must provide all the community benefits and improvements at the applicant's expense as stated in Exhibit B (Community Benefits Plan). If the project does not provide a proposed benefit or ceases to provide it, the owner must submit a revised Community Benefit Plan (CBP) including equivalent replacement benefit of an equal value to the Planning and Building Safety Director for review and approval. At the Director's discretion, the revised CBP may be transmitted to the Planning Commission and City Council for review and approval.
23. The applicant and property owner must maintain the public seating area, bike racks, street furniture, landscaping and accent lighting, and any other project related community benefit in satisfactory condition in the opinion of the Planning and Building Safety Director or designee.
24. The applicant and property owner must grant reasonable access to City staff for the purpose of inspecting the amenities that are part of the Community Benefits Plan described in Exhibit B of this resolution.
25. The applicant and property owner must grant the public reasonable access during normal business hours to all publicly accessible areas and amenities described in Exhibit B of this resolution. In addition, the Planning and Building Safety Director or designee may require that the property owner install appropriate signage to ensure public access to the seating and bike racks.

#### Impact Fee Conditions

26. All development impact fees imposed pursuant to ESMC Chapter 27A of for the additional building floor area must be paid before the City issues a building permit.
27. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the north site or the south site, the applicant must pay a one-time library services mitigation fee associated with the development of the north site or the

south site. The fee amount must be based upon the adopted fee at the time the building permit is issued.

28. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the north site or the south site, the applicant must pay a one-time fire services mitigation fee associated with the development of the north site or the south site. The fee amount must be based upon the adopted fee at the time the building permit is issued.
29. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the north site or the south site, the applicant must pay a one-time police services mitigation fee associated with the development of the north site or the south site. The fee amount must be based upon the adopted fee at the time the building permit is issued.
30. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the north site or the south site, the applicant must pay a one-time park services mitigation fee associated with the development of the north site or the south site. The fee amount must be based upon the adopted fee at the time the building permit is issued.
31. Before building permits are issued for the north site or the south site, the applicant must pay the required sewer connection fees (as specified in ESMC Title 12-3).
32. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, and before the City issues a certificate of occupancy for the north site or the south site, the applicant must pay a one-time traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

#### Fire Department Conditions

33. The applicant must comply with the applicable requirements of the 2019 California Building and Fire Codes and the 2018 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.
34. The applicant must submit and have approved by the Fire Department a Fire/Life Safety Plan, identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler systems and fire alarm systems prior to issuance of the building permit.
35. The applicant must comply with the Mid-Rise Buildings requirements identified in the City of El Segundo adopted California Fire Code, ESMC Section 918, for any buildings four complete stories or more in height while being 75 feet or less in height from the lowest fire department access to the highest occupied floor.

36. The applicant must provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13.
37. The applicant must provide an automatic fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.
38. A Fire Control Room is required at the lobby area of each building. Provide a Fire Control Room, to be a minimum of 200 square feet, with a minimum wall dimension of 8 feet.
39. The applicant must provide the following conditions for all fire features:
  - a. A barrier must be provided around the fire feature to prevent accidental access into the fire feature.
  - b. The distance between the fire feature and combustible material and furnishings must meet the fire feature's listing and manufacturer's requirements.
  - c. If the fire feature's protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

#### **California Department of Toxic Substances (DTSC) Conditions**

*Based on the DTSC Approval letter for Final Remedy, and the Revised Site Characterization Report conducted by the applicant, the following conditions are added hereto for ongoing compliance with DTSC requirements.*

40. The final remedy for secondary sources at both South Site (Block 1) and North Site (Block 2) is to apply a Land Use Covenant (LUC) that will restrict the site to industrial/commercial uses. The property will be restricted to commercial/industrial use; there will not be any construction or placing of a building or structure on the property that is intended for use as a residence, including any mobile home or factory-built housing constructed or installed for use as a permanently occupied human habitation, a hospital for humans, or a public or private school or a daycare center for children. There will be no drilling, extraction or removal of water, oil, or natural gas from the property without prior approval from the DTSC. The owner will be required to do an annual inspection of the property to verify compliance with the LUC and will submit an annual inspection report to the DTSC for review and approval. The timing of this annual inspection has yet to be set.
41. As an additional safety and precautionary measure, vapor barriers are recommended to be installed below all new building construction intended for commercial worker occupation (subject to City requirements). In addition to the soil vapor barriers at Block 1 and Block 2, to mitigate potential vapor intrusion, soil venting will be used as necessary, including passive soil venting along the northern boundary of Block 2.

42. Although there is no evidence to suggest that excavation of shallow soils at the Site will pose unacceptable risk to on-Site construction workers, an SMP should be implemented to mitigate potential exposures that may occur during redevelopment construction activities.
43. Although concentrations of COCs in indoor air were found to be either non-detected or at levels consistent with the range of typical concentrations of ambient air for the Site, two rounds of post-development sampling of indoor air and sub-slab vapor should be conducted per building, at the same time, to represent temporal/seasonal variation in potential contaminant concentrations.

#### Public Works Department Conditions

*General: "City Engineer" = City Engineer or his/her designee throughout this document.*

44. All work in the City's right-of-way or on City-owned and maintained facilities must require review and approval of the City Engineer or his/her designee.
45. The applicant must ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public right-of-way (ROW), including lane closures.
46. Construction inspection must be coordinated with the Public Works Inspector and construction must not deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant must provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.
47. Prior to issuing of the Certificate of Occupancy, the applicant must ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.
48. All construction-related parking must be accommodated on-site. No construction related parking must be permitted off-site.
49. A grading and drainage plan must be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.
50. A utility plan must be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.
51. All record drawings (PDF and CAD format) and supporting documentation must be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.

## **Street Improvements & Traffic Control**

52. Kansas Street, Holly Avenue, and Franklin Avenue require a 5-foot immediate dedication. The south property frontage along Grand Avenue requires a 10-foot immediate dedication and a 9-foot irrevocable offer to dedicate. No permanent structures shall be built in these dedications.
53. All new sidewalk, curb & gutter, driveway approaches, and curb ramps must be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards. New sidewalk to be a minimum of 5' wide.
54. The applicant must construct sidewalk along Kansas Street fronting the property.
55. All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards must be removed and constructed per the latest SPPWC and City standards.
56. Any obstruction located within existing curb ramps must be relocated.
57. All unused driveways must be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
58. The applicant must provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
59. PG-64-10 tack coat and hot mix asphalt must be used for all slot paving required next to new concrete installations. Slot paving must be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.
60. The applicant shall coldmill 2" Asphalt Concrete (AC) pavement surface and overlay with 2" AC PG-64-10 the curb-to-curb full street width of Franklin Avenue along the property frontage. AC mix specification shall conform to Standard Specifications for Public Works Construction (SSPWC) "Greenbook", section 203-1.
61. The applicant shall coldmill 2" Asphalt Concrete (AC) pavement surface and overlay with 2" AC PG-64-10 the curb-to-centerline half street width of Grand Avenue along the north and south Grand Avenue property frontages. AC mix specification shall conform to Standard Specifications for Public Works Construction (SSPWC) "Greenbook", section 203-1.
62. The applicant must provide street signing and striping plans for the new development. All striping in the public ROW must consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).
63. The applicant must provide traffic control plans for all work requiring a lane closure.

64. The work schedule on major arterial streets must be Monday through Friday from 9am to 3pm, except holidays. Work schedule in all other areas must be Monday through Friday from 7am to 4pm. Contractor must obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.
65. During construction, it must be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan must be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.
66. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks must be kept free of construction debris, mud and other obstacles and must remain open to traffic at all times. The applicant must bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.
67. The applicant must submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

## **Water**

68. The existing 4" domestic water service meter serving address 330 Kansas Street on Washington Street must be either abandoned or brought to grade.
69. The existing 6" fire water service meter serving address 340 Kansas Street on Washington Street must be either abandoned, upgraded, or newly installed per current City Water Division standards.
70. The existing galvanized 1½" domestic water service meter serving address 247 Kansas Street must be either abandoned, upgraded, or newly installed per current City Water Division standards.
71. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. These devices must be placed or relocated onto private property.
72. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.

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

### **Sewer**

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

75. Prior to issuance of a Certificate of Occupancy, the sewer connection fee for this project must be paid to the City of El Segundo Public Works Department.

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

### **Storm Drain**

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

78. Hydrologic and hydraulic calculations must be submitted to size appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. Refer to the most recent Los Angeles County Hydrology Manual. Instructions and the manual are available at the County website at <http://dpw.lacounty.gov/wrd/Publication/index.cfm>. Calculations must be signed by a registered civil engineer.

79. The project must comply with the National Pollutant Discharge Elimination System (NPDES) requirements and must provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

### **Landscaping & Irrigation**

80. Irrigation plans must be submitted to the Public Works Department for review and approval. All irrigation meters and mechanical equipment must meet the City Water Division standards.

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

82. The property owner must maintain all landscaping and irrigation in the public ROW fronting the property.
83. The applicant must coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.

Miscellaneous Conditions

84. William Messori of Griffin Capital (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 Community Benefit Plan CBP No. 20-01 and Environmental Assessment No. EA-1242. 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 this Community Benefit Plan or Environmental Assessment, 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, William Messori certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

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William Messori

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

# PLANNING COMMISSION RESOLUTION NO. 2886

## Exhibit B

### COMMUNITY BENEFIT PLAN

#### **Project description:**

The development project at 1521 East Grand Avenue and 233 Kansas Street is subject to the following applications: Community Benefits Plan No. CBP 20-01, Site Plan Review No. 20-10 and Environmental Assessment No. EA 1242. The development project deviates from the following Smoky Hollow Specific Plan (Specific Plan) development standards in Section 2.3:

#### **1. Building Height.**

The permitted building height is 35 feet. The proposed building height is up to 55 feet to the top of the roofline.

#### **2. Allowable gross floor area ratio (FAR).**

The permitted FAR is 1.0. The proposed FAR is up to 1.5.

#### **Community benefits:**

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

- 1. Public art.** The applicant proposes two painted murals on the South Site, along the eastern portion of the site along Kansas Street. Specifically, one at the Café and the other on the façade of the South building. The applicant also proposes two painted murals on the North Site, one proposed along the northern portion of the site along Holly Avenue on the northern parking structure, and the other on the east elevation of the Holly building on the elevator tower. A resolution of approval is required and will be reviewed by the City's Arts Committee prior to installation. The proposed painted murals are provided as a community benefit in addition to the requirements of the Cultural Arts Fee (Cultural Development Program) established by City Council Ordinance 1594.
- 2. Compliance with Specific Plan design guidelines.** Although compliance with the design guidelines is voluntary, it has a significant impact on the appearance of individual buildings and on the character of Smoky Hollow. The required findings state that a project must at a minimum provide exemplary project and/or streetscape design. In addition, the proposed community benefit must not principally benefit the project or occupants of the project to qualify as a community benefit. As a result, while the project design complies with 29 of the 32 design guidelines, it cannot receive full credit as a community benefit because it benefits the project as well as the district or the neighborhood.
- 3. Additional public bicycle parking.** The plans show a combination of long- term and short- term bicycle racks/spaces, providing 54 bicycle spaces above the minimum code

requirements to help promote cycling to and from the project area and to assist with a potential future City bike share programs. Both long and short-term bicycle parking is proposed to be provided within the two parking structures. Signage will be required indicating public bicycle parking is available.

4. **Provision of Public Wi-fi in public and common areas.** Provision of free wi-fi is a benefit to not only the tenants using the building and their guests, but also the community, as it provides an open-air place to work and collaborate online. The applicant has agreed to provide public wi-fi in both the public and common areas of the project, enhancing the digital connectivity of the site.
5. **Provision of street furniture and public gathering spaces.** The proposed outdoor amenities include a combination of public and private spaces, including pedestrian plazas, outdoor meeting spaces, and a private rooftop deck for building tenants. Outdoor plazas, interconnecting areas and areas adjacent to pedestrian walkways are intended to be public space, and outdoor public benches are proposed on the two main corners of the sites. The outdoor café area will provide outdoor seating and will provide public gathering space, including outdoor seating.
6. **Undergrounding of Utilities.** The applicant has decided to move all low voltage above ground utilities below ground on the east of the South Site, and south, west and north of the North Site. Undergrounding utilities improves service reliability, increases public safety, and enhances the aesthetics of the Smoky Hollow area.
7. **Public Café.** The applicant is proposing to provide an 886 square foot public café and associated outdoor dining area on the ground floor of the South Site parking structure. The outdoor café area along Kansas Street will provide approximately 338 square feet of outdoor dining space including street furniture proposed for the corner of Kansas Street and East Franklin Avenue.
8. **Decorative Crosswalks.** The north and south site are located at opposite street corners from each other and would be connected by a proposed decorative crosswalk that faces the southwestern corner of the Grand Building and the northeast corner of the South Building. Each corner incorporates a variety of enhanced paving materials and planting that leads to the access of each building on site. The applicant also proposes a decorative crosswalk at the intersection of Franklin and Kansas.
9. **Additional public parking in the parking structures.** 474 parking spots will be provided in the North site parking structure, which is 100 spaces in excess of the 374 parking spaces required per the SHSP. In the south site parking structure 384 parking spots will be provided, which is 148 in excess of the 236 parking spaces required per the SHSP. Parking in Smoky Hollow is required at 2.5 spots per 1,000 SF. This additional benefit of public parking will alleviate impacted parking issues found throughout Smoky Hollow.



EHRLICH YAMAN CHANEY ARCHITECTS 400 S. G ST. SAN ANTONIO, TX 78204	<b>WARE MALCOMB</b> Leading Design for Commercial Real Estate 10000 North Loop West, Suite 2100 Dallas, Texas 75243 972.353.4000 waremalcomb.com	<b>CAVALYST</b> SMOKEY HOLLOW 243 KANSAS STREET EL SEGUNDO, CA 90245 guardiansofwealth.com	PROPOSED OVERALL SITE PLAN SOUTH DATE: 08/27/2020 PLAN CHECK SUBMITTAL SHEET NO. 11	SHEET <b>ASS1.1</b>
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**SITE PLAN NOTES**

SEE SHEET ASS02 FOR GENERAL NOTES

1. PROPERTY LINE, SEE CIVIL DRAWINGS (---)
2. ACCESSIBLE PATH OF TRAVEL, (---)
3. EXISTING POWER POLE TO BE REMOVED, REF. CIVIL DRAWINGS
4. NEW TRASH ENCLOSURE, REF. CIVIL & STRUCTURAL DWGS.
5. NEW LOADING AREA, REF. CIVIL DWGS.
6. EXTENT OF BUILDING AT GROUND FLOOR, REF. BUILDING DWGS.
7. EXISTING RETAINING WALL TO REMAIN, SEE STRUCTURAL.
8. EXISTING FIRE HYDRANT, REF. CIVIL DWGS.
9. LINE OF BUILDING FOOTING, REF. BUILDING DWGS.
10. NEW OUTDOOR PATIO, REF. LANDSCAPE AND STRUCTURAL DWGS.
11. NEW OUTDOOR ELECTRIC YARD WITH NEW ELECTRICAL AND NEW TRANSFORMER, REF. ELECTRICAL DWGS.
12. EXISTING POWER POLE, TYP.
13. NEW EXTERIOR STAIR, REF. BLDG DWGS.

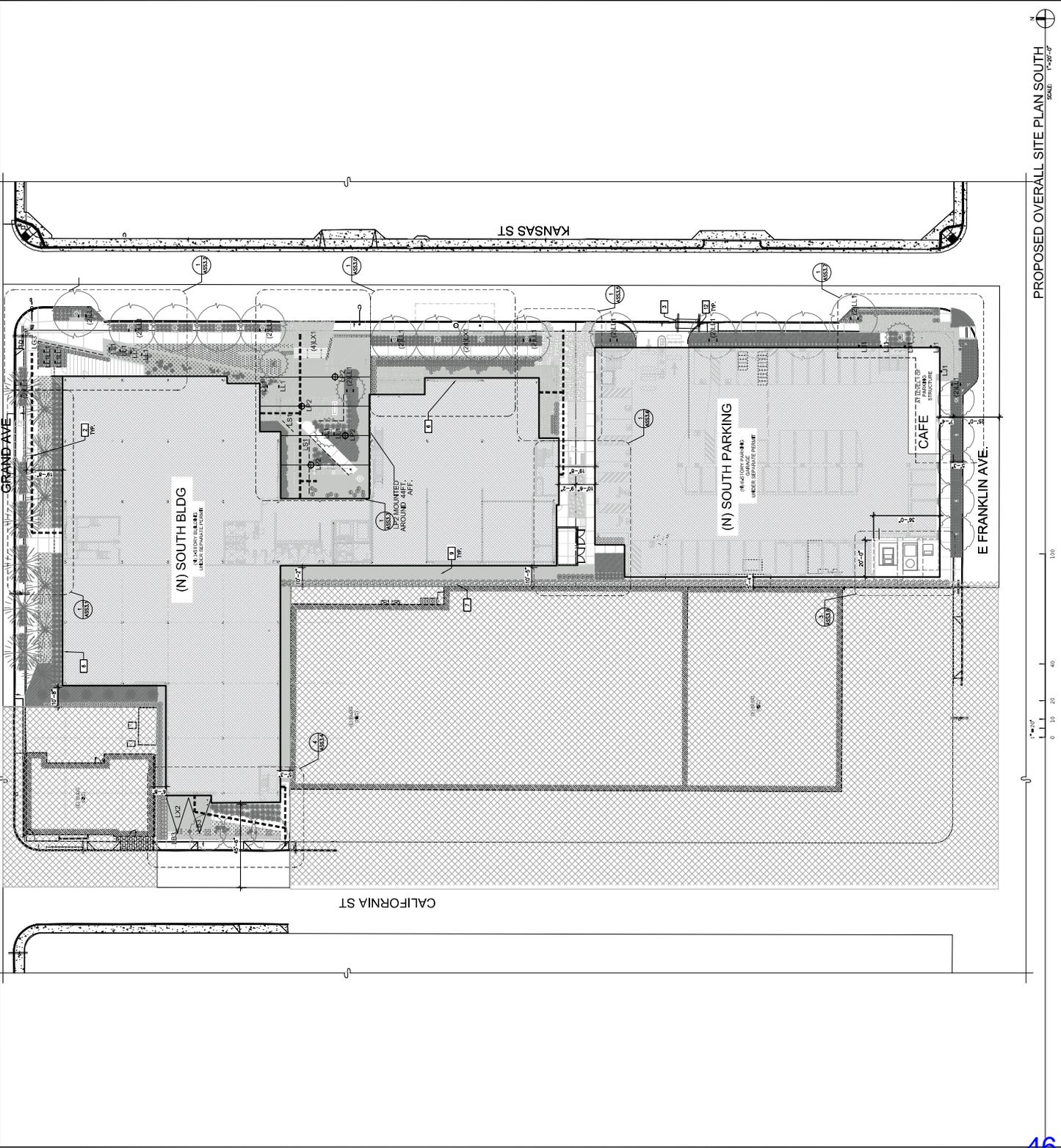
**LEGENDS**

INDICATES AREA NOT IN CONTRACT (N.I.C.)

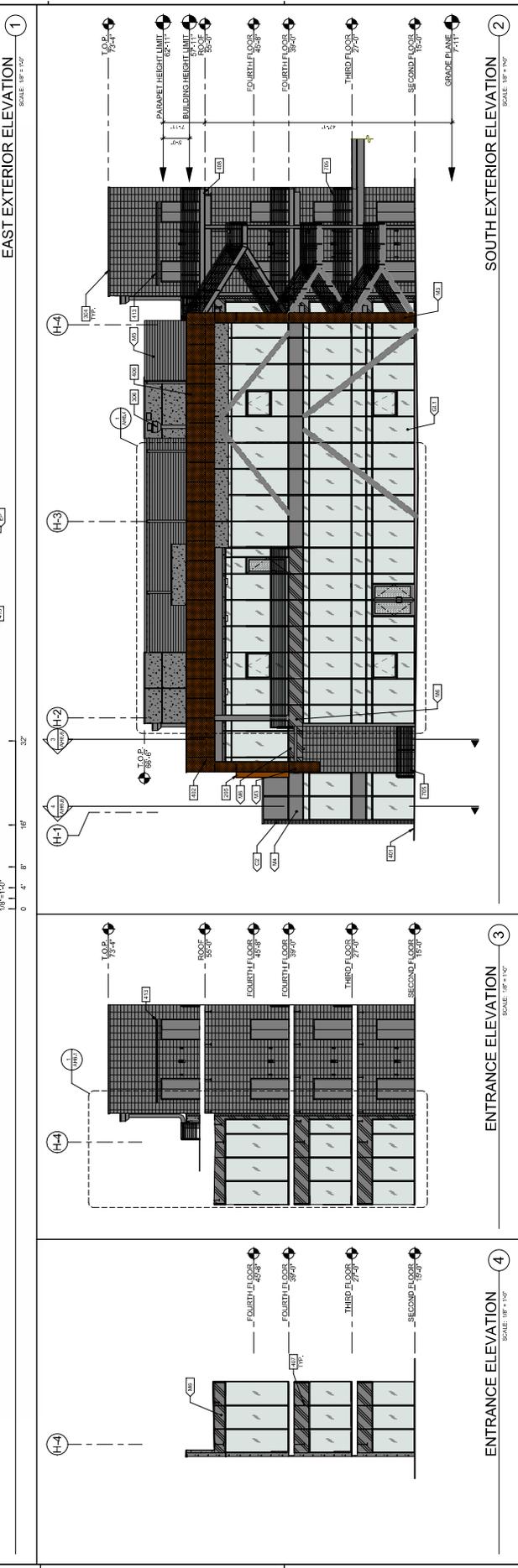
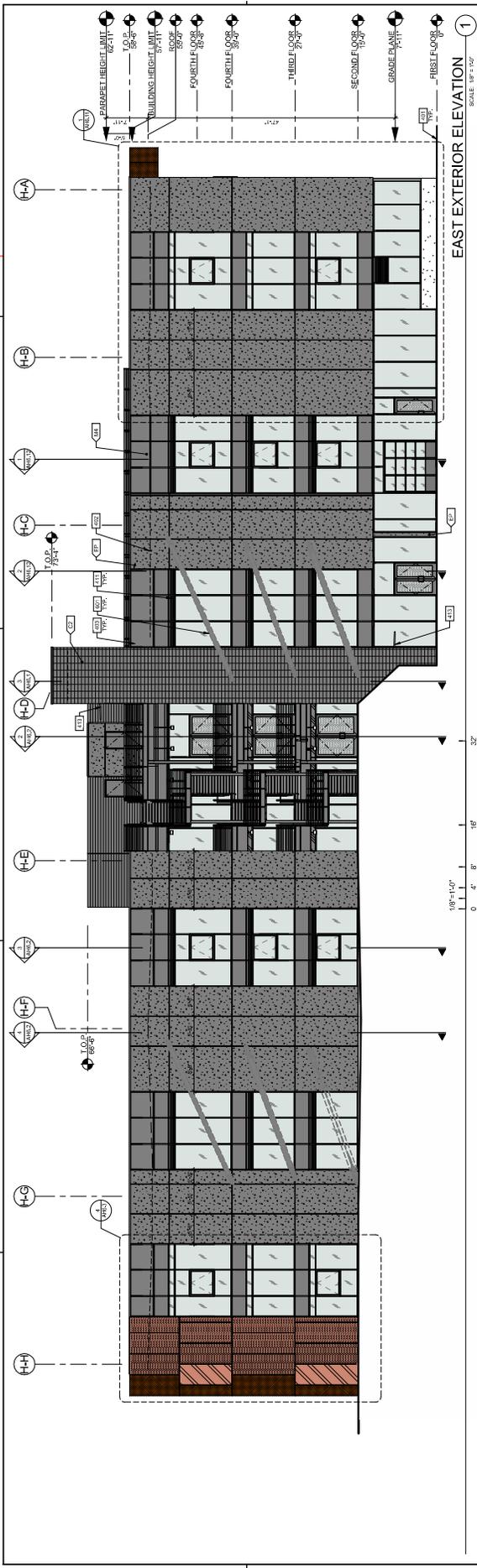
**SITE AREA SUMMARY**  
 Zone: Smoky Hollow East Specific Plan (SHE)  
 Use: Office

**FAR:**  
 Base Standard: 1.0  
 Community Benefits Tier I: 1.5  
 Community Benefits Tier II: >1.5

South Site Lot Area: 95,111 SF  
 South Site Area: 94,393 SF  
 South Site FAR: 1.1







**ENTRANCE ELEVATION** SCALE: 1/8" = 1'-0"

**ENTRANCE ELEVATION** SCALE: 1/8" = 1'-0"

**ENTRANCE ELEVATION** SCALE: 1/8" = 1'-0"

**KEY PLAN**

**NOTES:**

1. SEE GENERAL NOTES FOR EXTERIOR FINISHES.

2. SOFFIT EXTENSION OVER STEEL FRAMING.

3. CONTIGUOUS METAL GUT FINISH TO MATCH ADJACENT WALL.

4. WALL FINISH TO MATCH ADJACENT WALL.

5. ALL GLASS TO BE SUPPLIED BY THE CONTRACTOR.

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**GLASS TYPES/PATTERNS**

TYPE 1: CLEAR GLASS - CLEAR

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TYPE 11: CLEAR GLASS - CLEAR

**EXTERIOR FINISHES**

CF1: HEAVY SANDBLAST CONCRETE WALL

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CAUTION - IF THIS SHEET IS NOT PLACED IN A RECORDED PRINT

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 ARCHITECTS  
 400 8th Street  
 San Francisco, CA 94103  
 415.774.8888

WARE MALCOMB  
 Leading Design for Commercial Real Estate  
 ARCHITECTS OF RECORD  
 1000 California Street  
 San Francisco, CA 94108  
 415.774.8888

GREEN CAPITAL  
 PARTNERS OF PROJECT  
 233 KANSAS STREET  
 FL SEGUINDO, CA 90245

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

EXTERIOR ELEVATIONS

AS4.3  
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07/31/2020 - 90% CONSTRUCTION DOCUMENTS

**NOTES:**

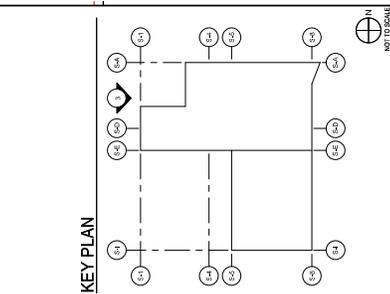
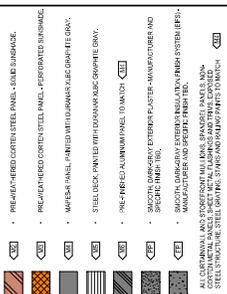
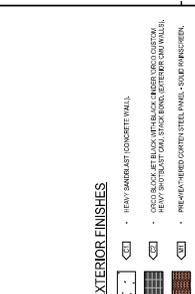
- 1. SELECT MATERIALS AND FINISHES.
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**EXTERIOR FINISHES**

- 1. HEAVY SANDBLAST CONCRETE WALL.
- 2. CRACK BLOCK SET BLOCK WITH BLACK GROUT OVER CRACKS.
- 3. HEAVY SANDBLAST CONCRETE WALL.
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**GLASS TYPES/PATTERNS**

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## 2.4 PRIVATE REALM DESIGN GUIDELINES

Smoky Hollow represents a unique World War II-era industrial district. Once home to traditional manufacturing, machining, and aerospace industries, the Smoky Hollow district—with its one- and two-story brick, metal, and stucco exteriors, curved ceilings, high roof lines and light-filled interiors—is attractive to new media, technology, incubator, and creative business endeavors. The repurposing of existing space will inform future development in a manner that retains the district's authenticity and character.

Smoky Hollow generally consists of two sub-districts: Smoky Hollow East and Smoky Hollow West. Smoky Hollow East includes larger, free-standing buildings on spacious parcels. This configuration allows campus-style, business park settings that integrate landscape and communal outdoor space into

site design. Conversely, smaller closely-packed structures and lot configurations line the streets of Smoky Hollow West. Tighter blocks create a more intricate, urban, and sidewalk-oriented work district. The Specific Plan's objective is to preserve the district's unique characteristics while allowing the emergence of design innovation and creative use of space.

### 2.4.1 Smoky Hollow Design Objectives

The overarching design goal for the Smoky Hollow Specific Plan is to provide a development framework that maintains the district's unique setting and character while promoting adaptive design features that integrate well-designed architecture; enhanced, viable public space; and accessible pedestrian and transit linkages.

These design objectives are broad policy statements intended to guide development throughout Smoky Hollow.

- ▶ Preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details.
- ▶ Insist upon streetscape and landscape amenities that allow for small-scale, informal gathering, both within sites and along public rights-of-way, especially sidewalks, street corners, and along Franklin Avenue
- ▶ Develop more accessible and street-side public open space. Buildings fronting public sidewalks, and specifically buildings fronting Franklin Avenue, shall provide sidewalk-oriented entries and small-scale gathering opportunities.
- ▶ Project designs, orientation, and spaces should anticipate and facilitate emerging sidewalk and pedestrian activity, reuse of alleys, and access to all transit modes.
- ▶ Encourage active and passive design strategies that conserve natural resources.

## WHAT IS THE DIFFERENCE BETWEEN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES?

### **Standards**

Development standards are measurable criteria for building elements such as setbacks, building heights, open space requirements, and floor area ratio (FAR). Standards are prescriptive and quantitative and are applied consistently to all properties in each zoning district. Development standards are mandatory, and projects may only be approved if the proposed improvements are consistent with the development standards, unless otherwise allowed by a Variance or Administrative Adjustment.

### **Guidelines**

Design guidelines are discretionary and qualitative. They are intended to serve as criteria for reviewing projects during the application and approval process. Design

guidelines address elements that cannot easily be measured or quantified, but are important aspects of the design and quality of a building or development. The design guidelines contain recommendations on design aspects that are more open to interpretation, such as texture, materials, style, and overall design character. In certain circumstances, design guidelines are mandatory—these are indicated with clear terminology such as “shall” and “must”.

*When used in conjunction, the development standards and design guidelines will shape future development to achieve the community’s vision of Smoky Hollow as an iconic and innovative employment zone.*

# URBAN DESIGN GUIDELINES

## **HOW TO USE THE SMOKY HOLLOW DESIGN GUIDELINES**

This section presents guidelines to assist applicants in developing high-quality building rehabilitation, additions, and new construction projects in Smoky Hollow. Guideline concepts are noted over photographic examples of project types; these concepts are further described in the written design guidelines that follow the photographic examples.

Applicants and their design teams should utilize the following design guidelines to the maximum extent for all construction projects.

The design guidelines are organized into five key themes:

- ▶ Enhance Building Character
- ▶ Facilitate Gathering
- ▶ Provide Landscape
- ▶ Encourage Connectivity
- ▶ Design for Signage, Wayfinding, and Public Art

Each theme is represented by a color - and individual guidelines by an icon - to visually cross-reference the themes and ideas of the guidelines to the illustrative examples shown on the previous pages.

Figure 2-4: Design for Adaptive Reuse



Figure 2-5: Design for Infill Buildings



Figure 2-6: Design for Building Additions



Figure 2-7: Design for Campus Projects



Figure 2-8: Design for Street and Sidewalk Frontages

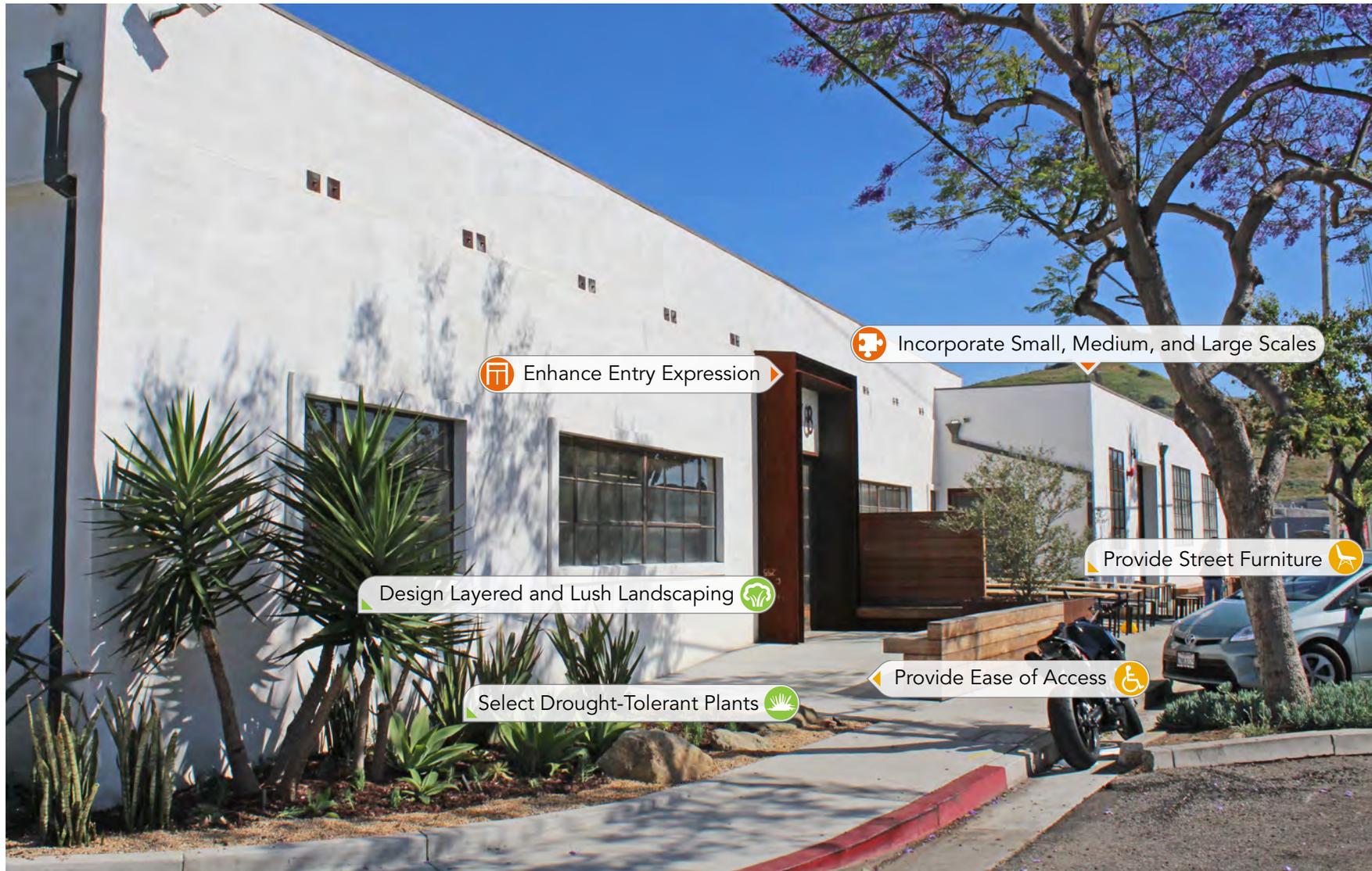
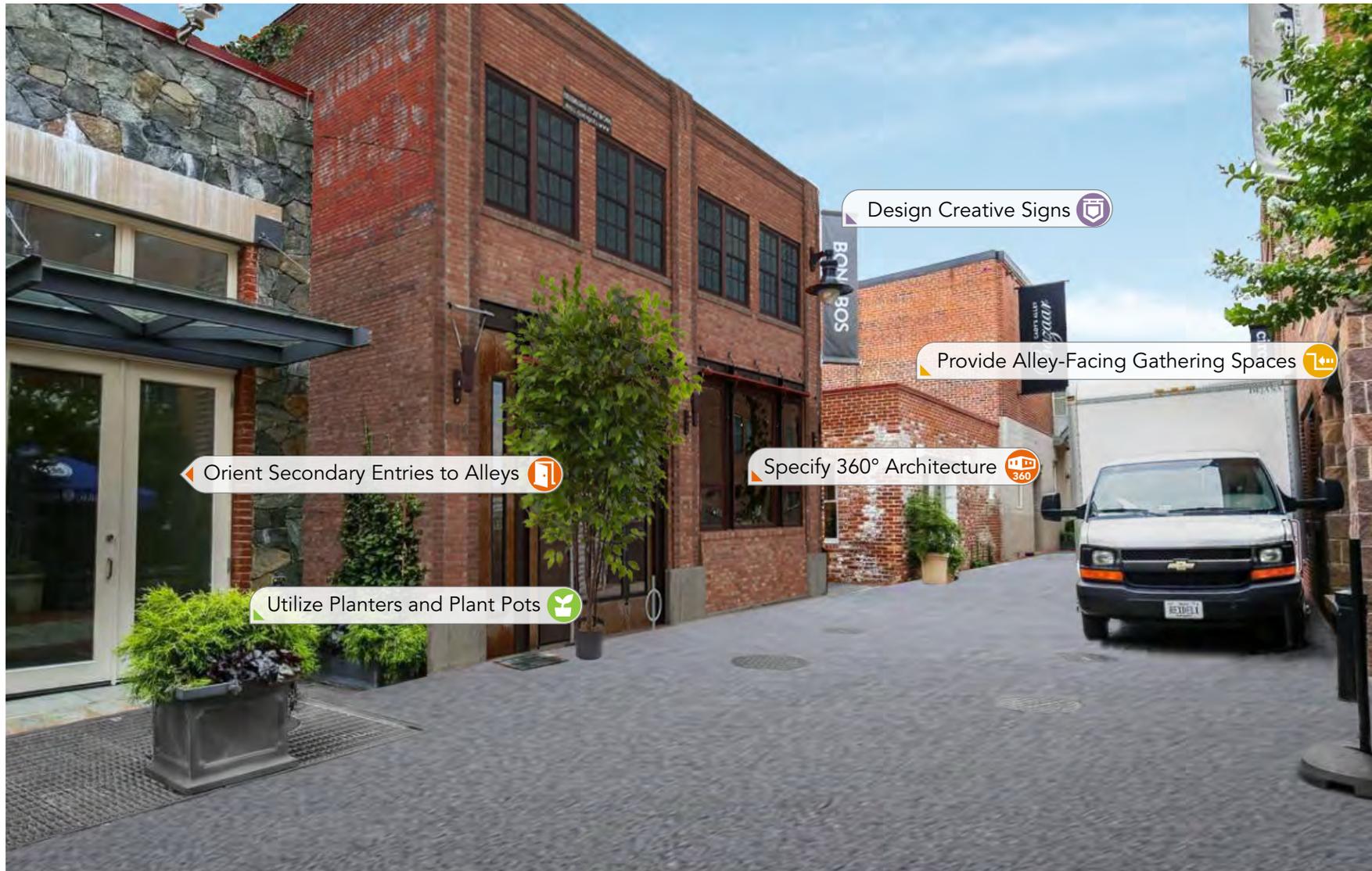


Figure 2-9: Design for Street Corners



Figure 2-10: Design for Alleyways



## SMOKY HOLLOW DESIGN GUIDELINES

*Not all of the design guidelines will be applicable to each project, but each project team should be able to explain how the guidelines shaped their project design and work with City staff to incorporate as many of the ideas as possible.*

### Enhance Building Character

- 
**Build on the quality industrial character** of architecture currently in Smoky Hollow.
- 
**Convey a sense of old and new** through conservation of existing materials and details and selection of new building components that complement existing conditions without mimicking an older architectural character.
- 
**Build upon existing context** through use of similar forms, heights, proportions, building materials, and details observed in the surrounds.
- 
**Conserve and retain the character-defining features** of an existing building; minimize the removal of older components, materials, and details. Repair such features rather than replace them, to the maximum extent feasible.
- 
**Encourage additions that complement existing character-defining features** and are differentiated and secondary to the bulk and massing of existing buildings.
- 
**Incorporate small, medium, and large scales** through design of differentiated massing and a variety of components, proportions, and details.
- 
**Emphasize design at the pedestrian level** through expressed forms, shapes, masses, materials, and details at first-floor frontages.
- 
**Specify 360° architecture** through extension of the character-defining elements and materials, level of detail, and architectural consistency at all building façades.

 **Enhance entry expression** through use of color, forms, materials, details, orientation to sidewalks, landscaping, and place-making to create a sense of arrival.

 **Encourage the use of roll-up doors and sliding walls at street frontages** to add visual interest at the pedestrian level and enhance indoor-outdoor interactions.

 **Orient secondary entries to alleys** to create a sense of arrival and increase pedestrian presence in alleys.

 **Incorporate different materials, colors, and textures** at a building's exterior to create visual interest, avoid monotonous or repetitive building frontages.

### **Facilitate Gathering**

 **Form an active street wall** through design of building frontages with material and detail interest at or near sidewalks and use of sidewalk-oriented entries.

 **Provide street corner plazas** through setbacks from street corners or through conversion of front yard surface parking.

 **Develop outdoor gathering spaces** at entries, along sidewalks, at patios, and on rooftops to invite activity.

 **Provide alley-facing gathering spaces** through setbacks and modulations at rear property lines that invite safe use and activity.

 **Provide ease of access** along and across sites through leveling outdoor and indoor height differences, provision of accessible ramps and handrails, removal of obstacles on sidewalks, and minimization of curb cuts.

 **Enhance surface parking** through use of enduring quality paving materials that create visual interest; use permeable paving materials consistent with City building codes.

 **Use enduring, quality paving materials** or street painting to realize visual interest and differentiate the defined

pedestrian zone from traffic lanes.

 **Provide street furniture** of enduring quality and aesthetic value; examples include benches, information posts, trash cans, etc.

 **Use exterior lighting to accentuate safety and design** elements of public and private outdoor areas and sidewalks.

 **Provide Wi-Fi hotspots** to attract pedestrians and encourage gathering at specified locations.

### **Incorporate Landscape and Environmental Design**

 **Design layered and lush landscaping** through selection of plant materials that display a variety of shapes, textures, and colors.

 **Select drought-tolerant and native plants** to reduce irrigation and conserve water.

 **Utilize planters and pots to provide greenery** along sidewalks where street trees are not permitted.

 **Improve landscaping in parking areas** through the use of tree canopies, landscape planters, and design of walls and fences that create visual interest, and reduce the heat island effect.

 **Use fences and walls as an extension of the architecture** and character of the building.

 **Utilize natural light** through use of large window expanses, clearstories, skylights, etc. to enhance working spaces and reduce lighting energy consumption.

### **Encourage Connectivity**

 **Install bike facilities** consistent with City building code requirements - such as bike racks, bike storage, bike sharing stations, dedicated shower rooms, and lockers - to encourage biking.

### **Design for Signage, Way-Finding, and Public Art**

 **Design signs as an integral component** of the architectural program. Consider channel letter signs, projecting signs, and flag signs. Avoid box signs with plastic covers.

 **Incorporate way-finding through integral design** of identity and directional signage and on-site lighting to guide and enhance circulations.

 **Encourage public art**, including murals, street paintings, outdoor installation art, and light-based art installations, to create visual interest along alleys.

**TITLE:**

Update on Accessory Dwelling Unit (ADU) permit applications.

**RECOMMENDATION:**

Receive and file this report.

**BACKGROUND AND DISCUSSION:**

At the October 22, 2020, Planning Commission meeting, Chair Baldino requested information from Staff regarding the number of ADU requests the city has received since 2017. To provide context, the City updated municipal code language for ADUs in 2017, and has routinely updated the code to ensure consistency with State Laws. The most recent amendment took effect on January 1, 2020, and the City's ordinance is consistent with current State laws.

Attached is a spreadsheet with raw data that includes a list of properties that have applied for ADUs, including the size of the ADUs, and whether the ADU is new or a conversion. The table below summarizes the raw data in accordance with Commission's request.

NEW	CONVERSIONS	SIZE RANGE	TOTAL ADU REQUESTS	TOTAL ADU PERMITS ISSUED
47	23	216 sq. ft. – 1200 sq. ft.	70	43

**PREPARED BY:** Eduardo Schonborn, AICP, Principal Planner  
**REVIEWED BY:** Eduardo Schonborn, AICP, Principal Planner  
**APPROVED BY:** Sam Lee, Director of Planning and Building Safety

**ATTACHED SUPPORTING DOCUMENTS:**

ADU Tracker.

Permit Number	Applicant	Address	Type	Area	Applied	Issued	Finalized
C0010-17	James Garinger	647 Maryland	Conversion of workshop	600	1/31/2017	7/17/2017	8/8/2017
C0015-17	Jim Harms	708 Maryland	New	443	2/15/2017	3/29/2017	7/31/2017
C0020-17	Ed Santa Cruz	737 W Maple	Conversion of workshop	600	3/8/2017	8/16/2018	10/16/2019
C0030-17	Tracy Stahl	625 Sheldon	New, 1-story, attached to a detached garage in rear	277	3/28/2017		
C0034-17	Thomas Rule	443 Loma Vista	New: over new 3-car garage	725	4/24/2017		
C0062-17	Ludis Benitez	522 E Walnut	New, attached to garage	956	6/12/2017	10/16/2017	8/7/2018
C0068-17	Mike Varela	1211 E Acacia	New over garage w/ rec room	700ish	6/14/2017		
C0071-17	Sasta Verma	117 W Maple	New	1199	6/15/2017	8/28/2017	11/16/2018
C0074-17	Martin Hudson	1352 E Mariposa	Convert existing room		6/27/2017	8/23/2017	1/9/2018
C0079-17	Julio Santa Maria	937 Sheldon	New	600	7/13/2017	8/29/2017	5/24/2018
C0103-17	Irina Costea	620 Whiting	New above garage, detached	646	8/23/2017	12/7/2017	pending
C0126-17	Anthony Russo	220 W Oak	Conversion	246	10/2/2017	1/30/2018	6/3/2019
C0127-17	Jim Stone	1208 E Walnut	DETACHED new 2 story	919	10/4/2017	6/7/2018	U/C
C0142-17	CG Building Design	503 Concord	DETACHED over new 3-car garage	1091	11/9/2017	3/19/2018	2/22/2019
C0153-17	Rafael Murillo	414 W Oak	New w/ attached garage	1212 (includes 3-car	11/30/2017	6/25/2018	11/12/2019
C0021-18	Christian Golfin	119 W Maple Ave	New: above new garage	921	2/21/2018	10/3/2018	9/4/2019
C0026-18	Qyunh Nguyen	917 McCarthy	New: above new garage	629	2/27/2018		
C0031-18	Jessica Tien	314 W Oak	New: 1-story in rear	1200	3/8/2018		
C0036-18	Mark Reppucci	718 W Pine	2nd floor ADU unit & [250sf] 2nd floor roof deck	900	3/15/2018		
C0038-18	Jesus Barrera	210 E Acacia	New 2 story bedroom w/ 2 1/2 bathroom		3/21/2018	12/16/2018	U/C
C0049-18	Damian & Elizabeth Dering	631 W Acacia	New tw-story detached ADU and 294 sf office on the 1st floor	581	4/2/2018	8/15/2018	pending
C0056-18	Gabriel Albi	1126 E Acacia	ATTACHED	557	4/16/2018	10/22/2018	7/17/2020
C0063-18	Bryan Wintera	527 Concord	DETACHED Conversion from guest house	700	4/30/2018		
C0074-18	Mike Valera	438 Virginia	ADU at lower level (ATTACHED TO HOUSE)	530	5/8/2018	9/25/2018	6/3/2019
C0095-18	TIM HOULAND	521 1/2 PENN ST	101 - NEW ADU ABOVE EXISTING 2 CAR GARAGE	999	6/28/2018	3/18/2019	1/14/2020
C0113-17	Marvin Uveda	400 E Sycamore	New constuction over new 3-car garage	404	9/5/2017	7/10/2018	3/23/2020
C0107-18	Marvin Uveda	1530 E Mariposa	DETACHED 2 story	1199	7/16/2018	12/17/2018	8/30/2019
C0110-18	Jim Gelfat	715 Center	DETACHED 2-story	1063	7/19/2018	11/8/2018	5/17/2019
C0117-18	Gail Church	406 Virginia	DETACHED conversion of guest house		8/9/2018	8/9/2018	1/30/2019
C0121-18	Mike Varela	648 Maryland	new detached	434	8/15/2018	1/28/2019	9/14/2020
C0123-18	CHRISTIAN GOLFAN	410 WHITING ST	new	1199	8/16/2018	2/26/2019	9/4/2019
C0124-18	Chris McPherson	945 Sheldon	Convert garage and bonus room to ADU	563	8/20/2018		
C0162-18	ANTHONY PALOS	529 KANSAS ST	New 2nd floor ADU over existing attached garage	1037	10/10/2018	8/12/2019	
C0174-18	Mike Varela	510 1/2 Concord	Conversion existing detached rec room	216	10/19/2018		
C0178-18	Jorge Gazzoni	1505 E Oak	New ADU over existing 3-car garage	925	10/23/2018		
C0191-18	Mike Varela	233 Sheldon	New 2 story ADU	1181	11/1/2018		
C0211-18	STAN KLEMANOWICZ	206 1/2 W OAK AVE	434 - ADU: NEW 2-CAR GARAGE (451FT <sup>2</sup> ) W/2ND FLOOR ADU (STUDIO 423FT <sup>2</sup> ). DEMO EXIST. GARAGE. NEW DRIVEWAY & CURB CUT.	424	11/19/2018	1/29/2019	7/15/2019
C0029-18 & C022	Keith & Janice Wise	415-417 W Walnut	New: 2nd story detached ADU above storage (Field Change to C0029-18)	410	12/4/2018	7/2/2019	
C0096-19	BREANA GOODYEAR	407 E MAPLE AVE	Convert existing rec-room	475	3/21/2019	5/8/2019	11/5/2019
C0157-19	AMIR KACEM	403 1/2 EUCALYPTUS DR	New ADU above garage	437	5/15/2019	9/18/2019	
C0168-19	SHANE & SARAH WARICK	1205 1/2 E ACACIA AVE	Convert existing garage	407	5/22/2019	11/6/2019	10/9/2020
C0174-19	Joshua L Bauder	721 1/2 Sierra Street	Detached new 2-car Garage and 2nd story ADU	426	5/29/2019	9/11/2020	

C0176-19	LUIS MARTINEZ	823 VIRGINIA ST	New 2-story ADU to replace existing garage	1190	5/29/2019	12/6/2019	
C0205-19	Henry Li / Marvin Uveda	527 Oregon St	New detached 1-story ADU	990	6/18/2019	2/4/2020	
C0235-19	Sarwan Sudwal	1123 1/2 E Acacia Ave	Attached 2-story ADU to a new detached garage at the rear.	1196	7/12/2019	1/30/2020	
C0250-19	MICHAEL VARELA	419 W OAK AVE	New split level ADU to existing garage	707	7/25/2019	11/6/2019	
C0271-19	John & Christine Yano	1121 E ACACIA AVE	New 2-story ADU with attached garage	983	8/14/2019	12/23/2019	
C0293-19	Darrin & Juanita Lambrigger	1101 E Acacia	New 2nd story ADU over a rebuilt detached garage	677	8/28/2019	1/6/2020	pending
C0337-19	Scot & Kimberley Nicol	527 CALIFORNIA ST	New ADU attached to main residence at the rear of the structure	321	10/11/2019	11/19/2019	7/15/2020
B0820-19	KENAM MCKEOWN	506 CONCORD ST	New detached garage with ADU above	649	11/5/2019	11/5/2019	
C0364-19	Robert H Augusta	214 1/2 W Walnut	New attached ADU	363	11/13/2019	2/13/2020	
C0377-19	Richard & Melissa Labayen	217 1/2 E Walnut	(N) detached 2nd story ADU over garage	840	11/20/2019		
C0399-19	David Snider	720 E Mariposa	convert existing guest house	489	12/6/2019		
B0100-20/C0039	Bryan Bohlinger	211 Sierra Street	Convert existing area to 3 ADUs in R-3 apartment complex	250 each	2/18/2020	4/16/2020	9/3/2020
C0043-20	MICHAEL VARELA	526 1/2 Eucalyptus Dr	convert existing 2-car garage to ADU	400	2/21/2020	6/30/2020	
C0373-19	Nickolas Kim & Jung Su Kim	809 1/2 Maryland	New detached 2-story ADU	914	3/20/2020	4/15/2020	
C0088-20	Bryan Bohlinger	420 Illinois	Convert existing rec room to 2 ADU's in R-3 apartment complex	534 each	4/2/2020		
C0109-20	F&S Holdings Inc	935 Cypress St	New ADU over new 2-car garage	546	5/5/2020		
B0270-20	Kole T Strebels	728 W Mariposa	Convert existing dwelling to ADU	1111	5/26/2020		
C0148-20	MICHAEL VARELA	748 Hillcrest St	convert existing detached rec room	449	7/6/2020		
C0163-20	Chris Claudino	837 Virginia St	convert existing detached rumpus room	610	8/11/2020		
C0173-20	Gregory Leuck/ Mike Varela	515 California St	New 2nd Story detached ADU	529	8/24/2020		
C0155-20	Jose Navarro	515 Virginia St	new detached ADU at rear of property	575	8/24/2020		
C0147-20	MICHAEL VARELA	303 W Maple Ave	new detached two-story ADU (to replace existing garage)	794	8/24/2020		
C0169-20	Richard Switz	1209 E Maple Ave	New detached ADU	312	8/24/2020		
C0192-20	Joyce Flood	624 Bungalow	New detached, 2-story ADU at rear	929	9/24/2020		
C0197-20	MICHAEL VARELA	815 Penn St	Convert portion of existing second floor to ADU	302	9/29/2020		
C0183-20	Jessie Carillo	836 Sheldon	convert portion of lower level to ADU, convert existing garage to ADU	555 and 605	10/16/2020		
C0207-20	Laura Christine	416 Virginia St	Convert existing detached garage to ADU	1091	10/16/2020		
C0221-20	MICHAEL VARELA	422 Washington St	Convert existing detached garage to ADU	364	10/28/2020		