PLANNING COMMISSION AGENDA

August 11, 2022

PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER IS NOW OPEN TO THE PUBLIC.

How Can Members of the Public Observe the Meeting?

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

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

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

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

Additional Information:

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

DATE:	Thursday, August 11, 2022
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

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

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

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

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

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting may 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 items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of $50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

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

F. Consent Calendar

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

1. Approval of Planning Commission Meeting Minutes:

- June 23, 2022
- August 1, 2019
- June 27, 2019
- June 13, 2019
- May 23, 2019
- April 25, 2019

RECOMMENDED ACTION: Approve the Minutes.

G. Continued Business – Public Hearing

2. Environmental Assessment No. EA-1292 and Tier 1 Community Benefits Plan No. CBP 20-01 in the Smoky Hollow Specific Plan Area. (BM)

Applicant: Srour & Associates, representing 141 Eucalyptus, LLC
Property Owner: 141 Eucalyptus, LLC
Project Address: 141 Eucalyptus Drive, El Segundo

Project Description: Exceed the 0.75 floor area ratio (FAR) established by the Smoky Hollow Specific Plan through a Community Benefits Plan (CBP) to allow 1.4 FAR. The CBP will facilitate demolition of the existing building and construction of a new mixed-use 8,882 square foot building measuring 35-feet in height as measured from grade plane to top of roof, consisting of 6,287 square feet of office space, 721 square feet of food take-out tenant space, and 13 on-site parking spaces.

Environmental Determination: The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15303) as a Class 3 categorical exemption, new construction.

RECOMMENDED ACTION: Adopt Resolution No. 2923, approving Environmental Assessment No. 1292 and associated Community Benefit Plan allowing a 1.4 FAR for a mixed-use building at 141 Eucalyptus Drive.

H. New Public Hearings

3. Environmental Assessment No. EA-1291, including Mitigation Monitoring and Reporting Program; Site Plan Review No. SPR 20-03; Off-Site Parking Covenant No. MISC 20-01; and Administrative Use Permit No. AUP 20-03 for Construction of a 93,559 Square Foot, Four-Story Office Building and Four-Level Parking Structure at 1950-1960 East Grand Avenue. (DB/PS)

Applicant: Kimberly Christensen, representing Artisan Ventures
Property Owner: Artisan Ventures
Project Address: 1950-1960 East Grand Avenue, El Segundo

Project Description: Construction of a four-story, 93,559 square-foot (net floor area) office building with a mezzanine, a four-level 258-space parking structure, and two 16-foot tall monument signs on property located at 1950-1960 East Grand Avenue.

Environmental Determination: In accordance with the provisions of CEQA, an Initial Study and a Mitigated Negative Declaration was prepared (IS/MND). The IS/MND analyzed the project against 21 different environmental factors for potential impacts.

RECOMMENDED ACTION: 1) Adopt Resolution No. 2924, adopting the IS/MND and Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. EA-1291; 2) Adopt Resolution No. 2925. approving Site Plan Review No. SPR 20-03 and Off-Site Parking Covenant and Agreement No. MISC 20-01; and 3) Receive and file Administrative Use Permit No. AUP 20-03, to allow a master sign program with 16-foot tall monument signs.

I. New Business:

4. Policy Discussion Regarding Administrative Use Permit (AUP) Requests for Monument Signs Taller than 8-Feet. (ES/MA)

RECOMMENDED ACTION:

1) Discuss AUP findings and applicability today for monument signs above 8-feet in height as they were in 2006, including the following questions:
    a. Are 8-foot high monument signs sufficient?
    b. Should we still have an avenue to request taller than 8-feet? If so,
    c. Should the maximum height be reduced, increased, or remain at 20-feet?
2) Provide feedback and input to staff.

J. Report from Community Development Director or designee

K. Report from the City Attorney's office

L. **Planning Commissioners' Comments**

M. **Adjournment**—next regular scheduled meeting for August 25, 2022, at 5:30 p.m.

POSTED: Venus Wesson (Signature) August 4, 2022/ 3:30pm (Date and time)

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

June 23, 2022

A. Call to Order

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

B. Pledge of Allegiance

Commissioner Maggay led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

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

    - June 9, 2022
    - March 28, 2019

    MOTION: Approve the minutes.

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

G. Call items from Consent Calendar

None.

H. Continued Business—Public Hearing

None.

I. New Public Hearings

2. Environmental Assessment No. EA-1314 and Zone Text Amendment No. 21-04. A Zone Text Amendment to Add Chapter 15-35 (Density Bonus) to the El Segundo Municipal Code. (PS)

Principal Planner Paul Samaras presented a staff report in which he reviewed the proposed amendment to the El Segundo Municipal Code to add Chapter 15-35 (Density Bonus) to Title 15 (Zoning Regulations) of the El Segundo Municipal Code to establish density bonus application procedures in compliance with state Density Bonus Law. Mr. Samaras explained that the proposed zone text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15061), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

- Chair Baldino inquired if they can add conditions to the Density Bonus such as offering priority for low and very low-income housing to those individuals who live or work in El Segundo. City Attorney, Joaquin Vazquez, advised that conditions could be added to the Density Bonus depending on how they are tailored. Mr. Vazquez shared that in the cases he has studied, it has been more effective when tailored through a discrete development project/agreement and has not seen it in the context of a Density Bonus. He believes a condition like this will less likely be challenged if the condition is less restrictive. The Planning Commission was advised to craft this request as an additional recommended component to be considered by Council. Chair Baldino asked for consensuses from the Planning Commission and all five Planning Commission members gave consensuses.
- Development Services Director, Michael Allen, informed the Commission that amending the code has no actual environmental impacts as it is not considered a development project. Chair Baldino suggested a modification to section five of the Resolution, “consist of only minor revisions to existing zoning regulations and related procedures and it does not have a significant effect on the environment because the code is only being amended.” Chair Baldino asked for consensuses from the Planning Commission and all five Planning Commission members gave consensuses. Staff will make changes to section five as requested.
- Mr. Samaras reminded the Commission that developments will qualify for a Density Bonus if a minimum of 5% affordable units of the total number of units are provided. However, if the development is within ½ mile from a major transit stop there is no cap on density. Currently there are no residential zones within a ½ mile from a major transit stop but this can change in the future.

Chair Baldino opened the public hearing.

None.

Chair Baldino closed the public hearing.

MOTION: Adopt Environmental Assessment No. EA-1314 and Zone Text

Amendment No. 21-04 to amend chapter 15-35 with a minor revision to section 5 of the Resolution that was previously discussed and the additional recommendation that staff and city council will consider making a local preference priority for those who work and live in town to the extent permitted by law.

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

3. **Environmental Assessment No. EA-1316 and Zone Text Amendment No. 21-06. Zone Text Amendment to Permit Transitional and Supportive Housing in Residential Zones (PS)**

Principal Planner Paul Samaras summarized the proposed amendment to Chapter 4 in Title 15 (Zoning Regulations) of the El Segundo Municipal Code to permit transitional and supportive housing as allowed uses in the City's residential zones. Mr. Samaras informed the Commissioners that the proposed zone text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15061), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

Chair Baldino opened the public hearing.

None.

Chair Baldino closed the public hearing.

MOTION: Adopt Resolution No. 2922, recommending the City Council approve amending Title 15 of the El Segundo Municipal Code to permit transitional and supportive housing as allowed uses in the City's residential zones with a minor revision to section 5 of the Resolution that was previously discussed.

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

J. New Business

4. **Follow-up discussion regarding micro-units and provide direction to staff on preparing a micro-unit ordinance.**

Mr. Samaras provided a power point presentation in which he covered micro unit regulations, benefits, barriers, appropriate locations, and other considerations. Highlights include:

- Micro-units do qualify for RHNA credit regardless of the size but are subject to an affordability covenant.

- It is possible to obtain low income housing tax credit, but it may be difficult for a micro-unit project to qualify because of the lengthy criteria requirements.
- Micro-units have reduced parking ratios as they typically require less parking.
- Although they are efficient to build, sustainable and affordable they are harder to finance as financial institutions are less familiar with them.
- Although this is not a State ordinance, the City needs to address the topic as it is something the City committed to withing the Housing Element for a couple years.

Staff is seeking guidance from the Planning Commission as to what ground rules they would like to see in the code.

- Chari Baldino shared his concerns with the impacts micro-units will bring to the residential areas.
- Commissioner Keldorf inquired on whether addressing micro-units would affect the City in a negative way. Mr. Samaras explained that currently there is no negative effect, but it is best to be proactive and have ground rules set to avoid future negotiations and it would be beneficial.
- Chair Baldino suggested for the ordinance to not only lay out the parameters of micro-units but also require developers who want to pursue this path to obtain a development agreement that would come to the Commission for review.
- Mr. Allen asked the Commission to view this topic from a legislative perspective that would allow them to set restrictions. As an example, he asked if the Commission would have a problem if the developer did a 100% micro-unit project with affordable housing and obtained an 80% density bonus. If so, this is the mechanism to develop standards to provide limitations and barriers of what the developer could do.
- The Planning Commission provided consensus to require each micro-unit to have a small kitchenet (sink, oven, and fridge) and a bathroom inside each unit. They would like to limit developments from providing more than 20-25% micro-units and if the developers are looking to divert from that they would need to present their proposal to the Planning Commission.
- Mr. Allen advised the Commission that they could set parking requirements, require a certain amount of common space, and other different mechanism can be imposed so that they can prohibit property owners to make an easy flip. He informed the Commission that although The City may not be able to limit the number of individuals living in a micro-unit; affordable housing units have thresholds for household incomes that would create limitations.
- Commissioner Keldorf and Commissioner Hoeschler have volunteered to run a subcommittee to research micro-units and aid staff.

- Chair Baldino thanked Staff for the information and stated that he changed his perspective on the subject.

K. Report from Development Services Director or designee

Mr. Allen reminded the commission of an email the Planning Manager, Eduardo Schonborn, sent out that includes the calendar projection and a link to the up and coming VMT calculator. Ultimately the VMT calculator will assist in projecting how future developments anywhere in the City would impact CEQA. The link that was sent out is a draft to the VMT calculator and Mr. Allen is recommending the Commission to play with it and advise staff id they have any recommendations to improve it. Mr. Allen informed the Commission that the budget was adopted Tuesday night for the next fiscal year and the development impact fees schedule was adopted and there is a 100 cost recovery as there is a significant increase that will be applied in phases throughout three years. Lastly, he added that the departments name will be changed to Community Development.

Mr. Schonborn informed the Commission that Staff is still working with the consultant to address HCD comments the City received regarding the Housing Element. Secondly, per the bylaws electing the new chair and vice chair should take place in December. He asked the Commission if they wanted to have the election at the next meeting or wait until December of this year. The planning Commission provided consensus to wait until December to have the election. Mr. Schonborn reminded the viewing audience of the Downtown Specific Plan Community Workshop scheduled for June 28th.

L. Report from City Attorney's Office

None.

M. Planning Commissioners' Comments

Chair Baldino asked Mr. Vazquez if he could explain what occurred at the last Council meeting when he presented a low-income housing workshop as a 2-2-1 meeting was proposed. Mr. Allen advised that certain Council members were conflicted out from commenting on certain topics as they either rent, own or lease within a proximately of the areas the topics address. The intention of a 2-2-1 meeting is to be able to have a workshop with Council for Staff to receive direction on the low-income housing topic without addressing the areas they are refrained from discussing.

N. Adjournment—the meeting adjourned at 6:45 pm.

The next meeting is scheduled for July 14, 2022 at 5:30 pm.

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Michael Allen, Director of Development Services

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Ryan Baldino, Planning Commission Chair

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Special Meeting

August 1, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Wingate

C. Pledge of Allegiance

Commissioner Keldorf led the pledge.

D. Public Communications

Scott Mitnick, the new City Manager introduced himself to the Planning Commission.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

The dais received a copy of the amended section 7.2.1 which is part of the forthcoming public hearing item, and an email from the Tonga Indian tribe.

H. New Business—Public Hearing

1. **EA-905, to amend the Development Agreement (DA 11-02), Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval for the 142-acre project site at 2000-2100 East El Segundo Boulevard.**

   Planning Manager Gregg McClain summarized the staff report. He addressed the proposed amendment to the Development Agreement between the City of El Segundo and Raytheon Company related to the phasing of developments and the and Mitigation Monitoring and Reporting Program (MMRP) associated with the El Segundo South Campus Specific Plan. The development consists of two phases

in which the construction of Nash Street and the park are part of phase two. Raytheon is looking to break phase two into two additional phases (phases 3 & 4). By doing so Raytheon is proposing to move the construction of Nash Street and the park from phase two to phase three. Phase four would consist of the development of the land in the middle. Raytheon is proposing further phasing so they can sell the land west of Nash Street.

Chair Baldino opened the public communication.

- The applicant Scott was present to answer questions. Scott mentioned that Raytheon is growing rapidly, and they are running out of space to situate the new employees. By phasing out the project into additional phases they can sell the land and continue to fund projects within Raytheon. By the time phase three is ready for development Raytheon and the City of El Segundo will need to negotiate the development of the park and Nash St.
- Planning Commission provided consensus regarding the public park; the developer should be responsible for the development of the park.

Chair Baldino closed the public communication.

MOTION: Adopt Resolution No. 2865 as modified to amend the development agreement (DA 11-02), Mitigation Monitoring and Reporting Program (MMRP), and Conditions of Approval for the El Segundo South Campus Specific Plan.

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

I. Continued Business—Public Hearing.

None.

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

None.

K. Planning Commissioners' Comments

None.

L. Adjournment—the meeting adjourned at 7:19 PM. The next meeting is scheduled for August 8, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 1st DAY OF AUGUST 2019.

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Sam Lee, Director of Planning and Building Safety

_____
Ryan Baldino, Planning Commission Chair

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

June 27, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Wingate

C. Pledge of Allegiance

Chair Baldino led the pledge. – Automatically defaulted this to Chair Baldino as the YouTube video has no audio for the first few minutes.

D. Public Communications

- Vice President of Public Information for the American Planning Association, Mark Eber informed the Planning Commission of an upcoming three-day Commissioner training conference that will be held in Santa Barbara.
- Chair Baldino proposed a motion to address Agenda item J next.

  MOTION: Address Agenda item J (Report from Planning and Building Safety Director or designee) next, followed by Consent Calendar.

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

E. Report from Planning and Building Safety Director or designee.

Melissa McCollum who represents the Arts and Cultural Advisory Committee informed the Commission of a new development fund program that will be presented to Council at the next meeting. The Cultural Development Program is intended to increase public art and programming in El Segundo. McCollum advised that the collected fees would go to a general fund and be used to enhance already budgeted capital improvement projects throughout the City.

F. Consent Calendar

None.

G. Call items from Consent Calendar

None.

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

The Dias has received all written communication regarding EA-1180.

I. New Business—Public Hearing

1. EA-1180 and Zone Text Amendment No. ZTA 17-01: Approval of a Zone Text Amendment to allow and regulate Short Term Rentals.

Principal Planner Eduardo Schonborn presented a PowerPoint presentation in which he addressed the proposed El Segundo Municipal Code amendments to allow Short-Term Rentals of single-family residential units, accessory dwelling units, residential condominiums, or one apartment unit through a Short-Term Rental Unit Permit process in the City's Residential zones. Mr. Schonborn summarized the proposed permit process, reviewed the new definitions, and advised that the Short-Term Rental Permit process would be launched as a Pilot Program.

- Chair Baldino inquired if parking would be required for Short-Term Rental Units. Mr. Schonborn advised that one parking space needs to be made available for each bedroom that will be rented through the Pilot Program.
- Commissioner Wingate questioned how the City would monitor and enforce the permitting program. Mr. Schonborn explained that Council will determine if they want to hire a third party to monitor and enforce the program or if it would be handled by Staff internally.
- Vice Chair Newman asked if the homeowner must reside in the property to participate in the Pilot Program and if there would be limitations of how many times a unit can be rented. Mr. Schonborn explained that a homeowner who resides in the primary residence half of the year or more can participate in the program as there is no distinction in the proposed definitions between home sharing and short-term rentals. The proposed Zone Text Amendment does not limit the times a unit can be rented but the Commission can suggest limiting the number of short-term rental transactions.
- Airbnb is responsible for collecting the all applicable TOT fees.

Chair Baldino opened the public communication.

- El Segundo Residents in favor of the ordinance shared their success and Airbnb host stories. They explained how they contribute to the Community, by having binders of to do things, or places to visit locally for the guest who check-in. The foot traffic they are catering to are families traveling to visit loved ones, students in town scouting schools, workforce individuals on business trips and individuals who are in town for medical procedures.
- A few residents shared that financial hardships have led them to become hosts as they need supplemental income to keep their families afloat. A handful of residents informed the Commission that guests are partaking more in short term rentals and parking has not been an issue as guests do not have

cars. Residents in favor of the ordinance are content with how Staff has found a way to make short term rentals work. The Pilot program is an educational way for the City to identify if any modifications need to be made to the ordinance after the trial period is over.

- The hosts explained that prior to accepting a booking they review the customers profiles to ensure they have good reviews as visitors and verify that no violations have occurred in prior bookings. Within their rental units they have regulations (house rules) such as lights out by 10pm, no noise past 10pm, etc. Unfortunately, the issues that come with short-term rentals can also occur with long-term rentals.
- A handful of residents had the below questions:
    - When would the TOT taxes be collected?
    - Will certain zones allow Airbnb's, or will all zones allow it?
    - Can permits be revoked?
    - Will there be a limit to issued permits?
- El Segundo Residents against the ordinance expressed their concerns of short-term rentals being used as party homes. They believe that by limiting the reservations per unit the foot traffic will be less and the neighbors will not feel as distressed not knowing who the next-door guests are. They strongly recommend for homeowners to live in the premises to monitor and act when issues arise. Not having someone on site can create problems, as issues would not be addressed in a timely manner.
- Residents shared their concerns with Staff not defying short-term rentals and home sharing. They expressed how current party homes are not contributing to the City's goal and are slowly making the neighborhood feel like a strange place.
- A handful of residents had the below questions:
    - How would the Pilot Program benefit the community?
    - What would the City do with the collected tax income?
    - How would permitting be regulated?
    - How to communicate complaints?
    - Is trash going to be regulated?
    - Will hosts have to pay higher taxes as they are operating as a commercial business?

Chair Baldino closed the public communication.

- Police Officer Dan Kim explained how the Police Department enforces the new nuisance ordinance. He urged residents to always call the Police Department when any issues arise so they can send someone out to the property and investigate the matter. The new Loud and Unruly Gathering Ordinance came into effect roughly two years ago. Since the City has adopted the ordinance, the Police Department can now enforce rules on all properties who disrupt the community with loud and unruly gatherings. If residents do not call the police to document the complaints, the Staff cannot build a case and be successful in getting rid of the party houses.
- Chair Baldino shared public records he requested regarding the problem rental house known as the party house on Virginia St. The public records identify that the City has an active lawsuit against the party house homeowners because they have violated multiple ordinances. He voiced how

the process is tedious since it takes time to build a case, but Staff will try all efforts to find a solution.

- Chair Baldino addressed the party house. He explained that although the process is long, there now is an ordinance the City can enforce, and it is being enforced. Chair Baldino reminded residents that short-term rentals and home sharing are happening right now and there is no way to enforce it. That is why staff is seeking to regulate this by putting this ordinance together. Currently there is no permitting process and there is no past data they can review. The goal with the permitting system is to identify who the hosts/guests are, issuing permits and regulating the registered and non-registered hosts.
- Chair Baldino related the Publics questions to Staff. Mr. Schonborn provided the below answers:
    - There will be no limits on how many permits the City can issue during the Pilot Program.
    - TOT tax will be collected for short-term rentals (rentals that are 30 days or less). The TOT tax is 12% (same as Hotels). This would be collected via Airbnb.
    - If a host receive two strikes for violating any conditions or having unruly gatherings the permit will be revoked. The Pilot program durance is set for one year If the hosts received violations during that year the permit will not be renewed if the program is extended.
    - Enforcement will be complaint driven and violations will lead to citations. The City will issue administrative citations, hosts can be taken to court and possibly be punished criminally via a criminal complaint and or a civil action. During work Business hours, complaints can be reported to the Code Enforcement department and complaints during non-business hours can be reported to the Police Department.
    - Hosts are responsible for trash upkeeping on the property.
- Planning Commission discussion:
    - Ensure the collected permit fees and TOT can be used to cover the third-party service costs (if hired).
    - For safety purposes, the registry log should not be posted on the City's website.
    - There should be no limitation on how many transactions a property can have.
    - Limiting the number of occupants per unit would have a positive impact on the community and the surrounding neighbors.
    - Adding the permit number on the Airbnb listing should be required. This will allow the Community and Staff identify if the hosts have a permit and verify the permit is active.
    - The rental units should have detailed house rules posted inside.
    - Suggested amendments include:
        - Posting the permit number in the advertisement.
        - Short-Term Rentals to not be used not for storage of personal property.
        - To not include the permit registry (contact information for homeowners who have pulled a permit) on the City's website. The registry should be an internal document. A copy of the registry can be provided to the public upon request.
        - Maximum occupancy be included in the advertisement.

- Limit occupancy per room (2 adults per room), (6 per residence).
- Recommendation to Council to hire a third-party company to monitor the program.
- Prohibit the rental of cars, tents, RV's through the Pilot Program. Only a residential space can be rented.
- Remove the application deadline to obtain a permit.

MOTION: Approval of a Zone Text Amendment to allow and regulate Short Term Rentals EA-1180 and Zone Text Amendment No. ZTA 17-01 as amended.

Moved by Comissioner Wingate, second by Chair Baldino.
Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Keldorf, Wingate and Hoeschler.

J. Continued Business—Public Hearing.

None.

K. Planning Commissioners' Comments

- Urged the residents to let the state know what their concerns are and be informed of what the state is passing
- Hoeschler implement bike lanes thanks to public works

L. Adjournment—the meeting adjourned at 8:12 PM. The next meeting scheduled for July11, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 27th DAY OF JUNE 2019.

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Sam Lee, Director of Planning and Building Safety

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Ryan Baldino, Planning Commission Chair

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

June 13, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Absent: Commissioner Hoeschler
Absent: Commissioner Wingate

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

The Dais has received all written communication regarding EA 1250 – 3-Unit condominium subdivision.

H. New Business—Public Hearing

1. EA-1250 – Three-Unit condominium subdivision.

Assistant planner Brenna Callero summarized the staff report in which she informed the Commission of the proposed project to construct three residential condominium units with one garage and a semi-subterranean parking level. In addition, the project includes an Adjustment to allow two semi-subterranean two-car garages to have an interior width of 19'6" rather than the required 20'0"; and to allow the driveway to have a width of 11'3" rather than the required 12'0".

- Commissioner Keldorf inquired if there have been similar adjustments granted. Brenna Callero informed the Commission that there have been five residential properties in the City that were granted similar adjustments and subdivisions since 2017.

Chair Baldino opened the public communication.

- Applicant Craig Maples assured the Commission that his team does their best to minimize and contain the impact the projects may have on the neighborhood.
- Next door neighbors who reside at 331 Penn St. shared their concerns with parking shortage, construction noise, construction dust and the reduced space in the block.

Chair Baldino closed the public communication.

- The Planning Commissioners shared their comments with the public stating that the proposed project is following the development standards for the zone the property resides in. During construction, the public can reach out to Staff and the Commission if they need to report any complaints. The Commissioners restated that the developer's team has worked in the City for a long time and they know how to handle the construction process adequately and will work with the neighborhood to reduce impacts.

MOTION: Adopt Resolution No. 2862 to approve EA-1250, ADJ 19-01 for two semi-subterranean two-car garages to have an interior width of 19'6," to allow the driveway to have a width of 11'3", Subdivision 19-01 for vesting tentative parcel map number 8273 to allow construction of a three-unit multifamily residential building and to subdivide a property into condominium units whiting the multifamily R-3 zone.

Moved by Vice Chair Newman, second by Chair Baldino.
Motion carried, 3-0, by the following vote:
Ayes: Baldino, Newman, and Keldorf.

I. Continued Business—Public Hearing.

None.

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

Building and Safety Director Sam Lee highlighted the topics discussed at the strategic planning session held by Council. Staff was informed that the City wants to start studying/looking for areas of opportunities to add more housing and attract Senior housing.

Planning Manager Gregg McClain stated that within the next two months Staff will be presenting on short-term Airbnb rentals to the Planning Commission.

K. Planning Commissioners' Comments

None.

L. Adjournment—the meeting adjourned at 6:27 PM. The next meeting scheduled for June 27, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 13th DAY OF JUNE 2019.

_____
Sam Lee, Director of Planning and Building Safety

_____
Ryan Baldino, Planning Commission Chair

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

May 23, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Hoeschler
Present: Commissioner Wingate
Present: Commissioner Keldorf

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

The Dais has received all written communication regarding EA 1201 – Beach Cities Media Campus.

H. New Business—Public Hearing

1. **EA 1201 – Beach Cities Media Campus Environmental Impact Report draft review.**

   Chair Baldino called for a ten-minute recess to review the written communication response prepared by Staff.

   EcoTierra Consulting representative provided a power point presentation summarizing the Beach Cities Media Center Project (BCMC) proposed development. The project includes a five-story, 240,000 square foot office building, a one-story, 66,000 square foot studio and production facilities building, and 7,000 square feet of

retail uses located within two, one-story structures. The request includes a General Plan amendment to amend the Land Use designation; a Zone Change to change the zoning from Commercial Center to Mixed Use South, a 10-year Development Agreement and an Environmental Impact Report.

The applicant Rosecrans Sepulveda Partners 4, LLC (RSP4) reviewed the proposed project alternatives with the Commission.

Chair Baldino opened the public communication.

None.

Chair Baldino closed the public communication.

- Vice Chair Newman addressed the letter that was received by the Law Firm and stated that the only reasonable consideration the letter addresses is to have more than one electronic vehicle charging station as all other considerations were mitigated.
- Chair Baldino shared that the Law Firm represents, Supporters Alliance for Environmental Responsibility, and discovered that the group was formed in January 22, 2019 by an attorney who represents unions and multi-employer pensions funds per the Secretary of State website. He added that the President and CFO of the group work for the Labor International Union of North America representing Local 300 in Los Angeles; which have a lawsuit filed against for greenmail. In addition, the Consultant Lisa, advised that the Law Firm contacted her prior to Staff receiving the letter informing her that they represent a Union and not a non-profit environmental organization.
- Chair Baldino inquired with the City Attorney, David King, if the Planning Commission can make a recommendation to the City and Council to file a misdemeanor or reporting the Law Firm to the State Bar as the Law Firm has misrepresented who they represent in trying strong-arm an applicant. City Attorney, David King, advised that he recommends the Planning Commission to not take a formal action as it is informal for appointed officials to give direction to the City's prosecution office. He added that the City's prosecutor office is aware and will dictate if the City's direction in this matter.
- Vice Chair Newman expressed her concerns regarding traffic and the allowed prohibited land uses. The applicant representatives advised the Commission that they are not looking to add additional uses that are not already established.

MOTION: Approval of EA 1201 and recommend that the City Council amend the General Plan and Zoning of this site and adopt Resolution No. 2861 as amended by staff.

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

I. Continued Business—Public Hearing.

None.

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

Principal Planner Paul Samaras lead a study session regarding the possible increase in residential density in the R-3 zone near the Pacific Coast Highway neighborhood. He proceeded to acknowledge and thank Commissioners Wingate and Keldorf for assisting Staff with research. Principal Planner Paul reviewed the benefits and impacts a higher density scenario would bring to the community. The studied area has a lot of residential needs such as banks, restaurants, hotels, markets, jobs, and schools all withing walking distance. Staff recommends the City to conduct market and fiscal research through an actual stud. If the City chooses to move forward with increasing density in the area, we will need to amend the General Plan to possibly create a new zone or Specific Plan for the area and that would come with an Environmental Assessment.

K. Planning Commissioners' Comments

None.

L. Adjournment—the meeting adjourned at 7:31 PM. The next meeting scheduled for June 13, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 23rd DAY OF MAY 2019.

_____

Sam Lee, Director of Planning and Building Safety

_____

Ryan Baldino, Planning Commission Chair

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

April 25, 2019

A. Call to Order

The meeting was called to order at 5:41 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Hoeschler
Present: Commissioner Wingate
Absent: Commissioner Keldorf

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:
   - April 11, 2019
   - December 13, 2018

2. EA 1241 - Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Service at the expansion of an existing restaurant.

MOTION: Approve the minutes.

Moved by Vice Chair Newman, second by Commissioner Wingate.
Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

F. Call items from Consent Calendar

3. **EA 1241 - Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Service at the expansion of an existing restaurant.**

Assistant Planner Brenna Callero informed the Commission that the existing restaurant, Brewport Tap house, will be expanding 2,922 square feet. The applicant

Kristian Krieger was present to answer questions from the Commission about the request.

MOTION: Approve the recommendation to receive and file the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1241.

Moved by Vice Chair Newman, second by Commissioner Wingate.
Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

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

None.

H. New Business—Public Hearing

None.

I. Continued Business—Public Hearing.

None.

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

None.

K. Planning Commissioners' Comments

- Commissioner Hoeschler inquired if outdoor dining for the downtown and Smoky Hollow area will be easier to acquire. Planning manager, Greg McClain, informed the Commission that Staff is considering this topic.
- Chair Baldino had a question regarding street sweeping and trash collection and asked who he could contact. Greg McClain informed him that he can contact Jazmin Allen in Public Works.
- Commissioner Hoeschler expressed his concern for affordable housing in the for-sale model and is curious to see how this will affect the DR Horton project.

L. Adjournment—the meeting adjourned at 6:15 PM. The next meeting scheduled for May 9, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 25th DAY OF APRIL 2019.

_____
Sam Lee, Director of Planning and Building Safety

_____
Ryan Baldino, Planning Commission Chair

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: August 11, 2022
Agenda Heading: Continued Public Hearing
Item Number: G.2

TITLE:

Tier I Community Benefits Plans for the Construction of a New 8,882 Square Foot Mixed Use Building at 141 Eucalyptus Drive

RECOMMENDATION:

Adopt Resolution No. 2923, approving Environmental Assessment (EA) No. 1292 and Community Benefit Plan (CBP) No. 20-01 for a new 8,882 square foot mixed use building at 141 Eucalyptus Drive.

BACKGROUND

In October of 2018, the Smoky Hollow Specific Plan (SHSP) was updated intended to transform the post war, industrial buildings and uses within the 120-acre area bounded by El Segundo Boulevard on the south, and Grand Avenue to the north. SHSP establishes a framework and long-term strategy to guide public and private investment in the plan area and created four different zoning districts to regulate new construction to be sensitive to the many different characteristics of the built environment.

On December 17, 2021, the applicant applied for a Tier I Community Benefit Plan, to redevelop the subject property with a new mixed-use building. After working with the applicant, the project was deemed complete on May 18, 2022, for processing and is now before the Planning Commission for consideration.

DISCUSSION

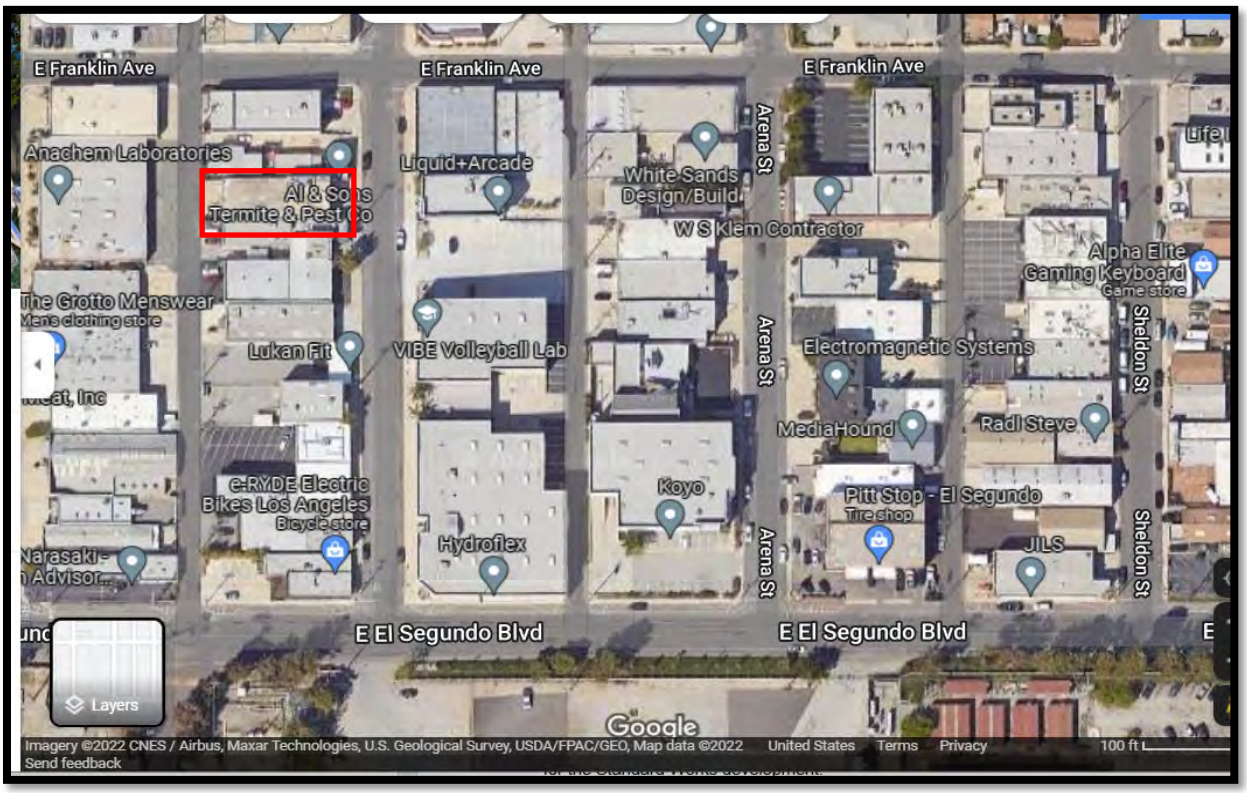
Site Description

The subject property is located within the Smoky Hollow Specific Plan area, specifically the Smoky Hollow West (SH-W) Zoning District.SH-W encourages a range of small business and incubator industrial uses, including light industrial activities and research, creative office, and technology uses. The subject site is a 6,298 square foot parcel measuring 45.01 in width by 139.93 in depth and is currently developed with a one-story building utilized for a small pest control business and two additional structures.

The Chevron Oil Refinery is located south of the site, Los Angeles International Airport (LAX) is approximately one mile north, and the southern portion of Downtown El Segundo

is located to the west. Figure 1 illustrates the project site within the Smoky Hollow Specific Plan area.

Figure No. 1 – Project Site



The adjacent properties along Eucalyptus Drive are developed with a variety of low-scale, one- and two-story buildings with minimal front elevation design features. Several buildings have non-descript front elevations and were likely previously used as storage or industrial buildings and are now being re-purposed for new businesses in the area. The proposed building represents a change and transformation from past design and uses.

Project Description

The proposed Project involves demolishing the existing on-site structures and redeveloping the site with a new 4-story, mixed-use building measuring 35-feet high, compliant with the SHSP, as measured from the grade plane (ESMC 15-1-6) to top of the structure, as illustrated in Figure 2 below. Further, as illustrated in Figure 3 below, the building's main entrance and a 721 square foot publicly accessible food use occupies the first floor, which is highlighted by a 215 square foot outdoor seating area at street level. Directly above the entry level is a parking level accessible from the rear alley. Above the parking level are two additional levels measuring 6,287 square feet total, dedicated to a single office tenant.

Figure No. 2 – South Elevation

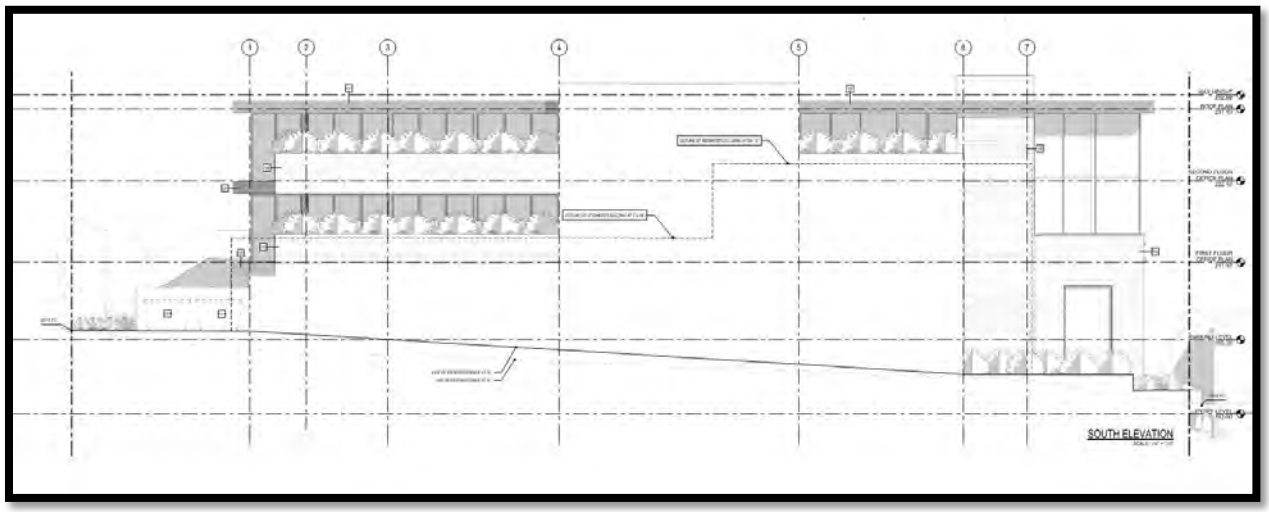


Figure No. 3 – Floor Plan Layouts

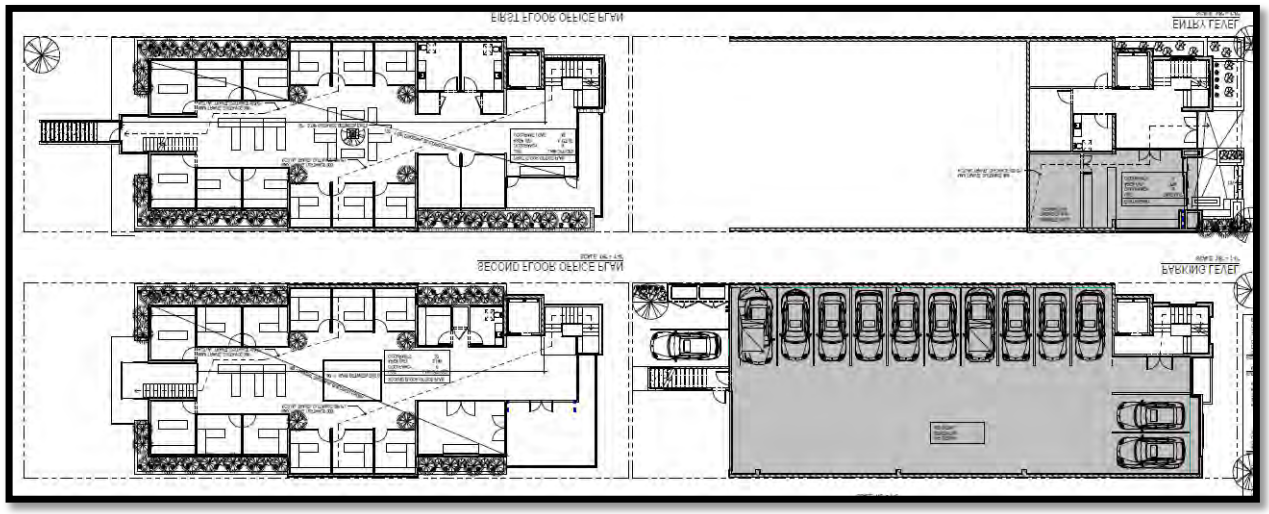


Figure No. 4 – Eucalyptus Elevation



The proposed building (Figure 5 below) is designed with significant urban design and pedestrian oriented features including a ground level food use accessible directly from the street level, juxtaposition of window openings that create an open and inviting space, change of materials, roof overhangs, and covered outdoor areas facing the street away from the office levels.

Figure No. 5 – Proposed Renderings (141 Eucalyptus Drive)



Requested Entitlements

The proposed four-story building measures 8,882 square feet, resulting in a floor area ratio of 1.41 (an additional 4,158 square feet), which is above the 0.75 FAR baseline allowance within the SH-W Zoning District of the SHSP. In accordance with the Specific Plan, the applicant is seeking approval of a Tier 1 Community Benefits Plan, which allows up to 1.5 FAR.

A proposed Community Benefits Plan (CBP) shall outline the request for flexibility from strict interpretation of the development standards and regulations of the Smoky Hollow Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in the Specific Plan that would be provided. 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 the Specific Plan

The SHSP contains 32 design guidelines in five categories: Building Character, Open Space, Landscaping, Connectivity, Signage and Public Art and Public Realm. When reviewing a proposed CBP, the city must consider the project's compliance with these design guidelines. Although compliance with all 32 design guidelines is not required, compliance with at least 17 of the guidelines is required to be considered an exemplary project. The proposed Project incorporates 22 of the 32 design guidelines, exceeding the minimum threshold for exemplary projects.

In exchange for greater FAR allowed by Tier I CBP, the applicant proposes the following community benefits and improvements, at the applicant's expense, pursuant to Smoky Hollow Specific Plan Section 4.5.2.

- **Public Seating**. Architectural seating along the front of the property facing Eucalyptus Drive that is publicly accessible.
- **Food use**. A 761-square foot public food take-out use along with associated outdoor dining area immediately adjacent to Eucalyptus Drive to activate the street and provide a convenient break location for local neighbors.
- **Architecture that enhances building character.** (See Group "A" below)
- **Two new street trees along Eucalyptus Drive.**
- **Monetary contribution to public infrastructure of $5,000.**
- **Open space that facilitates gathering.** (See Group "B" below)
- **Landscaping and environmental design.** (See Group "C" below)

The Development Project proposes the additional following specific community benefits as summarized from the CBP Tier I application scoring sheets:

Group A – Enhance Building Character

A1. *Incorporate small, medium, and large scales:* Project includes several design elements of different scales for visual interest including large to small windows and roof overhangs to break up the building facade into different sized elements.

A2. *Enhance design at the pedestrian level:* Project will have landscaping along all street frontage with pedestrian scale seating.

A3. *Specify 360^{o} architecture:* Project will have enhanced architecture on all four sides of the building.

A4. *Enhance entry expression:* Project has new landscaping and an easily identified front entrance from Eucalyptus Drive.

A5. *Orient secondary entries to alleys:* A secondary access point is oriented toward the rear alley.

A6. *Incorporate different materials, colors, and textures:* Project includes a variety of materials, colors, and textures, including wood, stucco, and metal material with a cool color palette including medium grey block, black façade treatments, and dark metal window framing and glass.

Group B – Facilitate Gathering

B1. *Form an active street wall:* Project has a street level entrance along with landscaping along street frontages and outdoor seating.

B3. *Develop outdoor gathering spaces:* Project will have an outdoor seating area of 215 square feet adjacent to a take-out restaurant use.

B5. *Provide ease of access:* The Project will have separate pedestrian and vehicular access points and ground floor tenants will have direct access to adjacent streets.

B6. *Enhance surface parking:* Project will have covered parking on the parking level accessible from the alley.

B8. *Provide street furniture:* Project will provide street furniture for seating at the frontage of the building within the outdoor seating area.

B9. *Use exterior lighting to accentuate safety and design:* Project will provide period lighting on all sides of buildings for pedestrian safety.

Group C – Incorporate Landscaping and Environmental Design

C1. *Design layered and lush landscaping:* Project will have layered and lush landscaping per landscaping plan.

C2. *Select drought-tolerant and native plants:* Project landscape plan has drought-tolerant and native plants throughout.

C3. *Utilize planters and pots to provide greenery:* Project has planters and pots on Level 2 and 3 decks and balconies.

C4. *Improve landscaping in parking areas:* Parking areas include landscaping on at adjacent to the one surface level space at the rear of the building.

C5. *Use fences and walls as an extension of the architecture:* Project includes long horizontal wall masses along the side of the building that enhances the architecture and creates a continuation of the architectural theme.

C6. *Use natural light:* Project has large, transparent windows to allow natural light in all interior spaces.

Group D – Encourage Connectivity

D1. *Install bike facilities:* A bike rack is in the rear parking area on-site.

Group E – Signage, Way Finding, and Public Art

E1. *Design signs as an integral component:* Project includes integrated tenant signage.

E2. *Incorporate wayfinding through integral design:* Project has architecturally integrated signage for both pedestrians and vehicles.

Public Realm

PR1. *Street trees:* Two new street trees will be planted within the public right of way adjacent to the front of the building along Eucalyptus Drive.

Analysis

In considering the proposed project, the Planning Commission reviews components of each requested application and considers the merits of the project to decide. This includes deciding that the project is consistent with the findings associated with the CBP. The following are the findings (in **boldface**) the Planning Commission must consider, followed by staff's analysis in normal type.

A. The proposed additional building height, intensity, or deviation from the 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 building height for the project is consistent with the standards as set forth in the Smoky Hollow West Zoning District and is consistent the with the vision for Smoky Hollow to allow for creative and exemplary office space with high quality architecture.

The project is in a developed area that contains all utilities and public infrastructure. Additionally, before the City issues building permits for the project, the applicant will submit detailed plans to the City for review to ensure compliance with all applicable Building and Fire safety codes.

As evidenced by the proposed community benefits, the CBP provides open space and public gathering areas, a publicly accessible food use with outdoor seating, and enhanced architecture to Smoky Hollow. These community benefits will make a positive impact on Smoky Hollow by attracting high-quality businesses and tenants, providing landscaping and open space that will serve the public nearby and provides an example of the high-quality design desired by the Smoky Hollow Specific Plan. Therefore, staff believes the project will not be detrimental to the public health, safety, or welfare, and this finding can be made.

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

The Specific Plan contains 32 specific design guidelines in five categories including, building character, open space, landscaping, connectivity, and signage. Compliance with at least 17 of the guidelines is required to consider a project exemplary in building and/or streetscape design. The proposed project incorporates 22 of the 32 guidelines, incorporating elements that are consistent with the vision of the Smoky Hollow Specific Plan. Specifically, the design of the building incorporates architectural elements for a 360-degree design with appropriately scaled pedestrian orientation, including an easily identifiable front entrance, transparent window openings to utilize natural light, and a juxtaposition of building wall planes and materials. The upper floors incorporate large windows, roof overhangs, outdoor space, and a variety of building materials that face Eucalyptus Drive, including the use of exterior lighting to accentuate safety and promote good design. With these design considerations, the project, and its Community Benefit Plan are an exemplary project.

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

Part of the proposed community benefit consists of complying with the Smoky Hollow design guidelines. Compliance with the guidelines directly implements the Smoky Hollow Design Objectives in Specific Plan Section 2.4.1 as follows:

a. Preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details.

   As discussed in Finding B, 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 design of the building incorporates architectural elements for a 360-degree design with appropriately scaled pedestrian orientation, utilization of natural light, and juxtaposition of building wall planes and materials. The building height is compliant with the standards set forth in the Smoky Hollow West zoning district. As such, staff believes the project implements this design objective.

b. 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; Encourage active and passive design strategies that conserve natural resources.

   The project incorporates sidewalk-oriented entry to the building from Eucalyptus Drive, as well as pedestrian-oriented scale and design features such as lighting, windows, and signage. The proposed project maintains a 761 square foot public food take-out use on the first floor, with outdoor dining immediately adjacent to Eucalyptus Drive. Staff believes the addition of take-out and outdoor seating are features that can activate Eucalyptus Drive and provides a convenient location for local neighbors to visit and congregate. Further the SHSP requires a minimum 3-percent open space be provided on lots located within the SH-W zoning district. The proposed project provides the necessary open space and landscaping on the entry, in the front and at the office space levels. The proposed landscaping makes use of drought tolerant plant species in the landscaped areas, which reduces the use of water for landscaping.

c. Develop more accessible and street-side open space. Buildings fronting public sidewalks, and specifically buildings fronting along Franklin Avenue, shall provide sidewalk-oriented entries and small-scale gathering opportunities.

   The proposed project includes entries directly accessible from the public sidewalk and serves to activate the Eucalyptus Drive street frontage, thereby creating a vibrant atmosphere. The addition of a take-out food use as well as outdoor seating will provide a diverse use in relation to the surrounding buildings and uses, providing additional draw to an otherwise homogenous area of Smoky Hollow. In addition, the project makes use of the existing alley by providing 13 dedicated parking spaces on-site. The proposed building is required to have a total of 22 on-site parking spaces, and there is a shortage of 9 spaces. The applicant has elected to pay the parking in-lieu fee (PILF) as permitted by ESMC 15-15-6D. The current fee is approximately $29,000 per space. The total PILF for the 9 missing spaces would be $ 261,000.

d. Project designs, orientation, and spaces should anticipate and facilitate emerging sidewalk and pedestrian activity, reuse of alleys, and access to all transit modes.

   The proposed community benefit plan implements the goals and objectives of Specific Plan Chapter 3 regarding publicly owned rights-of-way and publicly accessible open spaces. Proposed parking will take access from the rear alleyway, providing access to 13 on-site parking spaces. The proposed community benefits plan includes public improvements to utilities in the public right-of-way, landscaping adjacent to the street, and open space, which will in turn help integrate cyclists, pedestrians, and transit users for businesses to flourish. As such, staff believes the project implements this design objective.

This information was provided in support of Finding B in Tier I that requires the evaluation of these values. The proposed benefits are deemed by Staff to be adequate as the benefits provided are not exclusively for the benefit of the applicant and future tenants. The proposed architectural upgrades to the structure will implement the vision of the SHSP. The Project will also have district-wide benefits to the public through provision of a publicly accessible food use and outdoor seating, open space and right of way improvements along Eucalyptus Drive, and therefore staff believes this finding can be made.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15303-New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. For this project, the project is subject to Class 3 (c) which involves:

A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Because the proposed building is less than 10,000 square feet and will be used for both office and food use purposes, there will be no significant amounts of hazardous substances. Furthermore, the site is currently served by all necessary public services and facilities, and the surrounding area is built in an urban form and therefore is not environmentally sensitive.

Additional Environmental Information

In October 2018, a Final Environmental Impact Report was certified by the City for the 2018 Smoky Hollow Specific Plan Update. Although the EIR was prepared as a Program EIR, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, project specific impacts can also be evaluated to determine whether there are any new or unforeseen impacts on the environment consistent with CEQA Guidelines 15168(c), which is intended to evaluate later development activity from the program level EIR.

Based on the traffic impact analysis for the proposed project, no traffic impacts greater than those identified in the TIA conducted for the SHSP EIR will occur. In compliance with SHSP EIR Mitigation Measure 18-1, a Traffic Impact Analysis Memo is being prepared to analyze the projects impacts to the local street network based on LOS standards per the General Plan to calculate the project's fair share contribution towards the preliminary cost estimate for the identified improvements.

- PCH/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 the project is conditioned to provide a fair share contribution.

- PCH/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 the project is conditioned to provide a fair share contribution.

The City has 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 requiring the applicant pay its fair share contribution towards the improvements identified above prior to issuance of any Building Permit.

RECOMMENDATION

Indicated throughout this report, the project complies with the development standards set forth in the SHSP. Further, as indicated in the analysis above, staff believes that all the necessary findings can be made to grant approval of the requested Tier 1 Community Benefits Plan. Lastly, the Project is categorically exempt under the provisions of the California Environmental Quality Act under Section 15303 and will not result in any new impacts not already identified in the Smoky Hollow EIR. Therefore, staff recommends that the Planning Commission adopt Resolution 2923 approving Environmental Assessment 1292 and Community Benefits Plan 21-01 for the development of an 8,882 square foot mixed-use building at 141 Eucalyptus Drive.

ORIGINATED BY: Bradley J. Misner, AICP, Contract Planner

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2923
   a. Exhibit A Conditions of Approval
   b. Exhibit B Community Benefits Plan
2. Development Plans/Exhibits dated July 19, 2022

RESOLUTION NO. 2923

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING COMMUNITY BENEFIT PLAN (CBP) NO. 20-01 AND ENVIRONMENTAL ASSESSMENT EA-1292 FOR A NEW, 8,882 SQUARE-FOOT MIXED-USE BUILDING LOCATED AT 141 EUCALYPTUS DRIVE.

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

SECTION 1: Recitals.

A. On February 22, 2021, Brandon Straus, of Srour & Associates, LLC filed an application for Community Benefit Plan (CBP) No. 20-01, and Environmental Assessment (EA) No. 1292 for a Tier I Community Benefits Plan for a new, 8,882 square-foot mixed-use building located at 141 Eucalyptus Drive;

B. Approval of the proposed Project is a subsequent discretionary action in furtherance of the Smoky Hollow Specific Plan (SHSP);

C. The application was reviewed by the City's Community Development Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the SHSP;

D. On August 11, 2022, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including, without limitation, information set forth in the staff report and information provided by the applicant and the public; and

E. The Commission considered all of the evidence presented at the August 11, 2022, public hearing, together with all other information in the administrative record. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its August 11, 2022 public hearing.

SECTION 2: *Factual Findings and Conclusions*. The Commission finds as follows:

A. The proposed project would develop a 6,298 square-foot parcel located at 141 Eucalyptus Drive with a new, 8,882 square-foot mixed-use building, resulting in a total floor area ratio of 1.41. The base allowable floor area ratio for the Smoky Hollow West Zoning District is 0.75, however, a Tier 1 CBP is being sought in order to allow a floor area ratio up to a maximum of 1.5 The new three- to four-story building would have a maximum height of 35 feet from the average grade to the top of the building.

B. The project site is located within the Smoky Hollow West Zoning District of the Smoky Hollow Specific Plan. The proposed building, with a total of 8,882 square feet, will be compliant with the CBP Tier I floor area ratio, will be consistent with the Smoky Hollow Specific Plan design guidelines, open space and landscape

requirements, and will meet parking requirements by way of payment of in-lieu fees. The proposed building will be designed with significant urban design and pedestrian-oriented features including a ground-level take-out restaurant use accessible from Eucalyptus Drive. The structure will be 3-4 stories tall due to the grading of the site, appearing 4 stories in height from Eucalyptus Drive. Parking is provided on the 2nd floor and accessible from the rear alley. Landscaping and open space are compliant with the provisions of the ESMC and SHSP design guidelines, provided along the street frontages of the building.

SECTION 3: *Environmental Assessment.* The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption for new construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. More specifically, Class 3 includes, without limitation, a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Because the proposed building is less than 10,000 square feet and will be used for both office and food use purposes, there will be no significant amounts of hazardous substances. Furthermore, the site is currently served by all necessary public services and facilities, and the surrounding area is built in an urban form and therefore is not environmentally sensitive.

SECTION 4: *Community Benefits Plan Findings.* Based upon the findings of fact set forth above, and on the evidence in the administrative record as a whole, the Planning Commission finds as follows:

A. **The proposed additional building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity because** the project is located in a developed area with similar sized structures and will encourage development within this area consistent with the vision for Smoky Hollow. The project proposes a number of community benefits, including the provision of open space, a public gathering area, improved building façade and enhanced architecture, and introduction of a mixed-use land use to the block. Further, the building height for the project is consistent with the standards as set forth in the Smoky Hollow West Zoning District and is consistent with the vision for Smoky Hollow to allow for creative and exemplary office space with high quality architecture. The project is located in a developed area that contains all utilities and public infrastructure and before the City issues building permits for the project the applicant will submit detailed plans to the City for review to ensure compliance with all applicable Building and Fire Safety Codes. The

proposed community benefits will provide a positive impact on Smoky Hollow by attracting high-quality businesses and tenants and improving the physical landscape of the area through high-quality design. For these reasons, the proposed additional floor area ratio will not be detrimental to the public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the vicinity.

B. **The proposed community benefit provides exemplary project and/or streetscape design because** the project incorporates elements that are consistent with the vision of the Smoky Hollow Specific Plan. Specifically, the project incorporates architectural elements that are unique to the area and incorporates a 360-degree design with appropriately scaled pedestrian orientation, identifiable front entrance, large and transparent window openings to incorporate natural light, and a juxtaposition of building wall planes and materials. The upper floors incorporate large windows, roof overhangs, outdoor space, and a variety of building materials that face Eucalyptus Drive, including the use of exterior lighting to accentuate safety and promote good design. Provision of a street-level takeout food use and outdoor seating will engage passersby and draw them in to the development, a feature presently lacking from Smoky Hollow's history as warehouses and light industrial uses. With these design considerations, the proposed community benefit provides exemplary project and/or streetscape design, and this finding can be made.

C. **The proposed community benefits directly implements objectives of the Specific Plan because** the proposed benefits preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details, specifically through incorporating materials and colors that are consistent with existing buildings in the area and with the neighborhoods industrial character. The building incorporates architectural elements for a 360-degree design with appropriately scaled pedestrian orientation, utilization of natural light, and juxtaposition of building wall planes and materials. Further, the project insists upon streetscape and landscaping 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. The project will provide a 761 square foot public food take-out use on the first floor, with outdoor dining immediately adjacent to Eucalyptus Drive. The addition of this use and the outdoor seating area will activate Eucalyptus Drive and provide a destination for neighboring tenants, passersby, and occupants of the building. The design encourages active and passive design strategies to conserve natural resources by providing 1,039 square feet of open space, landscaped with drought tolerant plant species. In addition, the project works towards developing more accessible and street-site open space by providing entries that are directly accessible from the public sidewalk, in addition to providing the new outdoor gathering space and public food use. The project makes use of the existing alley, which will provide access to 13 dedicated parking spaces on-site. For these reasons, the proposed community benefits directly implement the objectives of the Specific Plan, and this finding can be made.

SECTION 5: *Action.* Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission approves EA No. 1292 and Community Benefit Plan (CBP) No. 20-01 (attached hereto as Exhibit B) for the development at 141 Eucalyptus Drive.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

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

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to Brandon Straus, of Srour & Associates, LLC, and to any other person requesting a copy.

PASSED, APPROVED AND ADOPTED this 11th DAY of AUGUST, 2022.

_____
Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Baldino	-
Newman	-
Hoeschler	-
Keldorf	-
Maggay	-

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

By: _____
Joaquin Vazquez, Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. 2923

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC") and all provisions of the Smoky Hollow Specific Plan, 141 Eucalyptus, LLC (the "Owner") agrees to comply with, and be bound by, the following provisions as conditions for the City of El Segundo's approval of Community Benefit Plan CBP 20-01, and Environmental Assessment (EA) No. 1292 for a Tier I Community Benefits Plan for the project at 141 Eucalyptus Drive. ("Project Conditions"):

Zoning Conditions

1. This approval is for the project as shown on the plans presented to and reviewed by the Planning Commission on August 11, 2022, and on file with the Community Development Department.

2. Prior to issuance of any permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community Development Department. The Community Development Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Community Development Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.

3. This approval allows for construction of a new office facility at 141 Eucalyptus Drive. Specifically, the approved construction includes a new 8,882 square foot mixed use building, which is comprised of 1,744 square feet on the entry level (including the 721 square feet take-out restaurant space), 183 square feet of circulation area on the parking level, 3,753 square feet of office space on the third level, and 3,202 square feet of office space on the fourth level, resulting in a total floor area ratio of 1.41. The new three to four story building would have a maximum height of 35 feet from the average grade to the top of the building.

   A change in uses or changes in the allocation of square footages specified above must be referred to the Community Development Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed changes.

4. Before any building permits are issued, the applicant is 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 shall be a percentage of the cost estimates for the following intersection improvements:

a. PCH/El Segundo Boulevard: 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.

b. PCH/Grand Avenue: a new right-turn overlap signal phase on all approaches. The total cost estimate for the improvement is $80,788.00.

The fair share percentage is the ratio of the increase in traffic generation resulting from this project, versus the overall traffic increase from the SHSP buildout affecting the above intersections. The fair share percentage shall be calculated by a licensed traffic engineer and shall be reviewed and approved by the CD/PW Director.

5. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Community Development Director.

6. All new Fire Department and Water lines shall be sufficiently screen from public view by landscaping to the satisfaction of the Community Development Director and Fire Chief, prior to issuance of certificate of occupancy.

7. All building and drainage gutters, down spouts, vents and other protrusions shall be concealed from view within the exterior walls. Ladders for roof access shall be mounted on the inside of the building.

8. Mandatory solid waste disposal services shall be provided by a City approved waste hauler to all parcels/lots or uses affected by approval of this project.

9. The Applicant shall provide receptacles (bins) for the collection of refuse and recyclable materials, as well as a hose bib for washing collection areas. Prior to the issuance of building permits, the applicant shall provide documentation from a City approved waste hauler stating that the number and size of bins provided for the collection of refuse and recyclable materials generated by the project is adequate.

10. Prior to the issuance of building permits, the Applicant shall provide documentation from a City approved waste hauler stating that the dimensions of the refuse storage enclosure are of adequate size to accommodate containers consistent with the current methods of collection, are designed with a walk-in access component, and located and designed to facilitate trash truck access and pickup.

11. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened by a trash enclosure per the ESMC. Further, the gates shall include architectural paneling or finishing that is consistent with the paneling or finishing of the building. Lastly, trash enclosure areas for the project shall have a non-combustible decorative cover that matches the building's architecture.

12. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

13. The applicant shall submit a Landscape Plan in accordance with ESMC Section 15-15A.

14. At the applicant's expense, the open spaces approved within the project shall be maintained in accordance with the approved Landscape Plan.

Community Benefits Plan

15. The applicant must provide all the community benefits as stated in Exhibit B (Community Benefits Plan). If the project does not provide a benefit or ceases to provide one, the owner must submit a revised CBP including equivalent replacement benefit of an equal value to the Community Development Director for review and approval. The Director may at his discretion refer the revised CBP to the Planning Commission and City Council for review and approval.

16. The applicant must construct the public improvements indicated in the Community Benefits Plan, including, but not limited to, sidewalk, streetscape, landscaping, parking, open space, and other improvements within the public right-of-way.

CEQA

17. Applicant must comply with all applicable mitigation measures identified in the Final Environmental Impact Report prepared for the SHSP. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

18. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:

    - The SHSP 2018 EIR (EA-1101) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on October 2, 2018.

    - All project conditions of approval.

19. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the MMRP for the SHSP EIR and project COA. A final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City.

20. All mitigation measures listed in Mitigation Monitoring and Reporting Program adopted as part of the SHSP 2018 EIR (EA-1101) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on October 2, 2018,

shall be complied with. This shall include:

Biological Resources

21. **BIO MM 7-1** 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 shall 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, mitigation measure 7-2 shall apply.

22. **BIO MM 7-2** If pre-construction nesting bird surveys result in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within an appropriate setback from occupied nests as determined by a qualified biologist. Protective measures (e.g., established setbacks) shall be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist shall 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, shall be submitted to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

Cultural Resources

23. **CUL MM 8-2** 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, shall 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.

24. **CUL MM 8-3** In the event that archaeological or paleontological resources are unearthed during ground-disturbing activities, the ground-disturbing activities shall 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 shall 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 shall 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 shall coordinate with the archaeologist and tribal representative(s) to develop an appropriate treatment plan for the resources.

Greenhouse Gas Emissions

25. **EECAP 4.1** Encourage or Require Energy Efficiency Standards Exceeding Title 24. This measure will develop City staff to be resources in encouraging and implementing energy efficiency beyond that required by current Title 24 Standards.

26. **EECAP 5.2** Promote Water Efficiency Standards Exceeding SB X7-7. In addition to SB X7-7, more actions are being studied or have been taken to exceed water efficiency standards. These efforts include education and outreach practices that could be combined with residential and commercial EECAP actions that emphasize the reuse of recycled/gray water and promote harvesting rainwater.

General Conditions

27. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.

28. A positive balance shall be maintained in all project Reimbursement Accounts. 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.

29. 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.

30. Reclaimed water must be utilized for all landscaped areas.

31. Prior to issuance of any permit, landscaping plans must be submitted to the

Community Development Department that conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.

32. All utilities lines installed to serve the new construction shall be placed underground.

33. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.

34. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.

35. The project site shall be fenced and screened during construction.

36. All areas within the project site shall be maintained free of trash and debris.

37. Prior to issuance of any permit, an erosion control plan shall be reviewed and approved by the Building Official and the Public Works Director.

38. 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.

39. During the grading phase and as needed during the remainder of the construction phase, the owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).

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

Impact Fee Conditions

41. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time library services mitigation fee in the amount required by the City's fee schedule.

42. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time fire services mitigation fee in the amount required by the City's fee schedule.

43. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time police services mitigation fee in the amount required by the City's fee schedule.

44. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time park services mitigation fee in the amount required by the City's fee schedule.

45. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time traffic mitigation fee in the amount required by the City's fee schedule.

Building Safety Conditions

46. Building and Safety Division will require separate permit application for demolition of each existing building.

47. Building and Safety Division will require separate permit application for electrical, plumbing, mechanical and Grading work.

48. City of El Segundo Fire Department requires separate permits for Sprinkler and fire alarm systems.

49. Plans for plan review can be submitted as hardcopy of digital.

50. A copy of Soils/Geo Engineering report shall be provided with the submitted construction plans.

51. The site plan should clearly show all the existing underground utilities.

52. The Plan review time will be a minimum of 25 City working days and can be extended up to 30 working days.

53. 30-Day Notice of Excavation to the adjacent neighbor is required for any excavation close to the common property lines.

54. Compliance with Chapter 11A & 11 B of the California Building Code will be required.

55. The construction plan submitted for plan review should include a comprehensive code analysis showing:
    - Type of Construction
    - Allowable area
    - Allowable height
    - Rating of stairway enclosures for a 4-story building
    - Common path of travel
    - Number of the required exits
    - Fire Distance of the proposed building to the property lines
    - Protection of exterior openings, etc.

56. The project shall comply with LA County LID requirements.

57. Comply with the current California Codes with the City of El Segundo Amendments.

58. Accessible EVCS are not counted as accessible parking spaces. 11B.208.1

Fire Department Conditions

59. Per ESMC 13-9-2, an automatic fire sprinkler system shall be provided throughout the structure.

60. A fire sprinkler monitoring system shall be provided in accordance with CFC 907 and the currently adopted edition of NFPA 72. Per ESMC 13-9-2, the monitoring system shall be placarded by either Underwriters Laboratory or Factory Mutual.

61. Per ESMC 13-9-2, the minimum required fire flow for the building shall be 1,500 gpm at 20 psi.

62. The existing public fire hydrant north of the property is adequate. No other hydrants are required.

63. The building height exceeds 30 feet above the lowest level of fire access. Eucalyptus Drive can be used as a ladder truck access road. A minimum width of 26 feet must be maintained for the street frontage. Existing street parking may have to be evaluated to verify this width will be available.

64. The fire resistance of exterior walls facing lot lines shall comply with CBC Table 602.

65. Protection of openings and percentage of openings allowed facing lot lines shall comply with CBC Table 705.8.

66. A knox box shall be provided at an approved location.

Public Works Conditions

General

67. All work in the City's right-of-way or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee. "City Engineer" = City Engineer or his/her designee throughout this document.

68. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public right-of-way (ROW), including lane closures.

69. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant shall provide a revised

plan or details of the proposed change for review and approval of the City Engineer prior to construction.

70. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.

71. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public right-of-way.

72. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.

73. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.

74. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.

75. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.

Street Improvements & Traffic Control

76. All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards. New sidewalk to be a minimum of 5' wide.

77. All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.

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

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

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

81. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required

next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.

82. 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 Eucalyptus Drive along the property frontage. AC mix specification shall conform to Standard Specifications for Public Works Construction (SSPWC) "Greenbook", section 203-1.

83. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).

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

85. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.

86. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades, and flag persons.

87. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.

88. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

Water

89. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property.

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

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

Sewer

92. 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.

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

Storm Drain

94. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from ¾ inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).

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

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

Landscaping & Irrigation

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

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

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

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

Miscellaneous Conditions

101. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.

102. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.

103. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter standard shall apply.

104. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant. 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.

AFFIDAVIT OF ACCEPTANCE OF CONDITIONS OF APPROVAL

Lisa Collinson warrants that she is duly authorized to sign this Affidavit of Acceptance and to bind 141 Eucalyptus, LLC to the same. By signing this document, Lisa Collinson, on behalf of 141 Eucalyptus, LLC, certifies that she has read, understood, and agrees to the project conditions listed in this document.

_____

Lisa Collinson, Member
141 Eucalyptus, LLC

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

PLANNING COMMISSION RESOLUTION NO. 2923

Exhibit B

Community Benefits Plan
141 Eucalyptus Drive

Project description:

The development project at 141 Eucalyptus Drive is subject to the following applications: Community Benefits Plan No. CBP 20-01 and Environmental Assessment No. EA 1292.

The proposed Project involves the demolition of the existing on-site structures and the construction of a new 4 story, mixed-use building. The overall height of the building would be 35 feet from the grade plane, with allowable projections up to 40 feet. From Eucalyptus Street, the building will appear 4 stories with an entry level that will have 721 square feet, publicly accessible food use, the front entrance to the building, and a 215 square feet outdoor seating in front of the food use. Directly above the entry level is a parking level that is accessed from the rear alley, and then above the parking level on floors 3 and 4 are two levels (6,287 square feet total) dedicated to a single office tenant.

The development project deviates from the following Smoky Hollow Specific Plan (Specific Plan) development standards in Section 2.3:

1. **Allowable gross floor area ratio (FAR).**
   The permitted FAR is 0.75. The proposed FAR is up to 1.41.

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:

Community Benefits Plan

The design of the proposed building proposed exceeds the current base standard for allowable Gross Floor Area Ratio (FAR). Projects within the SHSP area can request deviations from current development standards with the approval of a Tier I or Tier II Community Benefits Plan. Pursuant to the SHSP for projects in the Smoky Hollow West zoning district, the proposed project is seeking a deviation from the 0.75 FAR base standard to allow a FAR of 1.41. Accordingly, the applicant is seeking approval of a Tier 1 Community Benefits Plan. As such, the Project requests the following deviation:

1. **Additional Building FAR.** Proposed 1.41 floor area ratio (FAR) (an additional 4,158 square feet) exceeds the SHSP Base Standard FAR of 0.75 for the Smoky Hollow West Zoning District.

In exchange for the above deviations allowed by Tier I CBP, the applicant is proposing the following community benefits and improvements, at the applicant's expense, pursuant to Smoky Hollow Specific Plan Section 4.5.2. The following Community Benefits are based on objectives and suggestions directly identified as development standards in the SHSP with the objective of benefiting the Smoky Hollow Specific Plan area. Additionally, the Specific Plan contains 32 design guidelines in five categories: building character, open space, landscaping, connectivity, signage and public art and Public Realm. Compliance with at least 17 of the guidelines is required to be considered as an exemplary project; the proposed Project incorporates 22 of the 32 design guidelines, exceeding the minimum threshold for exemplary projects. A summary of the main community benefits that are proposed for the Project include the following:

1. **Public Seating**. Proposed architectural seating will be provided along the front area of the property facing Eucalyptus Drive and would be publicly accessible.
2. **Food use**. The proposed a 761-square foot public food take-out use along with associated outdoor dining area immediately adjacent to Eucalyptus Drive in order to activate the street and provide a convenient break location for local neighbors.
3. **Architecture that enhances building character. See below under "Group A"**
4. **New street trees (2) along Eucalyptus Drive.**
5. **Monetary contribution to public infrastructure of $5,000.**
6. **Open space that facilitates gathering. See below under "Group B"**
7. **Landscaping and environmental design. See below under "Group C"**

In addition, the Development Project will provide the following specific community benefits as summarized from the CBP Tier I application scoring sheets:

Group A – Enhance Building Character

A1. *Incorporate small, medium, and large scales:* Project includes several design elements of different scales for visual interest including large to small windows and roof overhangs to break up the building facade into different sized elements.

A2. *Enhance design at the pedestrian level:* Project will have landscaping along all street frontage with pedestrian scale seating.

A3. *Specify 360º architecture:* Project will have enhanced architecture on all four sides of the building.

A4. *Enhance entry expression:* Project has new landscaping and an easily identified front entrance from Eucalyptus Drive.

A5. *Orient secondary entries to alleys:* A secondary access points is oriented toward the rear alley.

A6. *Incorporate different materials, colors, and textures:* Project includes a variety of materials, colors, and textures, including wood, stucco, and metal material with a cool color palette including medium grey block, black façade treatments, and dark metal window framing and glass.

Group B – Facilitate Gathering

B1. *Form an active street wall:* Project has a street level entrance along with landscaping along street frontages and outdoor seating.

B3. *Develop outdoor gathering spaces:* Project will have an outdoor seating are of 215 square feet adjacent to a take-out food use.

B5. *Provide ease of access:* The Project will have separate pedestrian and vehicular access points and ground floor tenants will have direct access to adjacent streets.

B6. *Enhance surface parking:* Project will have covered parking on the parking level accessible from the alley.

B8. *Provide street furniture:* Project will provide street furniture for seating at the

B9. *Use exterior lighting to accentuate safety and design:* Project will provide period lighting on all sides of buildings for pedestrian safety.

Group C – Incorporate Landscaping and Environmental Design

C1. *Design layered and lush landscaping:* Project will have layered and lush landscaping per landscaping plan.

C2. *Select drought-tolerant and native plants:* Project landscape plan has drought-tolerant and native plants throughout.

C3. *Utilize planters and pots to provide greenery:* Project has planters and pots on Level 2 and 3 decks and balconies.

C4. *Improve landscaping in parking areas:* Parking areas include landscaping on at adjacent to the one surface level space at the rear of the building.

C5. *Use fences and walls as an extension of the architecture:* Project includes long horizontal wall masses along the side of the building that enhances the architecture and creates a continuation of the architectural theme.

C6. *Use natural light:* Project has large, transparent windows to allow natural light in all interior spaces.

Group D – Encourage Connectivity

D1. *Install bike facilities:* A bike rack will be installed on-site.

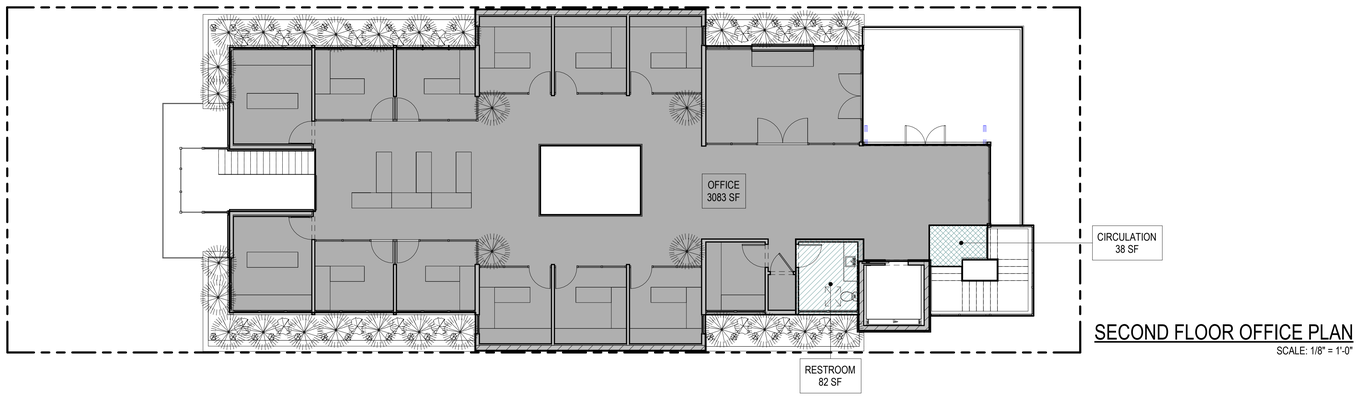
Group E – Signage, Way Finding, and Public Art

E1. *Design signs as an integral component:* Project includes integrated tenant signage.

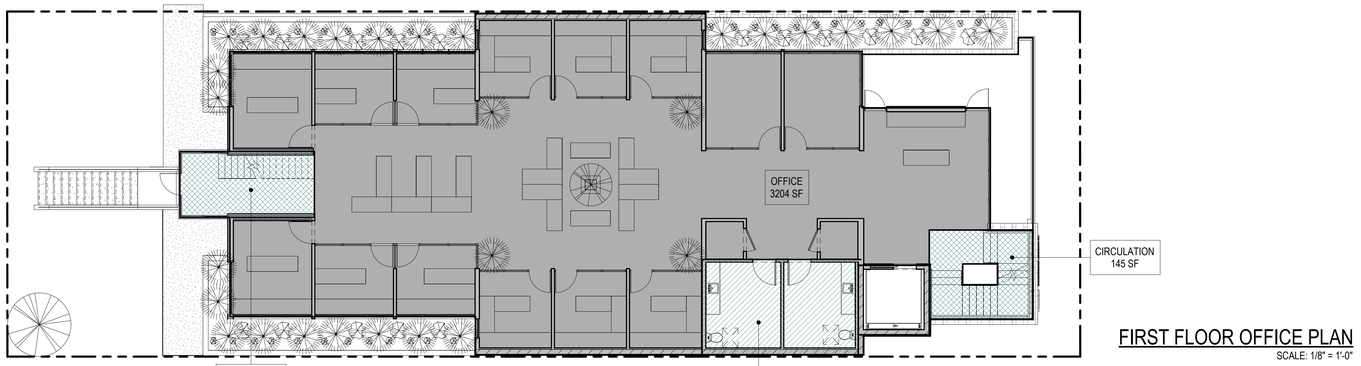
E2. *Incorporate way-finding through integral design:* Project has architecturally integrated signage for both pedestrians and vehicles.

Public Realm

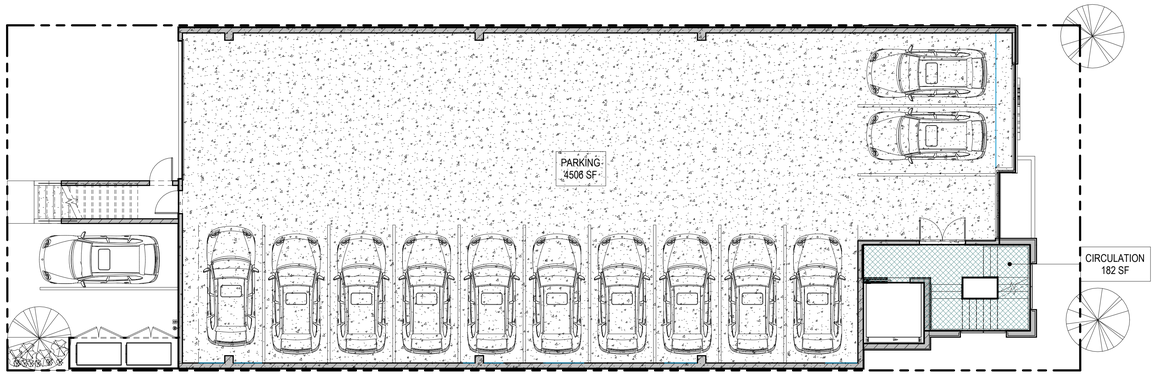
PR1. *Street trees:* Two new street trees will be planted within the public right of way adjacent to the front of the building along Eucalyptus Drive.



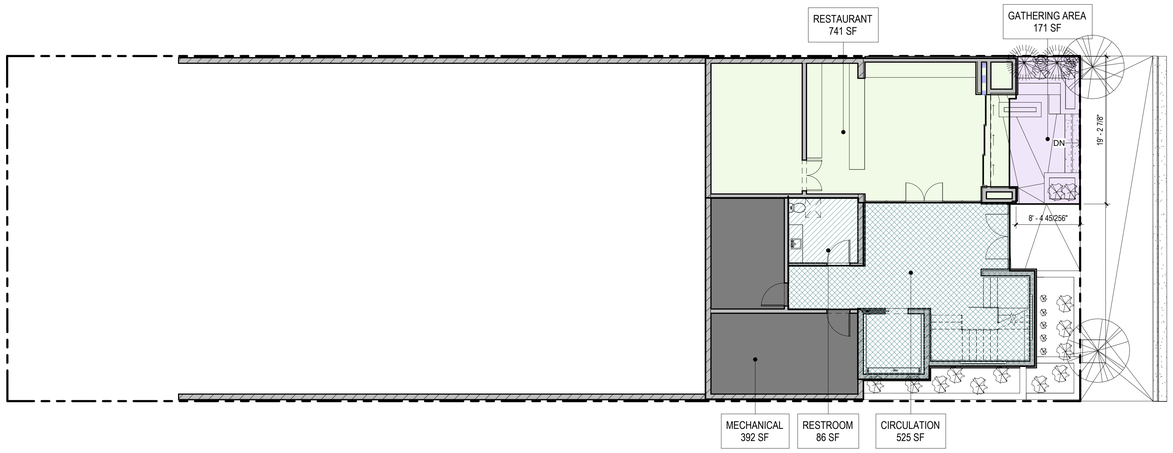
SECOND FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"



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



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

Area Calculations

NAME	AREA
ENTRY LEVEL	
CIRCULATION	525 SF
RESTAURANT	741 SF
MECHANICAL	392 SF
RESTROOM	86 SF
GATHERING AREA	171 SF
PARKING LEVEL	
PARKING	4506 SF
CIRCULATION	182 SF
FIRST FLOOR OFFICE PLAN	
OFFICE	3204 SF
CIRCULATION	145 SF
RESTROOM	253 SF
CIRCULATION	151 SF
SECOND FLOOR OFFICE PLAN	
OFFICE	3083 SF
CIRCULATION	38 SF
RESTROOM	82 SF

AREA LEGEND

- CIRCULATION
- GATHERING AREA
- MECHANICAL
- OFFICE
- PARKING
- RESTAURANT
- RESTROOM
- RETAIL / RESTAURANT

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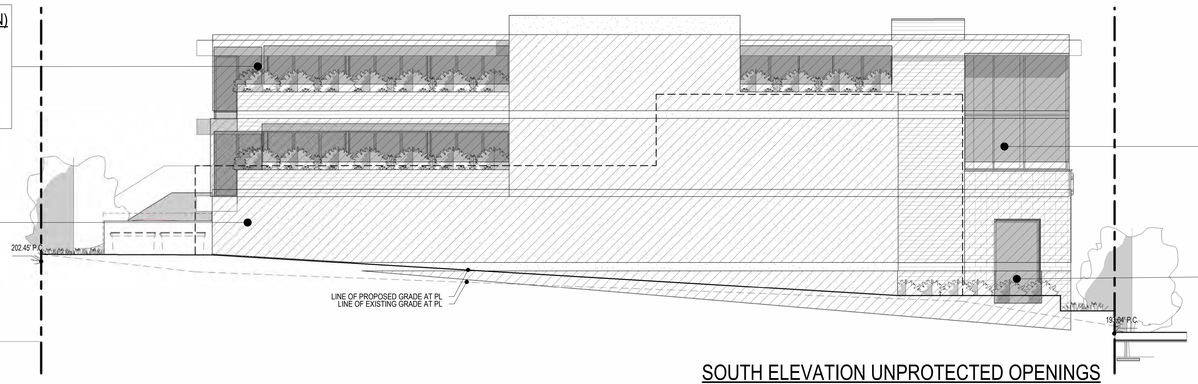
AREA CALCULATIONS

SHEET NUMBER

A.00

FIRE SEPERATION DISTANCE (SECOND FLOOR OFFICE PLAN)	
TOTAL AREA:	1111 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3' - 5'	116 SF (10%)
OPENINGS @ 5'-10'	259 SF (23%)
OPENINGS @ 15-20'	41 SF (.04%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)	
TOTAL AREA:	1054 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3'-5'	39 SF(04%)



SOUTH ELEVATION UNPROTECTED OPENINGS

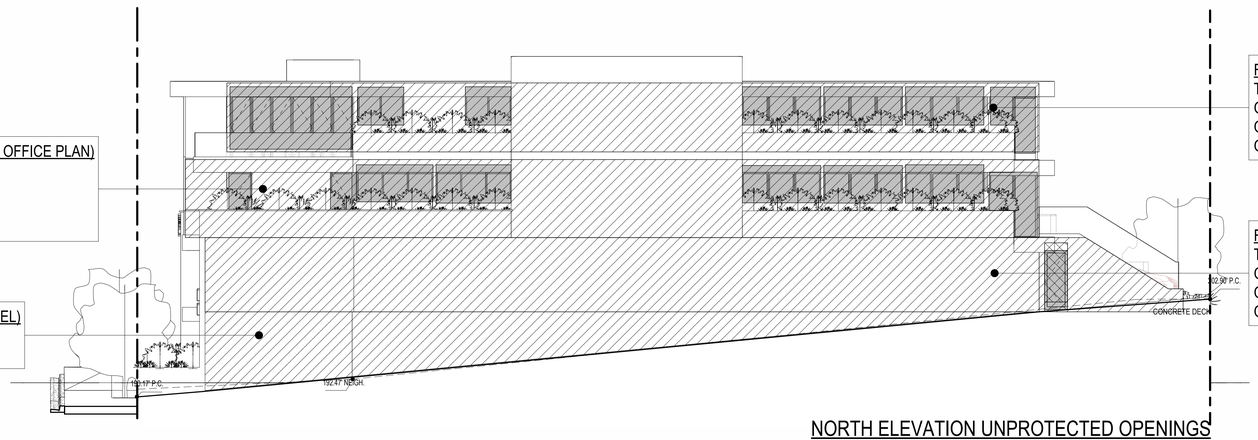
SCALE: 1/8" = 1'-0"

FIRE SEPERATION DISTANCE (FIRST FLOOR OFFICE PLAN)	
TOTAL AREA:	1140 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3'-5'	91 SF (08%)
OPENINGS @ 5'-10'	161 SF (14%)
OPENINGS @ 15-20'	42 SF (04%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)	
TOTAL AREA:	358 SF
OPENINGS @ 0'	0 SF
OPENINS @ 3'-5'	26 SF (07%)

FIRE SEPERATION DISTANCE (FIRST FLOOR OFFICE PLAN)	
TOTAL AREA:	1133 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 5'-10'	249 SF (22%)
OPENINGS @ 15-20'	94 SF (08%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)	
TOTAL AREA:	552 SF
OPENINGS @ 0'	0 SF

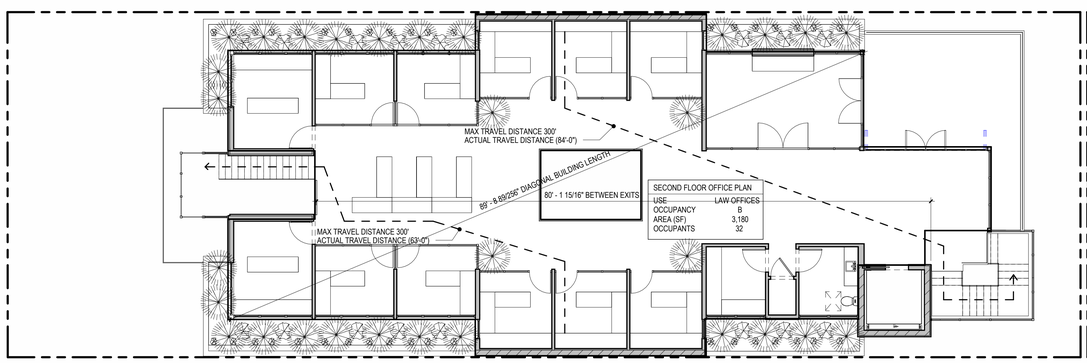


NORTH ELEVATION UNPROTECTED OPENINGS

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

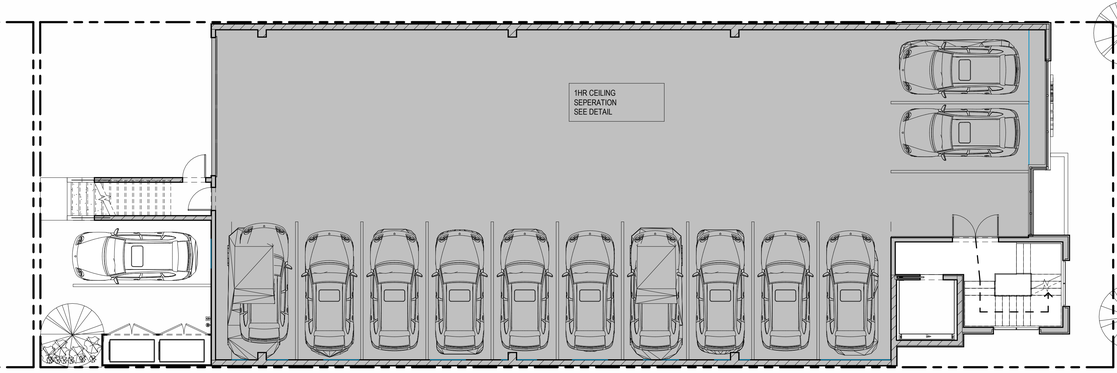
FIRE SEPERATION DISTANCE (SECOND FLOOR OFFICE PLAN)	
TOTAL AREA:	953 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 5'-10'	213 SF (22%)
OPENINGS @ 15-20'	169 SF (18%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)	
TOTAL AREA:	1186 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 5'-10'	0 SF
OPENINGS @ 15-20'	23 SF (02%)



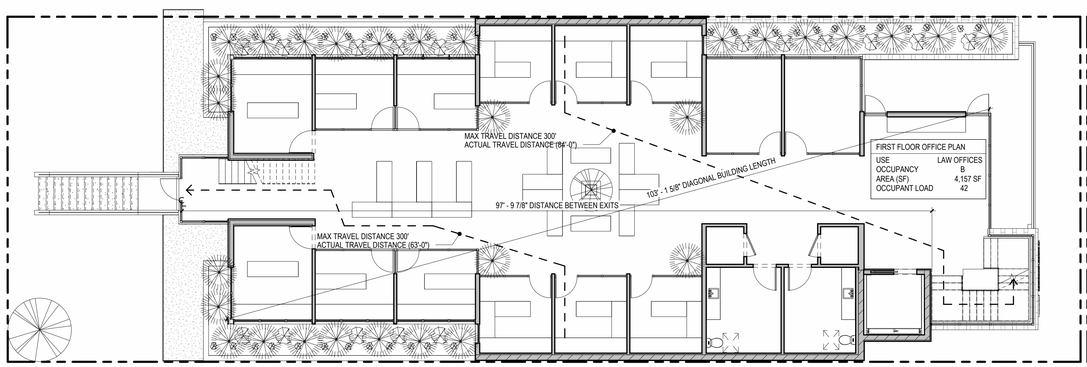
SECOND FLOOR OFFICE PLAN

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



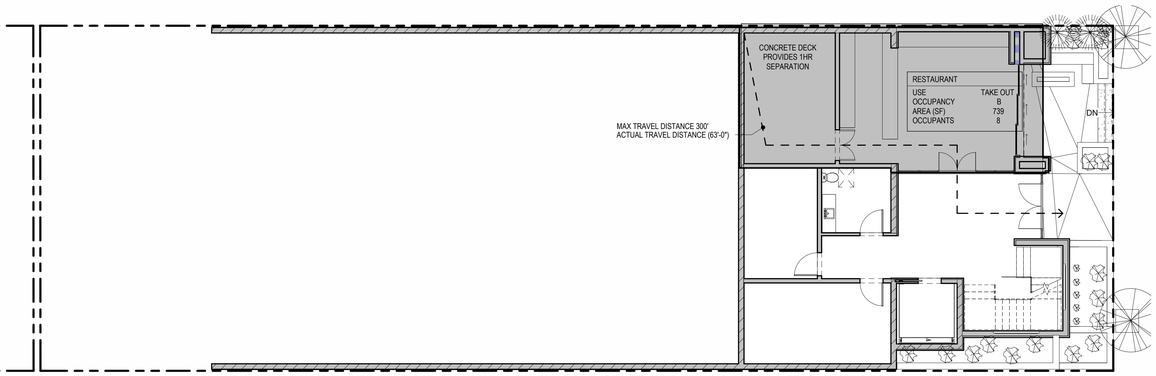
PARKING LEVEL

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



FIRST FLOOR OFFICE PLAN

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



ENTRY LEVEL

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

CODE SUMMARY

BUILDING DESCRIPTION
NEW SINGLE STORY RESTAURANT ON GROUND FLOOR WITH PARKING LEVEL ABOVE.
TWO STORY LAW OFFICES ABOVE PARKING LEVEL

APPLICABLE CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CA ENERGY CONSERVATION STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
CITY OF EL SEGUNDO

USE AND OCCUPANCY CLASSIFICATIONS
OCCUPANCY: B - BUSINESS [RESTAURANT (TAKEOUT) / LAW OFFICES)]
S-2 - PARKING

SPECIAL DETAILED REQUIREMENTS
PARKING GARAGES - 406.4, 406.5, 406.6
406.4.1 - MIN 7' CLEAR PROVIDED
406.4.6 - SEPERATED FROM OTHER OCCUPANCIES PER 508.1
406.6.2 - MECHANICAL VENTILATION SYSTEM PROVIDED PER CMC 2019
11B-502.5 - PARKING SPACES, ASSESS AISLES AND VEHICULAR ROUTES
SERVING ACCESSIBLE PARKING SPACES SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM.

BUILDING CONSTRUCTION TYPE
CONSTRUCTION CLASSIFICATION: TYPE V (602.5)
FIRE RESISTANCE RATING: B (TABLE 601)

ALLOWABLE BUILDING HEIGHT
OCCUPANCY: B
SPRINKLERED: YES
CONSTRUCTION TYPE: TYPE V-B

MAXIMUM HEIGHT: 60'
MAXIMUM # OF STORIES: 3 STORIES (ABOVE GRADE)
MAXIMUM ALLOWABLE AREA: 27,000 SF

RATING REQUIREMENTS FOR BUILDING ELEMENTS (601)

ELEMENT	HOURS
STRUCTURAL FRAME	0
BEARING WALLS (EXT)	0
BEARING WALLS (INT)	0
NONBEARING WALLS (EXT)	TABLE 602
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE (602) B AND S-2 OCCUPANCY.
X < 5 = 1 HR
5 ≤ X < 10 = 1 HR
10 ≤ X < 30 = 0 HR

FIRE SEPERATION DISTANCE FROM PROPERTY LINES
FRONT: 36'
REAR: 32'
SIDES: 0'

REQUIRED SEPERATION OF OCCUPANCIES (HOURS) - 508.4

OCCUPANCY	S-2	B
S-2	N	1
B	1	N

SHAFT ENCLOSURES - 713.4
1-HOUR REQ'D AND PROVIDED

VERTICAL EXIT ENCLOSURES
MIN 1 HOUR FIRE RESISTANCE RATING - 1022.2, 707

AUTOMATIC SPRINKLER SYSTEM
NFPA 13 QUICK RESPONSE SPRINKLER SYSTEMS PROVIDED IN ACCORDANCE WITH SECTION 903.3.1.1

FIRE ALARM AND DETECTION SYSTEM
PROVIDE IN ACCORDANCE WITH CFC 907.2 AND NFPA 72

MEANS OF EGRESS ILLUMINATION
1 FOOT-CANGLE MIN. PROVIDED WITH EMERGENCY BACKUP GENERATOR SYSTEM - 1006, 2702

MEANS OF EGRESS
EXIT ASSESS TRAVEL DISTANCE (B) - MAXIMUM 300'
MIN 2 EXITS @ SECOND FLOOR AND 1 EXIT @ FIRST FLOOR PER TABLE 1021.3(1), 1015.1 AND 1021.2(2)

IN SPRINKLERED BUILDINGS, EXIT DOORS OR EXIT ACCESS DOORWAYS MAY BE A MINIMUM OF ONE-THIRD THE DIAGONAL DIMENSION OF THE AREA SERVED

MIN EGRESS WIDTH
STAIRWAYS: 36" - SECTIONS 1005.1, 109.3, 1028.6.2
DOORS: 36" - SECTIONS 1005.1, 1008.1.1
CORRIDORS: 44"-36" PER SECTIONS 1005.1, 1018.2, PER SECTION 11B-403.5.1
EXCEPTION #4: THE CLEAR WIDTH FOR AISLES SHALL BE 36" MIN IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44" MIN IF SERVING ELEMENTS ON BOTH SIDES.

AREA OF REFUGE NOT REQUIRED PER 1007.3 EXCEPTION 3. THE AREA OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1

ELEVATORS
MIN. 51" X 68" CLEAR - 11B-407.4.1

RESTROOMS
CPC TABLE 422.1 AND SECTION 422.2
EXCEPTION 3: IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

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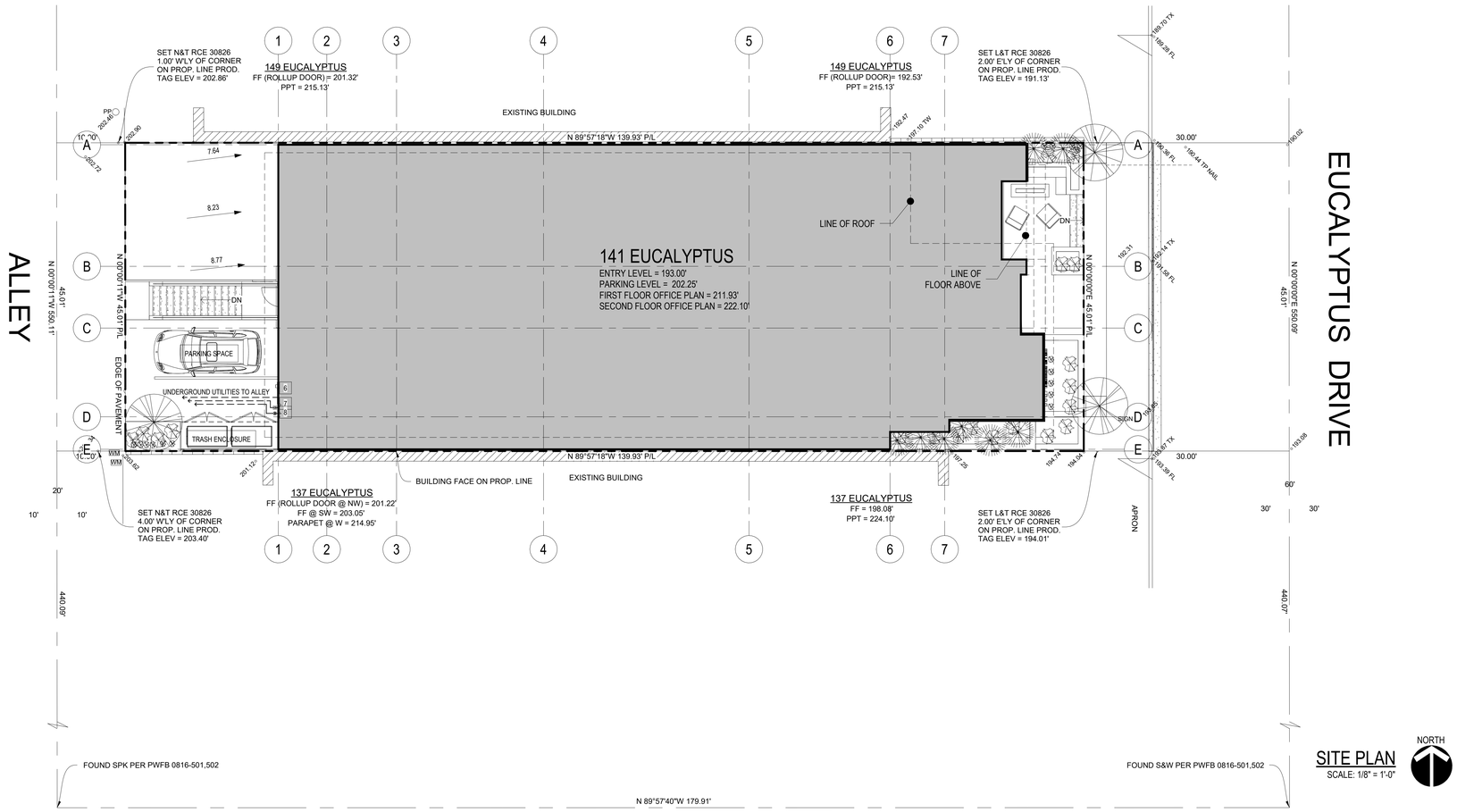
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DRAWING
CODE SUMMARY

SHEET NUMBER
A.00.1

Keynote Legend	
Key Value	Keynote Text
6	600 AMP ELECTRICAL SERVICE PANEL: CALCULATIONS TO BE SUBMITTED AS A DEFERRED SUBMITTAL PER CITY ORDINANCE
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE
8	WATER MAIN RISER



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

NORTH

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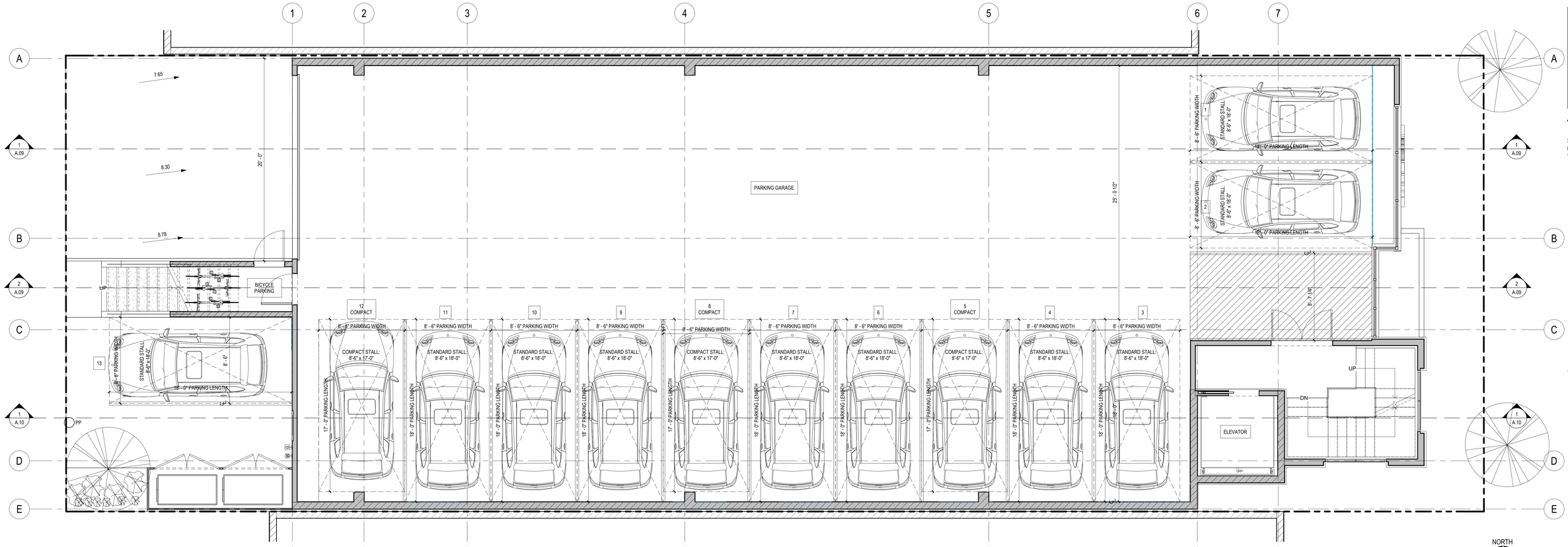
REVISIONS

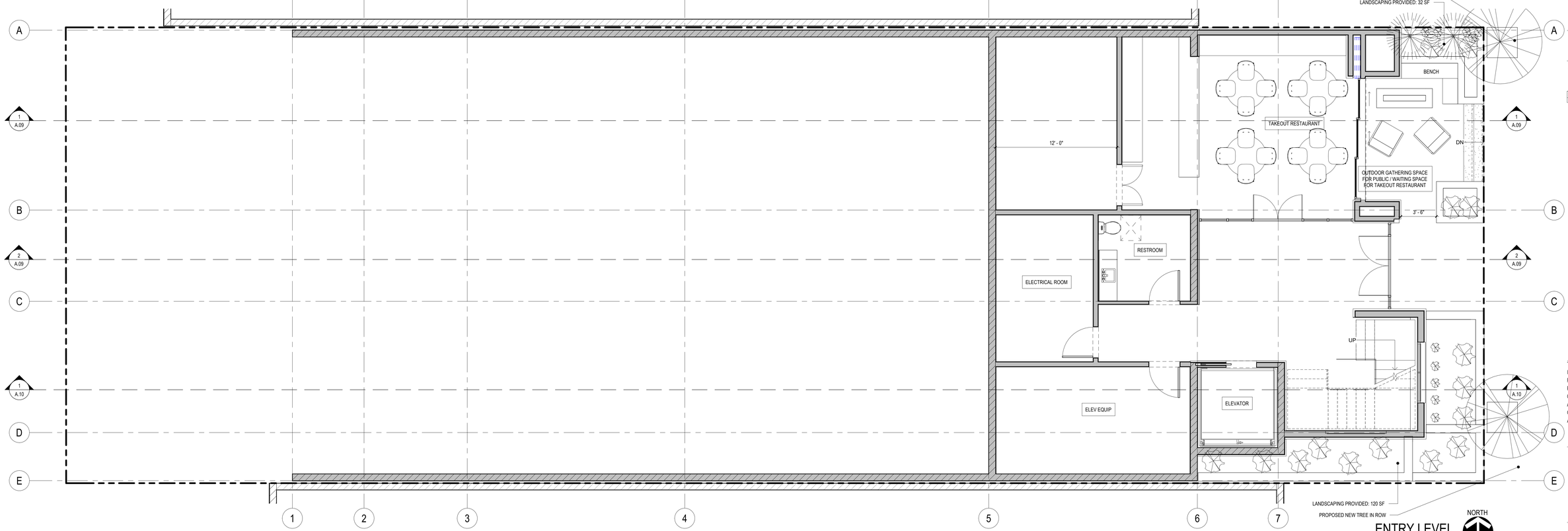
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DRAWING
SITE PLAN

SHEET NUMBER
A.01





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

NORTH

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

NORTH

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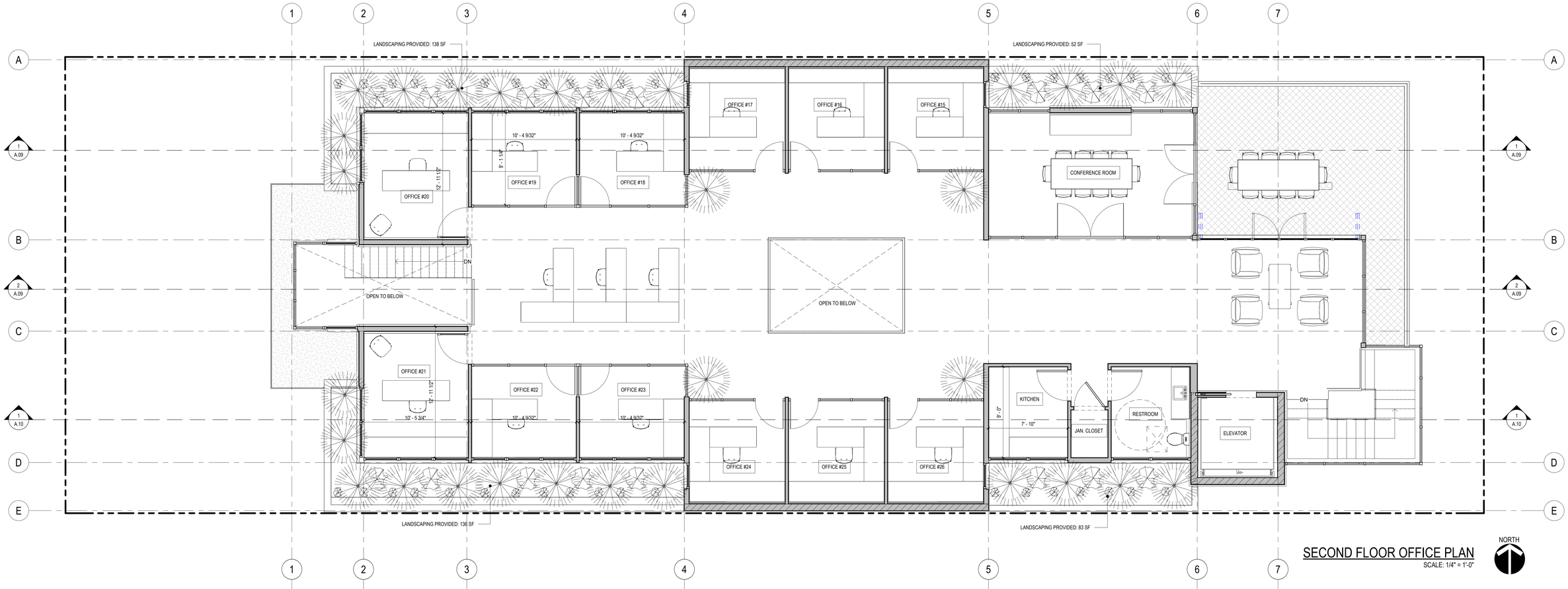
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ENTRY AND PARKING LEVEL PARKING PLANS

SHEET NUMBER

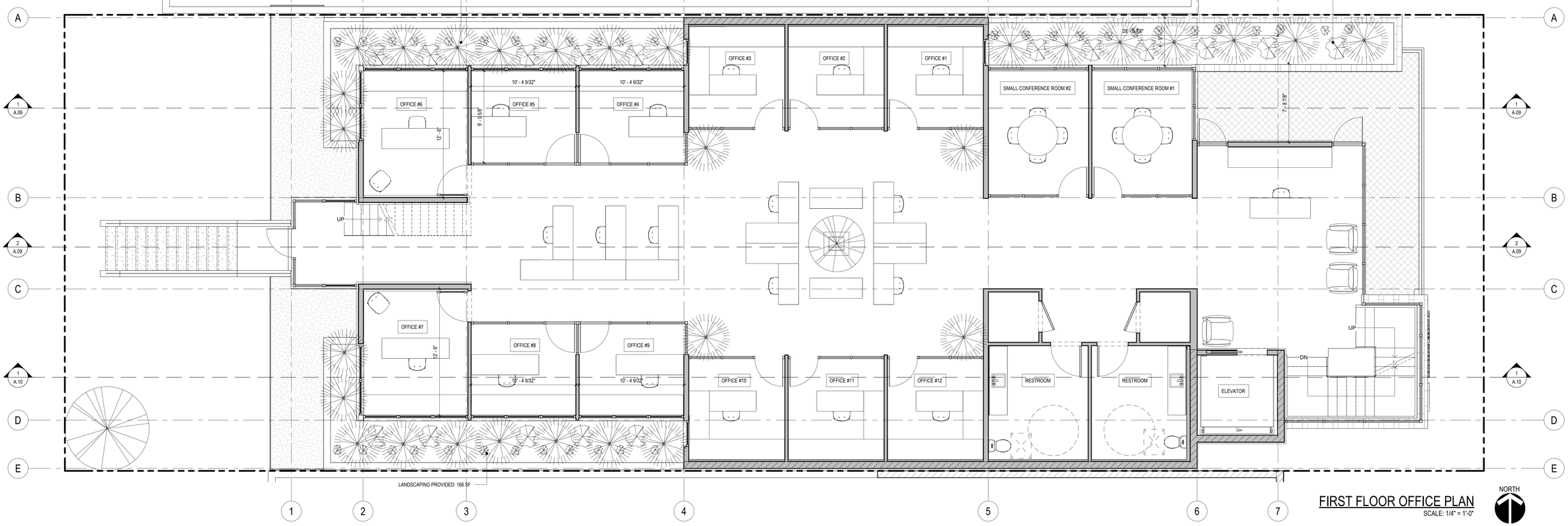
A.02

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SECOND FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

NORTH



FIRST FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

NORTH

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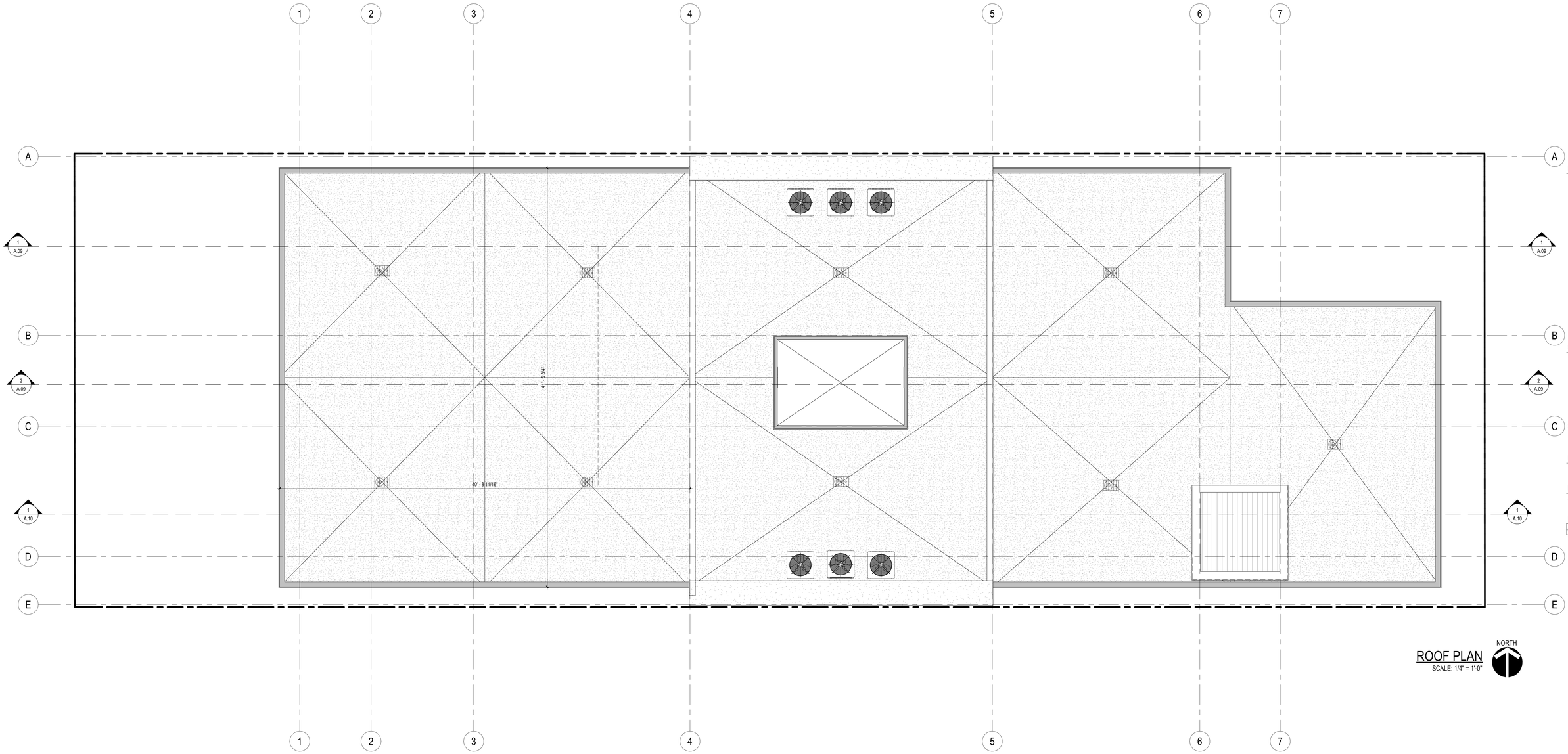
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FIRST/SECOND FLOOR OFFICE PLANS

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A.03

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ROOF PLAN
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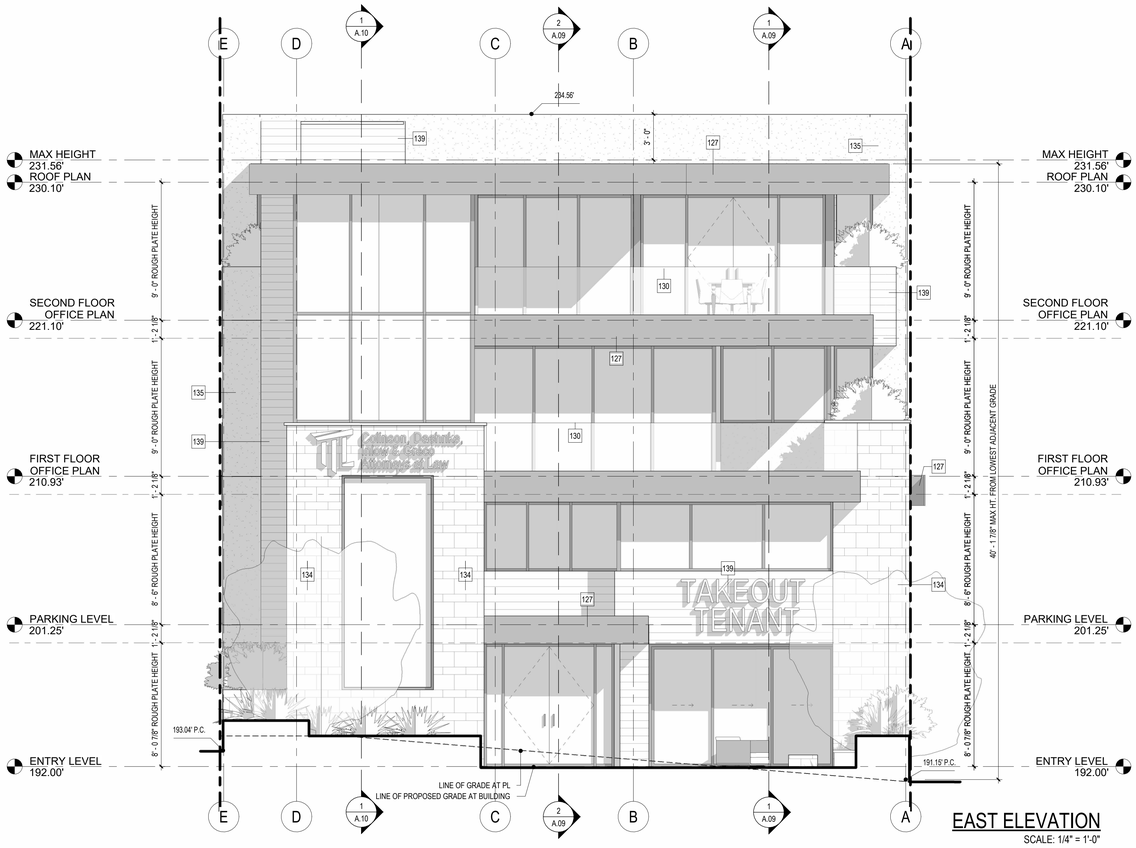
Revision Schedule		
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DRAWING
ROOF PLAN

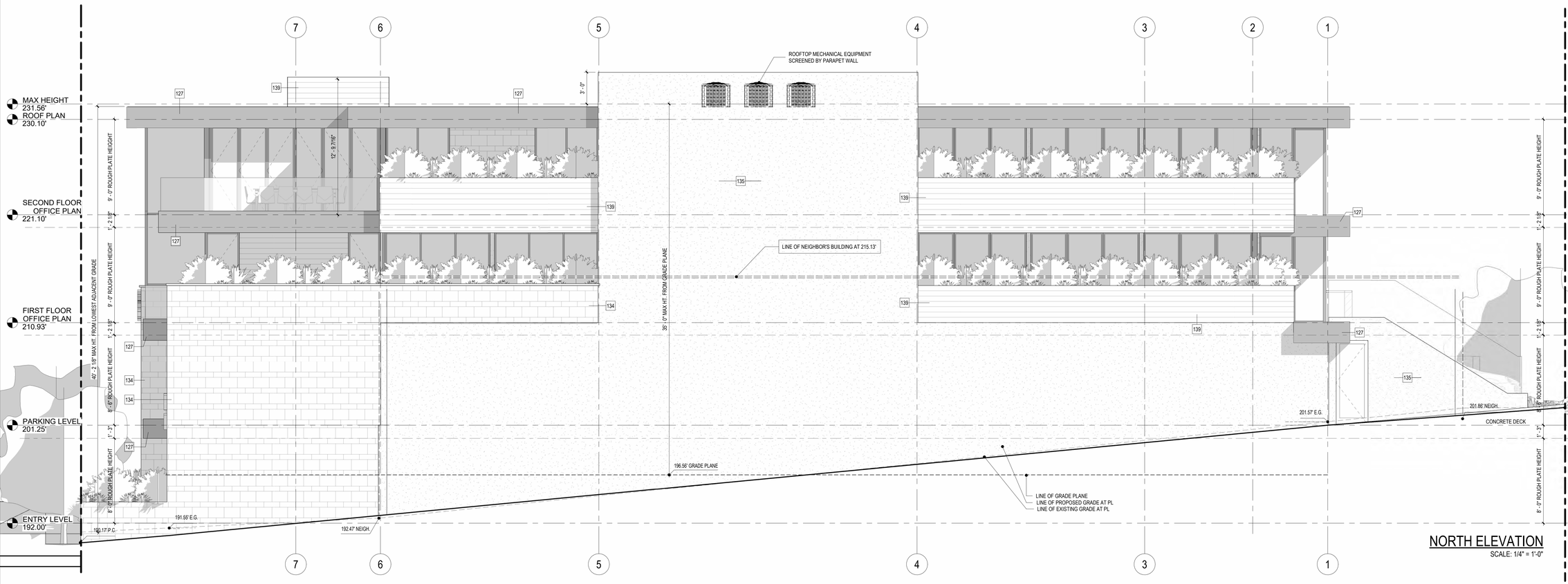
SHEET NUMBER
A.04

Keynote Legend	
Key Value	Keynote Text
127	EAVES: BONDERIZED METAL FASCIA
130	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL
134	STONE VENEER: CULTURED STONE VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP
135	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
139	WOOD SIDING: 1X6 WOOD SIDING OVER #15 FELT PAPER



EAST ELEVATION

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



NORTH ELEVATION

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

TOMARO

ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

PROJECT

DIGENOVA COMMERCIAL

141 EUCALYPTUS DRIVE
EL SEGUNDO
CALIFORNIA 90245

STAMP

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PROJECT NUMBER

19020

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REVISIONS

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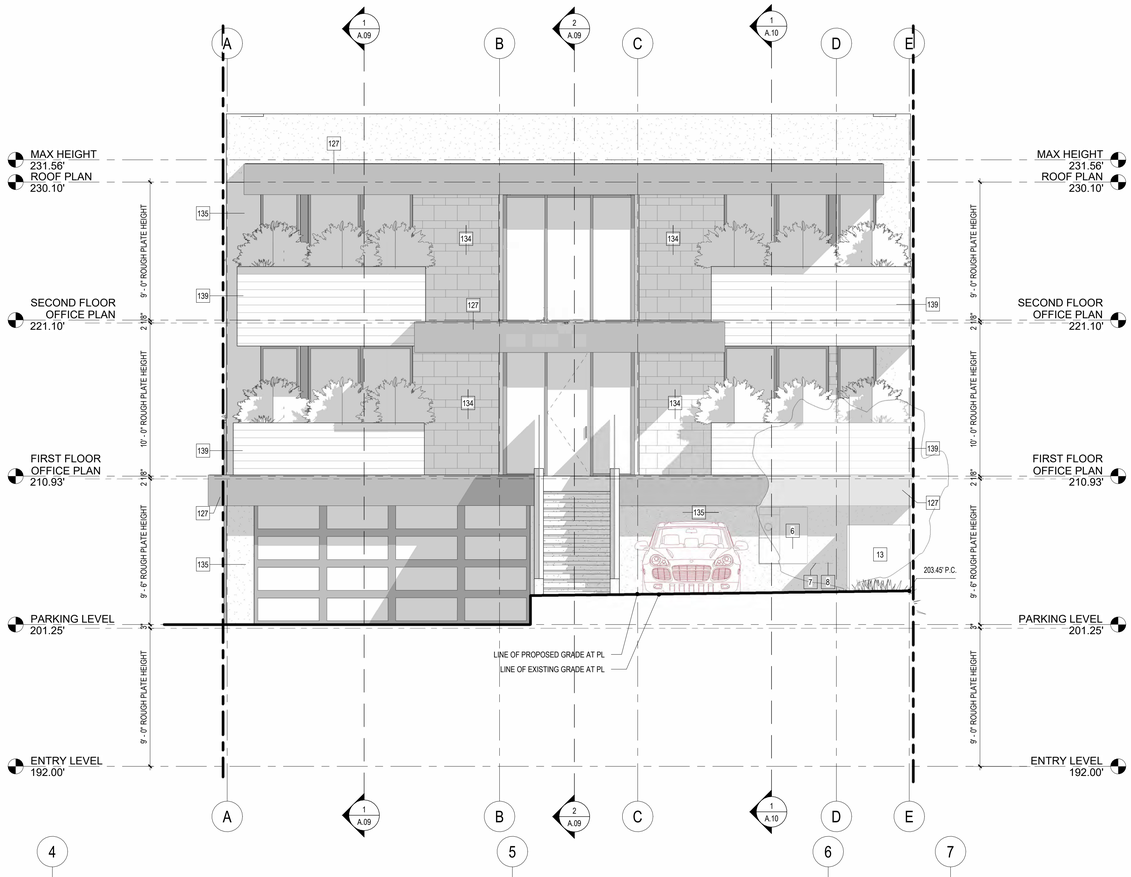
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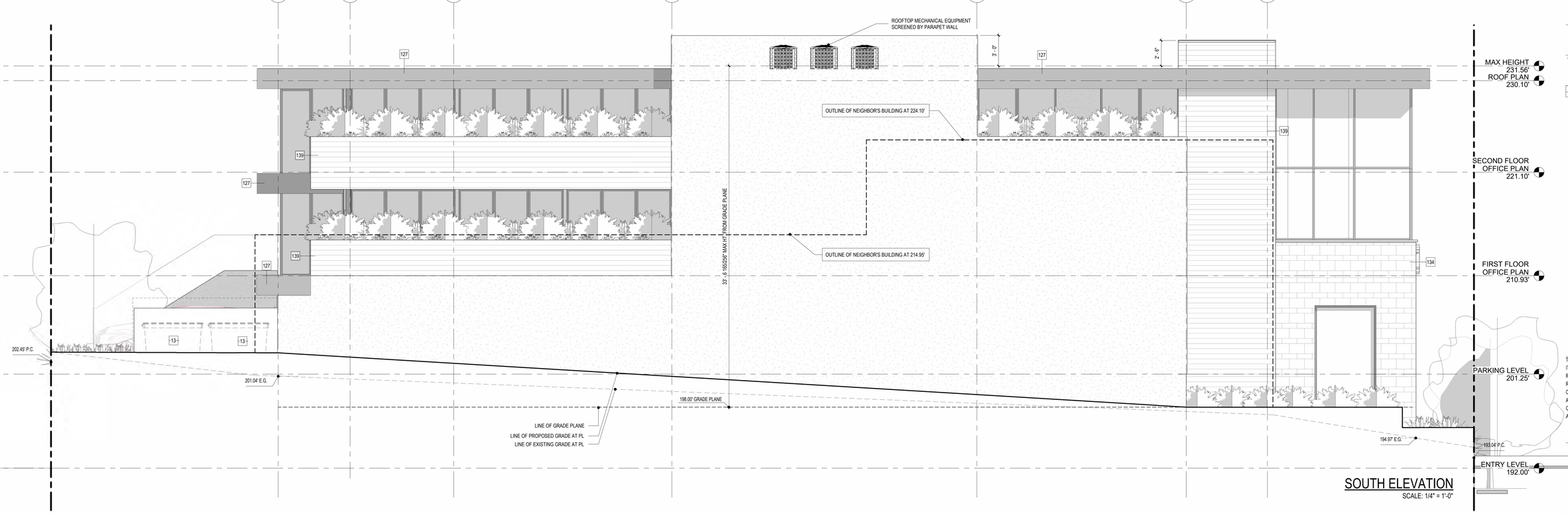
ELEVATIONS

SHEET NUMBER

A.05

Keynote Legend	
Key Value	Keynote Text
6	600 AMP ELECTRICAL SERVICE PANEL. CALCULATIONS TO BE SUBMITTED AS A DEFERRED SUBMITTAL PER CITY ORDINANCE
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE
8	WATER MAIN RISER
13	TRASH AREA
127	EAVES: BONDERIZED METAL FASCIA
134	STONE VENEER: CULTURED STONE VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP
135	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
139	WOOD SIDING: 1X8 WOOD SIDING OVER #15 FELT PAPER





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

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DRAWING
ELEVATIONS

SHEET NUMBER
A.06



EAST ELEVATION

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



NORTH ELEVATION

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

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DRAWING

RENDERED ELEVATIONS

SHEET NUMBER

A.07

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



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

PROJECT

DIGENOVA COMMERCIAL

141 EUCALYPTUS DRIVE
EL SEGUNDO
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REVISIONS

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Number	Description	Date

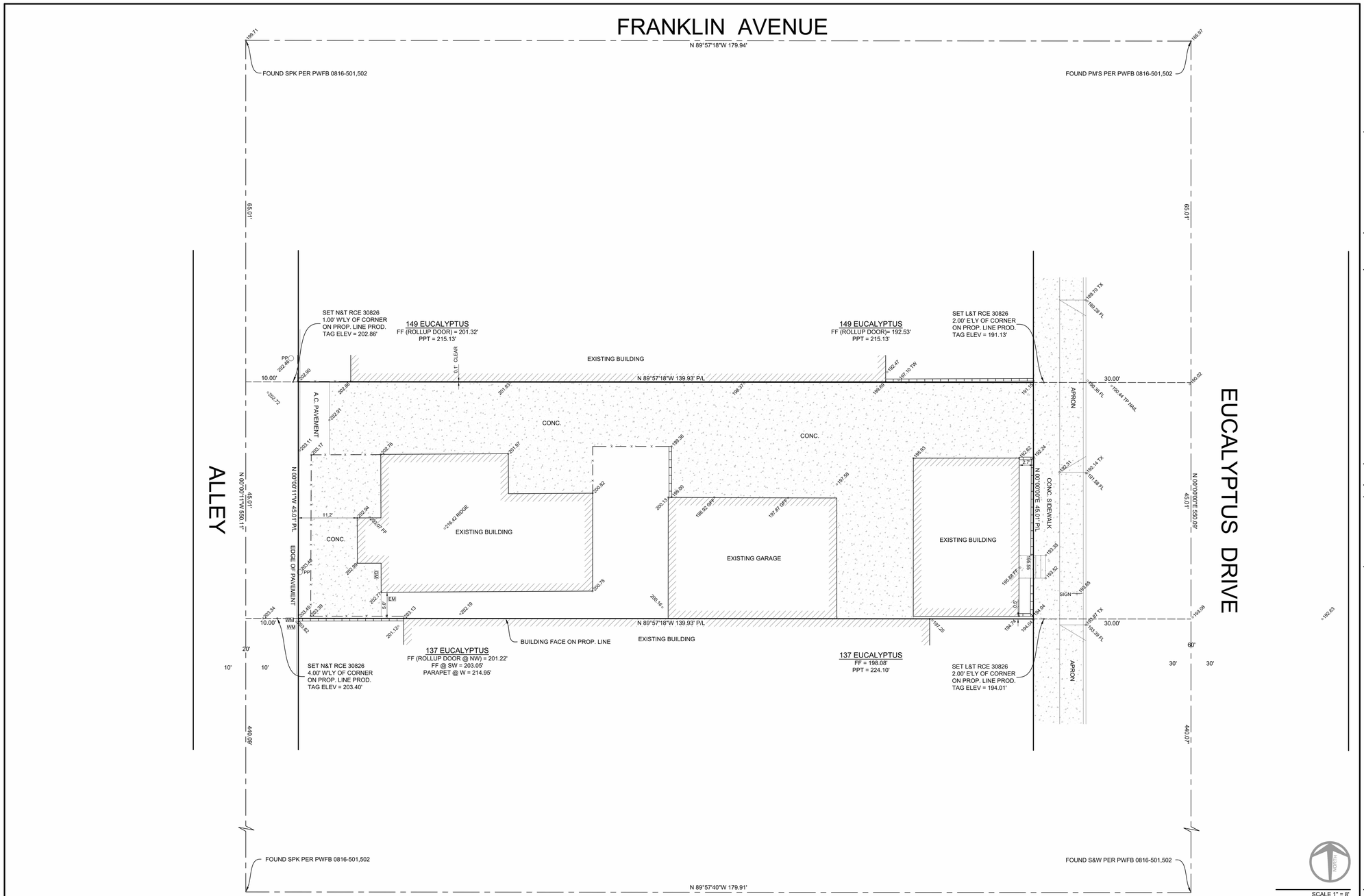
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DRAWING

RENDERED ELEVATIONS

SHEET NUMBER

A.08



NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
ROBERT DIGENOVA
202 VIA ANITA
REDONDO BEACH, CA 90277
PHONE 310-780-1280

JOB ADDRESS
141 EUCALYPTUS DRIVE
EL SEGUNDO, CA 90245

LEGAL DESCRIPTION
LOT 31, BLOCK 9
EL SEGUNDO
M.B. 18-69A
APN 4135-008-022

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON JUNE 26, 2019

REVISIONS
ADDED ADJ. ELEVATIONS DECEMBER 8, 2020

LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
+106.76	EXISTING ELEVATION		
100	EXISTING CONTOUR		
	BLOCK WALL		
X	EXISTING FENCE		

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
C.L.F.	CHAIN-LINK
E'LY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE / STAKE & TAG
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX	TOP OF DRIVEWAY APRON
W'LY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

SHEET 1 OF 1

JOB NO. 19-273

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PROJECT
DIGENOVA COMMERCIAL
141 EUCALYPTUS DRIVE
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DRAWING
CIVIL SURVEY

SHEET NUMBER
C.01

A NEW SINGLE STORY RESTAURANT/RETAIL + TWO STORY OFFICE BUILDING

NEW COMMERCIAL DEVELOPMENT

141 EUCALYPTUS DRIVE EL SEGUNDO, CA. 90245









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DRAWING
3D VIEWS

SHEET NUMBER
COVER

A NEW SINGLE STORY RESTAURANT/RETAIL + TWO STORY OFFICE BUILDING

NEW COMMERCIAL DEVELOPMENT

141 EUCALYPTUS DRIVE EL SEGUNDO, CA. 90245

GENERAL NOTES

1. 2019 CBC, 2019 CRC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGBS, AND THE CITY OF 'EL SEGUNDO'

2. AQMD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.

3. SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY SECTION 1804.1-1804.4 UBC.

4. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.

5. INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.

6. ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. (CPC 402.1, 402.2)

7. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.

8. PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPING RISERS.

9. ALL WINDOW COVERINGS REQUIRED BY CFIR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.

10. WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD). (714)396-2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.

11. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.

12. GARAGE TO BE FULLY SPRINKLERED.

13. PROVIDE DRIP PAN OR SIMILAR DEVICE FOR ANY WATER HEATERS, AND DISHWASHERS.

14. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.

15. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.

16. IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.

17. POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.

18. IT IS THE GENERAL CONTRACTORS RESPONSIBLITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.

20. VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.

21. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

22. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HAND DRAWN - SPRING WIRE (ASTM. A227-21)OR OIL-TEMPERED WIRE (ASTM. A229-71) AND INSULATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. (CBC. 1211)

23. DESIGN STANDARDS. MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES. (ONE CYCLE IS EQUAL TO DOOR OPENING PLUS DOOR CLOSING AT MAXIMUM WORKING LOAD). (CBC. 1211.2)

24. PHYSICAL CYCLING TESTS OF EACH EXTENSION SPRING DESIGN AND CONTAINMENT DEVICES SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. (CBC. 1211.3)

25. EACH EXTENSION SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. (CBC. 1211.4)

26. CERTIFICATE OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.

27. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED AND SIGNED/ CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDING.

28. 30 DAY NOTICE OF EXCAVATION TO THE ADJACENT NEIGHBOR IS REQUIRED FOR ANY EXCAVATION CLOSE TO THE COMMON PROPERTY LINES.

29. PROJECT MUST COMPPLY WITH CHAPTER 11A & 11B OF THE CALIFORNIA BUILDING CODE

30. SCREENED FENCE MUST BE PROVIDED SURROUNDING ALL SIDES OF PROPERTY DURING THE COARSE OF CONSTRUCTION

SHORING NOTES & EXCAVATION NOTES

1. PROVIDE CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORING MEMBERS. (MBMC.9.01.070)

2. AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.

3. CONTRACTOR TO PROVIDE EVIDENCE OF PERMIT FROM CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY FOR EXCAVATION 5'-0" OR DEEPER. CALL 213.736.3041.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. (800) 227-2600

5. PROVIDE TEMPORARY SHORING OF ADJACENT PROPERTY. QUALIFIED PERSONS REGISTERED WITH THE STATE SHALL DESIGN SHORING. H.B.

6. A SEPARATE PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATION 5' (1.52 METERS) OR DEEPER OR BUILDING/STRUCTURE OVER 3 STORIES HIGH, OR BUILDING OVER 36' (11 METERS) HIGH. H.B.

7. SEE SHT SP-03 FOR GEOTECHNICAL INFORMATION PER NORCAL ENGINEERING

SEPARATE PERMIT

CONTRACTOR TO SUBMIT SEPARATE PERMIT APPLICATIONS FOR SHORING, GRADING, DEMOLITION, FIRE SPRINKLER SYSTEM, HYDROLOGY CALCULATIONS, ENCROACHMENT, ELECTRICAL, PLUMBING, AND MECHANICAL.

PUBLIC WORKS NOTES

GENERAL
1. ALL WORK IN THE CITY'S RIGHT-OF-WAY OR ON CITY-OWNED AND MAINTAINED FACILITIES SHALL REQUIRE REVIEW AND APPROVAL OF THE CITY ENGINEER OR HIS/HER DESIGNEE. "CITY ENGINEER" = CITY ENGINEER OR HIS/HER DESIGNEE THROUGHOUT THIS DOCUMENT.

2. THE APPLICANT SHALL ENSURE THAT ENCROACHMENT PERMITS ARE SECURED FROM THE PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION BEFORE COMMENCING ANY AND ALL WORK IN THE CITY'S PUBLIC RIGHT-OF-WAY (ROW), INCLUDING LANE CLOSURES.

3. CONSTRUCTION INSPECTION SHALL BE COORDINATED WITH THE PUBLIC WORKS INSPECTOR AND NO CONSTRUCTION SHALL DEVIATE FROM THE APPROVED PLANS WITHOUT APPROVAL OF THE CITY ENGINEER. IF PLAN DEVIATIONS ARE NECESSARY, THE APPLICANT SHALL PROVIDE A REVISED PLAN OR DETAILS OF THE PROPOSED CHANGE FOR REVIEW AND APPROVAL OF THE CITY ENGINEER PRIOR TO CONSTRUCTION.

4. PRIOR TO ISSUING OF THE CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL ENSURE INSTALLATION OF ALL IMPROVEMENTS REQUIRED BY THE PUBLIC WORKS DEPARTMENT ARE INSPECTED AND APPROVED BY THE CITY ENGINEER.

5. ALL CONSTRUCTION-RELATED PARKING SHALL BE ACCOMMODATED ON-SITE OR ON OTHER PRIVATE PROPERTY. NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED OFF-SITE IN THE PUBLIC RIGHT-OF-WAY.

6. A GRADING AND DRAINAGE PLAN SHALL BE PROVIDED AND STAMPED BY A CALIFORNIA (CA) STATE-LICENSED CIVIL ENGINEER AS PART OF THE BUILDING PERMIT PROCESS.

7. A UTILITY PLAN SHALL BE PROVIDED THAT SHOWS ALL EXISTING AND PROPOSED UTILITY LINES AND THEIR SIZES (SEWER, WATER, GAS, STORM DRAIN, ELECTRICAL, ETC.), INCLUDING EASEMENTS, WITHIN 200 FEET OF THE PROJECT SITE BOUNDARY.

8. ALL RECORD DRAWINGS (PDF AND CAD FORMAT) AND SUPPORTING DOCUMENTATION SHALL BE SUBMITTED TO THE PUBLIC WORKS ENGINEERING DIVISION PRIOR TO SCHEDULING THE PROJECT 'S FINAL INSPECTION.

9. HAUL TRUCKS ARE TO USE PCH NORTH TO IMPERIAL HIGHWAY AND PCH SOUTH TO EL SEGUNDO BOULEVARD. ALL THREE OF THESE STREETS ARE CURRENTLY DESIGNATED AS TRUCK ROUTES IN THE CITY.

STREET IMPROVEMENTS & TRAFFIC CONTROL
10. EUCALYPTUS DRIVE REQUIRES AN IMMEDIATE 2-FOOT DEDICATION. NO PERMANENT STRUCTURES SHALL BE BUILT IN THESE DEDICATIONS.

11. ALL NEW SIDEWALK, CURB & GUTTER, DRIVEWAY APPROACHES, AND CURB RAMPS SHALL BE CONSTRUCTED PER THE LATEST STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC) "GREENBOOK" AND CITY STANDARDS. NEW SIDEWALK TO BE A MINIMUM OF 5 ' WIDE.

12. ALL EXISTING SIDEWALK, CURB & GUTTER, DRIVEWAY APPROACHES, AND CURB RAMPS THAT ARE BROKEN OR NOT IN CONFORMANCE WITH THE LATEST SPPWC OR CITY STANDARDS SHALL BE REMOVED AND CONSTRUCTED PER THE LATEST SPPWC AND CITY STANDARDS.

13. ANY OBSTRUCTION LOCATED WITHIN EXISTING CURB RAMPS SHALL BE RELOCATED.

14. ALL UNUSED DRIVEWAYS SHALL BE REMOVED AND REPLACED WITH FULL-HEIGHT CURB, GUTTER AND SIDEWALK PER SPPWC STANDARDS AND CITY STANDARDS.

15. THE APPLICANT SHALL PROVIDE A MINIMUM 4 ' SIDEWALK CLEARANCE AROUND ANY OBSTRUCTION IN THE SIDEWALK I.E. POSTS, POWER POLES, ETC.

16. PG-64-10 TACK COAT AND HOT MIX ASPHALT SHALL BE USED FOR ALL SLOT PAVING REQUIRED NEXT TO NEW CONCRETE INSTALLATIONS. SLOT PAVING SHALL BE 3 FEET WIDE AND 1 FOOT DEEP, CONSISTING OF 6 INCHES OF ASPHALT OVER 6 INCHES OF BASE.

17. 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 EUCALYPTUS DRIVE ALONG THE PROPERTY FRONTAGE. AC MIX SPECIFICATION SHALL CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREENBOOK", SECTION 203-1.

18. THE APPLICANT SHALL PROVIDE STREET SIGNING AND STRIPING PLANS FOR THE NEW DEVELOPMENT. ALL STRIPING IN THE PUBLIC ROW SHALL CONSIST OF THERMOPLASTIC PAINT PER THE LATEST CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

19. THE APPLICANT SHALL PROVIDE TRAFFIC CONTROL PLANS FOR ALL WORK REQUIRING A LANE CLOSURE.

20. THE WORK SCHEDULED IN THE PUBLIC RIGHT-OF-WAY ON MAJOR ARTERIAL STREETS SHALL BE MONDAY THROUGH FRIDAY FROM 9AM TO 3PM, EXCEPT HOLIDAYS. WORK SCHEDULED ON ALL OTHER STREET CLASSIFICATIONS SHALL BE MONDAY THROUGH FRIDAY FROM 7AM TO 4PM. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE CITY ENGINEER FOR PERFORMING WEEKEND WORK, NIGHT WORK, OR WORK ON A HOLIDAY.

21. DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE SAFE PEDESTRIAN TRAFFIC CONTROL AROUND THE SITE. A PEDESTRIAN PROTECTION PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. THIS MAY INCLUDE BUT NOT BE LIMITED TO SIGNS, FLASHING LIGHTS, BARRICADES AND FLAG PERSONS.

22. ONCE THE ROW IMPROVEMENTS ARE ACCEPTED BY THE CITY ENGINEER, THEY ARE NOT TO BE USED FOR STAGING BUILDING CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT. THE STREET AND SIDEWALKS SHALL BE KEPT FREE OF CONSTRUCTION DEBRIS, MUD AND OTHER OBSTACLES AND SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. THE APPLICANT SHALL BEAR THE ENTIRE COST OF REPLACEMENT OR REPAIR TO ANY DAMAGE TO IMPROVEMENTS CAUSED BY ITS USE, OR ITS CONTRACTORS ' AND SUBCONTRACTORS' USE, OF THE IMPROVEMENTS AFTER ACCEPTANCE BY THE CITY ENGINEER.

23. THE APPLICANT SHALL SUBMIT ANY NEW TRAFFIC SIGNAL PLANS TO THE CITY PUBLIC WORKS DEPARTMENT AND LA COUNTY DEPARTMENT OF PUBLIC WORKS (LACDPW) FOR REVIEW AND APPROVAL. THE APPLICANT WILL COORDINATE ALL INSPECTIONS WITH THE LACDPW INSPECTOR FOR ACCEPTANCE OF THE TRAFFIC SIGNAL POLES AND RELATED EQUIPMENT. THE APPLICANT WILL INFORM THE CITY OF ANY UPDATES DURING THIS PROCESS.

WATER
24. ANY EXISTING WATER METERS, POTABLE WATER SERVICE CONNECTIONS, FIRE BACKFLOW DEVICES AND POTABLE WATER BACKFLOW DEVICES MUST BE UPGRADED TO CURRENT CITY WATER DIVISION STANDARDS. THESE DEVICES SHALL BE PLACED OR RELOCATED ONTO PRIVATE PROPERTY.

25. THE APPLICANT MUST SUBMIT PLANS FOR WATER SYSTEM UPGRADES TO THE CITY OF EL SEGUNDO PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL.

26. ANY UNUSED WATER LATERALS SHALL BE ABANDONED AND PROPERLY CAPPED AT THE CITY MAIN. THE CONTRACTOR IS TO OBTAIN NECESSARY PERMITS AND LICENSES, AND PROVIDE TRAFFIC CONTROL PLANS AND SHORING PLANS.

SEWER
27. 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.

28. ANY UNUSED SANITARY SEWER LATERALS SHALL BE ABANDONED AND PROPERLY CAPPED AT THE CITY MAIN. THE CONTRACTOR IS TO OBTAIN NECESSARY PERMITS AND LICENSES, AND PROVIDE TRAFFIC CONTROL PLANS AND SHORING PLANS.

STORM DRAIN
29. PROVIDE A LOW IMPACT DEVELOPMENT STUDY (LID) SIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER. MAKE SURE TO COMPLY WITH THE PROJECT DESIGN REQUIREMENTS TO RETAIN ON SITE (INFILTRATE OR STORE FOR USE) VOLUME OF RUNOFF FROM ¾ INCH STORM OR THE 85TH PERCENTILE 24-HOUR STORM, WHICHEVER IS GREATER (SWQDV).

30. HYDROLOGIC AND HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO SIZE APPROPRIATE STORM DRAIN FACILITIES TO CONTROL ON-SITE DRAINAGE AND MITIGATE OFF-SITE IMPACTS. REFER TO THE MOST RECENT LOS ANGELES COUNTY HYDROLOGY MANUAL. INSTRUCTIONS AND THE MANUAL ARE AVAILABLE AT THE COUNTY WEBSITE AT HTTP://DPW.LACOUNTY.GOV/WRD/PUBLICATION/INDEX.CFM. CALCULATIONS SHALL BE SIGNED BY A REGISTERED CIVIL ENGINEER.

31. THE PROJECT SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND SHALL PROVIDE BEST MANAGEMENT PRACTICES (BMPS) FOR SEDIMENT CONTROL, CONSTRUCTION MATERIAL CONTROL AND EROSION CONTROL.

LANDSCAPING & IRRIGATION
32. IRRIGATION PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. ALL IRRIGATION METERS AND MECHANICAL EQUIPMENT SHALL MEET THE CITY WATER DIVISION STANDARDS.

33. ALL PUBLIC LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED TO CITY STANDARDS AND APPROVED BY THE PARKS & RECREATION DEPARTMENT.

34. THE PROPERTY OWNER SHALL MAINTAIN ALL LANDSCAPING AND IRRIGATION IN THE PUBLIC ROW FRONTING THE PROPERTY.

35. THE APPLICANT SHALL COORDINATE ANY TREE REMOVALS IN THE PUBLIC RIGHT-OF-WAY WITH THE PARKS & RECREATION DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

SYMBOL LEGEND

Room Name
Room Elevation — ROOM TAG

ELEVATION TAG

1 Ref
A.01
1 Ref — SHEET NUMBER

ELEVATION DESIGNATION

A — WINDOW LETTER DESIGNATION

1 — DOOR NUMBER DESIGNATION

A — SKYLIGHT LETTER DESIGNATION

NORTH — NORTH ARROW DESIGNATION

1 — REVISION DESIGNATION

EXTENT OF REVISION

1 SIM
A.00 — SECTION NUMBER / SHEET NUMBER

UP
20 R @ 7 1/2" — TOP/BOTTOM RISER / NUMBER OF RISERS UP/DOWN

ABBREVIATION

A.H.	ACTUAL HEIGHT
A.W.	AWNING WINDOW
B.O.W.	BOTTOM OF WALL
C.H.	CRITICAL HEIGHT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.W.	CASEMENT WINDOW
DIM.	DIMENSION
DN.	DOWN
ELEV.	ELEVATION
F.A.	FROM ABOVE
FLR.	FLOOR
FX	FIXED
HORZ.	HORIZONTAL
HT.	HEIGHT
LAND.	LANDING
LT.WT.	LIGHT WEIGHT CONCRETE
MAX.	MAXIMUM
MIN.	MINIMUM
OP.	OPERABLE
PL.	PROPERTY LINE
REQ.	REQUIRED
SECT.	SECTION
S.F.E	SUB FLOOR ELEVATION
SHT.	SHEET
SK.	SKEWED
SL.	SLOPED
T.O.W.	TOP OF WALL

PROJECT DATA

PROPERTY OWNERS

LISA COLLINSON & ROBERT DI GENOVA | lisa.collinson@cdiglaw.com
202 VIA ANITA
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION

LOT 31
BLOCK 9
TRACT: EL SEGUNDO
APN: 4135-008-022

OCCUPANCY AND ZONING

OCCUPANCY: B - RESTAURANT / FIRST AND SECOND FLOOR OFFICES
S-2 - PARKING

ZONING: SH-W
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORIES: 4

CITY, STATE, NATIONALLY APPLICABLE CODES

2019 CRC, 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, STATE OF CALIFORNIA, AND THE CITY OF EL SEGUNDO

Area Calculations

NAME	AREA
ENTRY LEVEL	
CIRCULATION	525 SF
RESTAURANT	741 SF
MECHANICAL	392 SF
RESTROOM	86 SF
GATHERING AREA	171 SF
PARKING LEVEL	
PARKING	4506 SF
CIRCULATION	182 SF
FIRST FLOOR OFFICE PLAN	
OFFICE	3204 SF
CIRCULATION	145 SF
RESTROOM	253 SF
CIRCULATION	151 SF
SECOND FLOOR OFFICE PLAN	
OFFICE	3083 SF
CIRCULATION	38 SF
RESTROOM	82 SF

BUILDABLE FLOOR AREA CALCS.

LOT AREA	6,298 SF
ENTRY LEVEL=	1,744 SF
PARKING LEVEL=	182 SF
FIRST FLOOR OFFICE PLAN=	3,753 SF
SECOND FLOOR OFFICE PLAN=	3,203 SF
TOTAL B.F.A.	8,882 SF
PARKING	4,506 SF

FLOOR AREA RATIO CALCS.

MAXIMUM FAR PERMITTED= 75%
(.75 * LOT AREA)= 4,723.5 SF

ACTUAL FAR PROPOSED= 1.41%
(ACTUAL FLOOR AREA / LOT AREA)= 8,882SF / 6,298SF

**INCREASE TO FAR PROVIDED THROUGH COMMUNITY BENIFITS PLAN (CBP) TIER 1

PARKING CALCULATIONS

PARKING RATIO: 2.5 SPOTS / 1,000 SF

REQUIRED PARKING: 22
PROVIDED PARKING: 13
- STANDARD STALLS: 10
- COMPACT STALLS: 3

** REMAINDER OF PARKING PROVIDED THROUGH FEES PER (ESMC 15-15-6D)

LANDSCAPING CALCULATIONS

LANDSCAPING REQUIRED: 188.94 SF (3% OF LOT AREA)

ENTRY LEVEL	152 SF
PARKING LEVEL	000 SF
FIRST FLOOR OFFICE	478 SF
SECOND FLOOR OFFICE	409 SF
TOTAL	**1,039 SF**

CONSULTANTS

CIVIL CONSULTANT
NAME
ADDRESS
CITY, STATE, ZIP

STRUCTURAL CONSULTANT
NAME
ADDRESS
CITY, STATE, ZIP

GEO-TECHNICAL CONSULTANT
NAME
ADDRESS
CITY, STATE, ZIP

ENERGY CONSULTANT
NAME
ADDRESS
CITY, STATE, ZIP

INTERIOR DESIGNER
NAME
ADDRESS
CITY, STATE, ZIP

LIGHTING CONSULTANT
NAME
ADDRESS
CITY, STATE, ZIP

VICINITY MAP



PROJECT SITE
EL SEGUNDO, CA

SHEET INDEX

SHEET #	SHEET NAME
COVER	3D VIEWS
G.00	PROJECT INFORMATION
C.01	CIVIL SURVEY
A.00	AREA CALCULATIONS
A.00.1	CODE SUMMARY
A.01	SITE PLAN
A.02	ENTRY AND PARKING LEVEL PARKING PLANS
A.03	FIRST/SECOND FLOOR OFFICE PLANS
A.04	ROOF PLAN
A.05	ELEVATIONS
A.06	ELEVATIONS
A.07	RENDERED ELEVATIONS
A.08	RENDERED ELEVATIONS

TOMARO
ARCHITECTURE
2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

PROJECT
DIGENOVA COMMERCIAL
141 EUCALYPTUS DRIVE
EL SEGUNDO
CALIFORNIA 90245

STAMP
NOT FOR CONSTRUCTION

PROJECT NUMBER
19020

PRINT DATE
7/19/2022 2:17:31 PM

REVISIONS

Revision Schedule		
Number	Description	Date

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DRAWING
PROJECT INFORMATION

SHEET NUMBER
G.00

Planning Commission Agenda Statement

Meeting Date: August 11, 2022
Agenda Heading: Public Hearings
Item Number: H.3.

TITLE

Consideration of a 105,469 Square Foot, Four-Story Office Building and Four-Level Parking Structure at 1950-1960 East Grand Avenue.

RECOMMENDATION

1. Adopt Resolution No. 2924, adopting an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. EA-1291;

2. Adopt Resolution No. 2925, approving Site Plan Review No. SPR 20-03 and Off-Site Parking Covenant and Agreement No. MISC 20-01; and,

3. Receive and file Administrative Use Permit No. AUP 20-03, to allow a master sign program with two 16-foot tall monument signs.

BACKGROUND

On January 28, 2021, Artisan Ventures (Applicant) submitted an application to construct a four-story, 105,469 square-foot office building with a mezzanine, and a four-level 258-space parking structure on property located at 1950-1960 East Grand Avenue (See Figure No. 1). The requested entitlements include:

- Site Plan Review No. SPR 20-03 for construction of the office building, parking structure, and related site improvements.

- Off-Site Parking Covenant and Agreement No. MISC 20-01 to allow parking provided on 1950 East Grand Avenue to meet the parking requirement for 1960 East Grand Avenue.

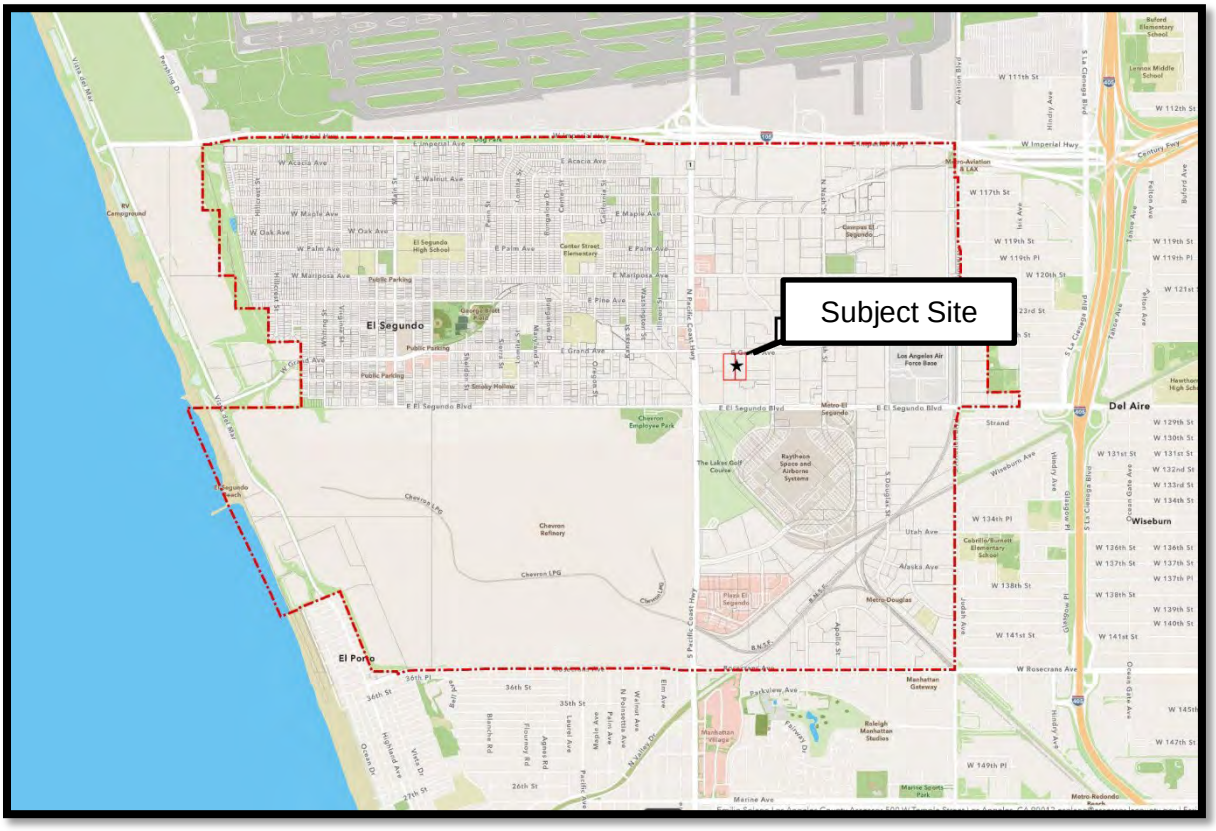
- Administrative Use Permit No. AUP 20-03 for two, 16-foot-tall monument signs.

- Environmental Assessment No. EA 1291 for adoption of a Mitigated Negative Declaration pursuant to the requirements of CEQA.

Staff deemed the application complete for processing on June 9, 2022 when the Initial Study and Mitigated Negative Declaration (IS/MND) for the project was completed and released for public comment.

A public hearing notice was published in the *El Segundo Herald* and mailed to all property owners within 300 feet and all occupants within 150 feet of the project site on July 28, 2022.

Figure No. 1 – Vicinity Map



DISCUSSION

Site Description

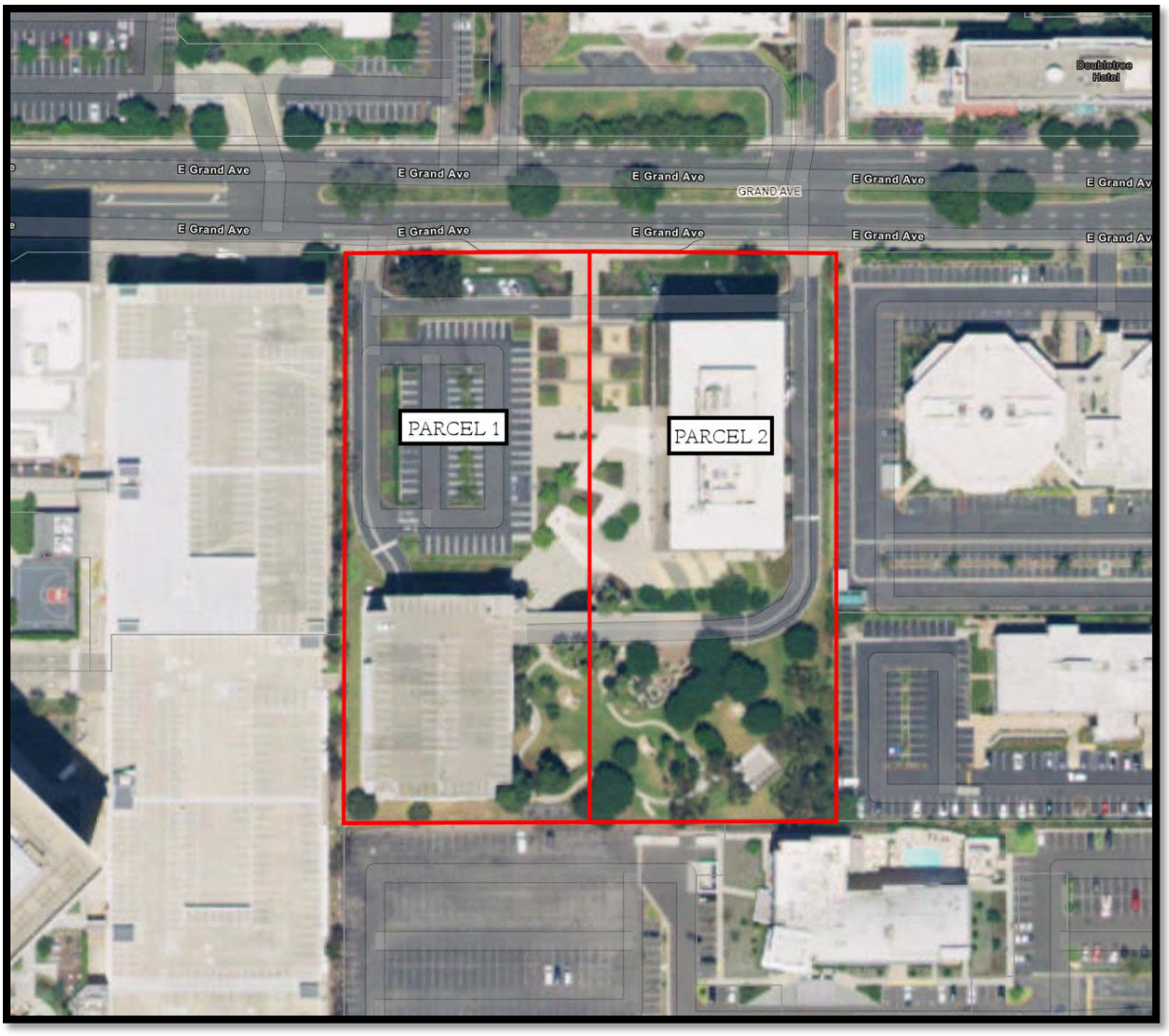
The project site is located on the south side of East Grand Avenue, 600 feet east of Pacific Coast Highway, in the Corporate Office (CO) zone. The project site is rectangular in shape and is comprised of two parcels totaling approximately 5.37 acres (233,922 square feet) and illustrated in Figure No. 2 below.

Parcel 1, located at 1950 East Grand Avenue (APN 4138-007-065), is a 2.685-acre (116,961 square feet) parcel improved with an 11-level, 819-space parking structure and an 87-space surface parking lot located north of the parking structure. Parcel 1 occupies the western half of the project site.

Parcel 2, located at 1960 East Grand Avenue (APN No. 4138-007-066), is also a 2.685-

acre (116,961 square feet) parcel that is improved with a 233,799 net square foot, 12-story office building and 11-space surface parking lot. To the south of the office building is a landscape area, which includes pedestrian pathways and seating areas. Parcel 2 occupies the eastern half of the project site.

Figure No. 2 – Aerial Photograph



Vehicle access to the site is provided through two driveways on East Grand Avenue. The entire site can be accessed from either driveway, both of which provide two-way traffic. Due to a median in Grand Avenue, however, the western driveway is limited to right turn in and right turn out movements.

Table No. 1 below demonstrates the existing development's compliance with the development code.

Table No. 1 - Existing Site Code Compliance

Standard	Required	Existing Office Building	Existing Parking Structure
Lot Area	10,000 s.f.	116,961 s.f.	116,961 s.f.
Front Setback	20’	73’-5”	308’-0”
Rear Setback	10’	255’-5”	19’-7”
West Side Setback	10’	59’-10”	18’-10”
East Side Setback	10’	61’-10”	65’-10”
Height	200’	162’	110’
Floor Area Ratio	0.8 max	2.0*	Parking structure does not count towards FAR

*the existing office building is legal nonconforming with regard to FAR.

The existing office building and parking structure comply with the development standards for the CO zone on their respective lot, except the existing office building exceeds the allowed floor area ratio. Notwithstanding this, the proposal does not increase the size of this building, nor reduce the lot area. This is an existing nonconforming condition that is not being further exacerbated.

The surrounding area contains a variety of land uses, including offices, hotels, restaurants, parking structures, and large surface parking lots. All these uses are permitted uses in the CO zone.

Project Description

The proposed Project includes constructing a new five-level (four-stories plus mezzanine level) commercial office building on Parcel 1 and a four-level, 258-space parking structure on Parcel 2, a central courtyard between the office buildings, and a new 23-space surface parking lot. The project also includes new enhanced landscaped areas with a wide pedestrian-oriented terraced entry.

Figure No. 3 – Proposed Site Plan



Office Building

As illustrated in Figure No. 3 above, the new office building is proposed at the front of Parcel 1, north of the existing 11-level parking structure, thereby replacing the surface

parking spaces. The building will measure 96'-5" high and will have a floor area of 93,559 net square feet (105,469 gross square feet). The size of each floor is listed in Table No. 2 below.

Table No. 2: Building Size

Level	Net Size
First Floor	25,328 s.f.
Second Floor	24,643 s.f.
Third Floor	18,764 s.f.
Fourth Floor	18,858 s.f.
Mezzanine	5,964 s.f.
Total:	93,559 s.f.

The ground floor uses include a 1,962 square-foot lobby, 2,319 square-foot gym for tenant use only, 775 square-foot outdoor patio area, 1,324 square foot café/deli, and two commercial tenant spaces. The remainder of the building would be occupied with office uses. The building design includes private outdoor areas for each tenant that is only accessible from the tenant space. Additionally, the project includes a 4,081 square-foot rooftop terrace amenity for the top floor tenant. The rooftop terrace is a passive open space area; however, the applicant may use the space for occasional tenant events.

Figure No. 4 – Rendering of Office Building



As illustrated in Figure No. 4, the building proposes a contemporary architectural style utilizing concrete and architectural glass on all façades. The architecture is accentuated with the small patios and terraces that are dedicated to each tenant. The roof deck at the rear of the building (third floor) would have a perforated metal trellis structure. The shed style consists of standing seam metal panels. Accents include black-painted concrete sections, perforated metal panels, corrugated metal panel roof screens, wood-look aluminum, and folding door systems

No modifications are proposed for the existing 11-level parking structure, except for a proposed pedestrian bridge connecting to the third floor of the new office building.

Central Plaza

A new central plaza area is proposed between the new office and existing office buildings. The plaza includes outdoor seating areas with trellis structures defining the seating areas and multiple fire features that create a sense of place. Landscape materials include drought-tolerant native and climate-adapted species to provide shade and seasonal color. The central plaza is illustrated in Figure No. 5 below.

Figure No. 5 – Rendering of Courtyard



Parking Structure

To the south (rear) of the existing 12-story office building on Parcel 2, the Applicant proposes a new four-level parking structure with a height of 58.25-feet. The proposed structure provides a total of 258 parking spaces (59 spaces on the first level, 83 spaces on each of the second and third levels, and 33 spaces on the fourth, roof level). Accessible parking and clean air vehicle parking is provided on the first level and EV charging spaces are provided on the first and second levels. In addition to vehicle parking, nine motorcycle spaces (three each on the second, third, and fourth levels) are provided, which are not included in the total parking space count. The proposed parking structure is illustrated in Figure No. 6 below.

To the west of the proposed parking structure on Parcel 1, is a 23-space surface parking lot that is only accessible through the proposed parking structure. This parking lot includes one accessible space, one EV charging space, and one clean air vehicle space. Of the 281 total new parking spaces, 29 will be compact spaces, equal to 10.3% of the total.

The parking structure will be partially open, constructed of painted concrete, and will use accent elements, such as perforated metal panels and black-painted stairwells that provide visual relief and interest.

Figure No. 6 – Rendering of Parking Structure



ANALYSIS

Code Compliance

The project complies with all development standards of the CO Zone. Table No. 3, below, summarizes the project's consistency with the development standards.

Table No. 3: Proposed Development Code Compliance

Standard	Required	Office Building	Parking Structure
Front Setback	20'	34'-0"	381'-4"
Rear Setback	10'	238'-5"	10'
West Side Setback	10'	41'-10"	10'
East Side Setback	10'	10'-6"	10'
Height	200'	96'-5"	58-3"
Floor Area Ratio	0.8	0.8	Parking structure does not count towards FAR

Parking

The site would provide 1,103 parking spaces, which includes 842 spaces on Parcel 1 (1950 East Grand Avenue) and 261 spaces on Parcel 2 (1960 East Grand Avenue). A summary of the required parking for each of the parcels is contained in Table Nos. 4 and 5 below.

Table No. 4: Required Parking – 1950 East Grand Avenue

	Standard	Area	Required Parking
Café	1 per 300 s.f.	1,324 s.f.	5
Gym	1 per 150 s.f.	2,319 s.f.	16
Office			
First 25,000 s.f.	1 per 300 s.f.	25,000 s.f.	84
Second 25,000 s.f.	1 per 350 s.f.	25,000 s.f.	72
Excess of 50,000 s.f.	1 per 400 s.f.	39,916 s.f.	100
		Total Parking Required:	277
		Total provided	842

Table No. 5: Required Parking – 1960 East Grand Avenue

	Standard	Area	Required Parking
Office			
First 25,000 s.f.	1 per 300 s.f.	25,000 s.f.	84
Second 25,000 s.f.	1 per 350 s.f.	25,000 s.f.	72
Excess of 50,000 s.f.	1 per 400 s.f.	183,799 s.f.	460
		Total Parking Required:	616
		Total provided	261

Parcel 1 (1950 East Grand Avenue) has a parking surplus of 565 parking spaces; however, Parcel 2 (1960 East Grand Avenue) has a deficit of 355 parking spaces. To address the parking deficit on Parcel 2, the applicant requests approval of an Off-Site Parking Covenant and Agreement to allow the location of required parking for the existing office building on the adjacent parcel. The overall project, including both office buildings, is required to provide 862 parking spaces, pursuant to ESMC Section 15-15-6 and shown in Table No. 6; whereas 1,103 spaces are provided. Therefore, the project complies with the minimum required parking.

Table No. 6: Required Parking – Project Site

	Standard	Area	Required Parking
Café	1 per 300 s.f.	1,324 s.f.	5
Gym	1 per 150 s.f.	2,319 s.f.	16
Office			
First 25,000 s.f.	1 per 300 s.f.	25,000 s.f.	84
Second 25,000 s.f.	1 per 350 s.f.	25,000 s.f.	72
Excess of 50,000 s.f.	1 per 400 s.f.	273,715 s.f.	685
		Total Parking Required:	862
		Total provided	1,103

To ensure access to all the parking the applicant proposes to record a reciprocal access agreement between the two parcels. The agreement would provide that both sites would enjoy access to all drive aisles, parking, and fire lanes.

Loading Spaces

ESMC Section 15-15-7 requires two small truck loading spaces for buildings between 25,001 and 100,000 square feet and two small truck and one large truck loading spaces for buildings between 100,001 and 250,000 square feet.

There are two existing small truck loading spaces and one large truck loading space for the existing 12-story building at 1960 East Grand Avenue that will remain. Two additional small truck loading spaces are proposed for the new four-story building to ensure compliance with the loading space requirement.

Bicycle Parking

In addition to parking and loading, ESMC Section 15-15-6 requires the following bicycle parking, "*A minimum of 4 spaces for buildings up to 15,000 square feet, plus a minimum of 5 percent of the required vehicle spaces for the portion above 15,000 square feet. Maximum of 25 spaces*."

Based on the 5% parking requirement for the entire site, 46 bicycle parking spaces are required. Due to the size of the project, the applicant need not provide more than 25-spaces; however, the project proposes a total of 40 bicycle spaces located under the vehicle ramp to the second level of the 11-level parking structure.

Landscape

Landscaping is provided throughout the site, including in setback areas, along drive-aisles and surface parking areas, and the central courtyard. Upon completion of the project, Parcel 1 will have 63,166 square feet and Parcel 2 will have 73,351 square feet for a total of 136,517 square feet of landscaping (58.3% of the site). The project's landscaping includes 74 trees, including 19 within the street setback and the remainder throughout the site. The project would also have 133 shrub plants throughout the site. To provide a variety of sizes of landscaping, including trees species that will quickly reach maturity, ESMC Section 15-2-14 requires the following minimum sizes for plant material:

Table No. 7: Minimum Landscape Size

Tree Size	Required	Provided
Trees		
72" box	Not Required	8.1%
60" box	Not Required	13.5%
48" box	Not Required	22.9%
36" box	20%	36.4%
24" box	30%	17.6%
15 gallon	50%	-
Shrubs		
15 gallon	Not Required	100%
5 gallon	100%	-

The project exceeds the minimum size requirements for both trees and shrubs as illustrated in Table No. 7 above.

Signs

In addition to the development proposal, the Applicant has submitted a Master Sign Program to allow new signage and branding on the site. With exception of the height of the proposed monument signs, all signs comply with ESMC Chapter 18 (Signs).

ESMC §15-1-4(A)(1)(d)(1) states, "*Monument or ground signs: Maximum height of eight feet (8') by right. Signs over eight feet (8') and up to a maximum of twenty feet (20') are allowed with an administrative use permit.*" The proposed monument signs are 16' tall each, thus subject to approval of the Administrative Use Permit.

On August 4, 2022, the Director approved Administrative Use Permit No. AUP 20-03, to allow the master sign program with a 16-foot height for two monument signs. ESMC 15-23-5 requires the Director to transmit the approved administrative use permit to the Planning Commission to receive and file. In accordance with this provision, the approval letter for AUP 20-03 is attached to this report for the Commission's consideration. Alternatively, the Planning Commission may opt to discuss and take direct action on the AUP in lieu of a receive and file.

Public Comment

As of the date this report was printed, no additional comments were received regarding the project, except those received in response to the Notice of Intent for the IS/MND, which is discussed below in the Environmental Review Section of this report.

Findings

Site Plan Review

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

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

The subject site has a General Plan Land Use designation of Corporate Office and a zoning designation of Corporate Office (CO). The Corporate Office land use designation is intended to allow for *"a mixture of office and food-serving uses in single-tenant or multi-tenant buildings with limited retail uses permitted in the lobby area*" and has a maximum FAR of 0.8. The proposed project would provide a 93,568 square foot multi-tenant office building with limited café services in the lobby of the building. The proposed FAR of the building is 0.8, which is consistent with the maximum allowed under the general plan designation. The project is also consistent with the Corporate Office (CO) zoning designation, as ESMC Section 15-5D-2 lists general offices, medical-dental offices, and cafés as permitted uses. The proposed project further complies with all the development standards of the CO zone including FAR, height, setbacks, landscaping, and parking.

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

Objective LU4-3: "Provide for new office and research and development uses."
Staff believes the proposed project is consistent with this objective as it provides 93,559 net square feet of new office space within the City.

Policy C1-1.8: "Provide all residential, commercial, and industrial areas with efficient and safe access to the major regional transportation facilities."

The Project is proposed at an existing developed site in the urban portion of El Segundo near Pacific Coast Highway (PCH) and along Grand Avenue that is well-served by public transit systems. The Project site is located within 0.5 miles of the Los Angeles County Metropolitan Transportation Authority (Metro) C Line El Segundo and

Mariposa Stations and bus stop for Metro Line 232 and LADOT Commuter Express 574, which is at the intersection of PCH and Grand Avenue.

Policy C2-2.2: “Encourage new development to provide facilities for bicyclist to park and store their bicycles.”

Bicycle facilities are provided in the proposed development, allowing workers and patrons to park and store bicycles. Further, the project proposes 40 bicycle parking spaces, which exceeds the 25 bicycle parking spaces required by code.

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

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

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

The project site is improved with an existing 12-story office building, 11-level parking structure, and surface parking, The proposed development will not adversely affect the orderly and harmonious development of the area and general welfare of the City in that it complies with all aspects of the zoning code, including parking, setbacks, and building height. The Project would be consistent with regional plans and programs that address factors that could impact other properties in the area. This includes air quality, energy, greenhouse gases, hydrology and water quality, transportation, utilities, and other applicable regulators that have been adopted by public agencies. Additionally, any identified potential impacts on aesthetics, agriculture, biological resources, cultural resources, geology, hazards, hydrology, land use, population and housing, public services, mineral resources, noise, recreation, tribal cultural resources, and wildfire can be mitigated below any threshold of significance.

Off-Site Parking Covenant

Finding No. 1: The off-site parking must be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, must be considered:

1) Proximity of the off-site parking facilities

2) Ease of pedestrian access to the off-site parking facilities

3) Provisions for transportation to and from the off-site parking facility

4) The type of use the off-site parking facilities are intended to serve

The off-site parking is located on the parcel immediately adjacent to the subject site and it is easily accessible for pedestrians via walkways leading directly to it. The existing parking structure is 65'-10' from the shared property line and would be an approximate 215' walk from the garage entrance to the building entrance, as measured along the pedestrian paths. The project would provide shared driveways and pedestrian pathways throughout, including enhancements to the pedestrian access from the existing building to the existing parking. It is also important to note that the location of the off-site parking would not be altered by the project, but rather the ease of access to would be enhanced through the site improvements. This approval reduces the number of off-site parking spaces from 605 parking spaces to 355 parking spaces.

Finding No. 2: The off-site parking spaces must be surplus to the required parking spaces for uses at the off-site location, unless an adjustment is approved based on an approved parking demand study pursuant to Sections 15-15-3(J) and 15-15-6(C)

The project includes providing a 258-space parking structure to the south of the office building at 1960 East Grand Avenue. Additionally, there are three surface parking spaces, giving a total 261 parking spaces for the 233,799 square-foot office building. To meet the parking requirements for this site, 355 parking spaces would be used from the available parking on 1950 East Grand Avenue. Since 1950 East Grand has a parking surplus of 565 parking spaces, approval of the off-site parking agreement would not impact the operations of the proposed office at 1950 East Grand Avenue.

ENVIRONMENTAL REVIEW

In accordance with the provisions of CEQA, an Initial Study of the project's environmental impacts was prepared (see attached IS/MND). The environmental document, including the technical studies, were prepared by or under the direction of, Michael Baker

International, the City's Environmental Consultant. The IS/MND analyzed the project against 21 different environmental factors for potential impacts.

The IS/MND found that the project could potentially have significant impacts to Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources unless mitigation measures are incorporated. These impacts would be reduced to less than significant levels with the incorporation of mitigation measures imposed on the project (see attached MMRP).

Public Comment Period

The Draft IS/MND was circulated for a 20-day public review period from June 9, 2022 to June 29, 2022. In response to the public review period, the City received two comment letters.

- The Los Angeles County Sanitation Districts clarified the anticipated wastewater flow from the project site. In response to this letter, the draft IS/MND has been updated to reflect the correct data.

- Lozeau Drury LLP, on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") state "the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts." Since no supporting information for this opinion was included with the letter, staff acknowledges receipt of the letter but has no response.

Tribal Consultation

Staff conducted Tribal Cultural Resources consultation pursuant to the requirements of AB 52 (Chapter 532, Statutes 2014). Notice of the project was sent to applicable Tribes on March 8, 2021. In response to the notice, the Gabrieleño Band of Mission Indians - Kizh Nation requested consultation. The consultation process took place from March 2021 through April 2022, during which time staff worked with the Tribal representatives to craft an appropriate mitigation measure to address the Tribal concerns, which has been included in the project's MMRP.

The Final IS/MND includes responses to the comments listed above and concludes that the proposed project would not result in significant impacts on the environment.

RECOMMENDATION

The proposed project complies with all development standards set forth in the zoning code and meets all the findings of approval. In addition, based on the IS/MND prepared for this project, any potential environmental impacts can be mitigated to less than significant levels. As such, Staff recommends the Planning Commission adopt Resolution

No. 2924, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1291; adopt Resolution No. 2925, approving Site Plan Review No. SPR 20-03, and Off-Site Parking Covenant No. MISC 20-01; and receive and file Administrative Use Permit No. AUP 20-03, to allow two 16-foot tall monument signs.

PREPARED BY: David Blumenthal, AICP, Contract Planner

REVIEWED BY: Paul Samaras, AICP, Principal Planner

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2924
   Exhibit A – Mitigation Monitoring Program
2. Initial Study/Mitigated Negative Declaration
3. Response to Comments on the Initial Study/Mitigated Negative Declaration
4. Planning Commission Resolution No. 2925
   Exhibit A – Conditions of Approval
5. Proposed Development Plans
6. Approval Letter for AUP 20-03 Dated August 4, 2022
7. Proposed Master Sign Program and Monument Sign Plans

RESOLUTION NO. 2924

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR SITE PLAN REVIEW NO. SPR 20-03 AND OFF-SITE PARKING COVENANT AND AGREEMENT NO. MISC 20-01, FOR A DEVELOPMENT PROJECT ON PROPERTY LOCATED AT 1950-1960 EAST GRAND AVENUE

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

SECTION 1: The Planning Commission finds and declares that:

A. On January 28, 2021, Artisan Ventures (hereinafter Applicant) submitted an application for Environmental Assessment No. EA 1291, Site Plan Review No. SPR 20-03, Off-Site Parking Covenant and Agreement No. MISC 20-01, and Administrative Use Permit No. AUP 20-03 to construct a new four-story plus mezzanine, 93,559 square-foot (net floor area) office building and a new four-level 258 space parking structure;

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

C. Pursuant to Section 21000 et. Seq. of the California Public Resource Code ("CEQA'') and Section 15000 et. Seq. of 14 California Code of Regulations ("CEQA Guidelines") an Initial Study of Environmental Impacts and Draft Mitigated Negative Declaration ("IS/MND") was prepared to identify any potential significant environmental impacts caused by the project, a copy of which is on file with the development Services Department. The IS/MND also identified Mitigation Measures to address those impacts;

D. The IS/MND was circulated for public review/comment from June 9, 2022 to June 29, 2022. In response to the public review period, the City received two comment letters;

E. The Planning Commission of the City of El Segundo held a noticed public hearing on August 11, 2022, to review and consider the IS/MND, receive public testimony, and review all correspondence received; and,

F. This Resolution, and its findings, are made, in part, based upon the evidence presented to the Planning Commission at its August 11, 2022 public hearing, including the staff report submitted by the Development Services Department.

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

A. The subject site is located in the Corporate Office (C-O) Zone, at 1950-1960 East Grand Avenue.

B. The property, which consists of two parcels, is currently improved with a 233,799 net square foot 12-story office building and a 11-level (nine levels are above grade and two are subterranean) 819 space parking structure.

C. The proposed project, as illustrated in plans considered by the Planning Commission on August 11, 2022, includes construction of a new 93,568 net square feet (105,469 gross square feet) five-level (four-stories plus mezzanine level) commercial office building and a four-level 258-space parking structure.

SECTION 3: *Environmental Assessment*. The Planning Commission finds as follows:

A. The IS/MND has been prepared in compliance with CEQA and the CEQA Guidelines.

B. The project will either not create or result in, or will have less than significant impacts to: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Utilities and Service Systems.

C. Areas of concern were noted as potentially significant if not mitigated. Mitigation measures have been incorporated into the IS/MND and will be imposed on the project through the City's adoption of a Mitigation Monitoring and Reporting Program ("MMRP") in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed on the project to address potential environmental effects with respect to: Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources. With the implementation of this mitigation, all potential environmental effects will be reduced to a less than significant level. The MMRP is attached to this Resolution as Exhibit A and incorporated herein.

D. Mitigation measures set forth in the MMRP are specific and enforceable. The MMRP adequately describes implementation procedures, monitoring responsibility, reporting actions, compliance schedule, and verification of compliance in order to ensure that the Project complies with the adopted mitigation measures.

E. The mitigation measures contained in the MMRP will also be imposed as enforceable conditions of approval.

F. Pursuant to CEQA the Planning Commission has independently reviewed the Initial Study, the Mitigated Negative Declaration, and all comments received regarding the Mitigated Negative Declaration, and based on the whole record before it finds that the Mitigated Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment with the incorporation of mitigation, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project.

SECTION 4: *Approval*. The Planning Commission hereby adopts the IS/MND and the MMRP.

SECTION 5: *Reliance on Record*. Each of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects.

SECTION 6: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 7: This Resolution takes effect immediately and will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED, APPROVED AND ADOPTED this 11th day of August 2022.

_____
Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Baldino	-
Hoeschler	-
Newman	-
Keldorf	-
Maggay	-

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

By: _____
Joaquin Vazquez, Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. 2924

Exhibit A

MITIGATION MONITORING AND REPORTING PROGRAM
1950-1960 EAST GRAND AVENUE PROJECT

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
CULTURAL RESOURCES		
Mitigation Measure CUL-1: Archaeological and Native American monitoring shall be conducted for any grading-related ground-disturbing activity with the potential to disturb native soils (i.e., non-engineered fill) within the Project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending upon the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist. The archaeologist shall complete a report of excavations and findings and submit the report to the Director of Development Services. After the find is appropriately mitigated, work in the area may resume.	Applicant shall submit a copy of the executed agreement with the contracted qualified archaeologist to the City prior to any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity, whichever is earlier.	El Segundo Development Services Department
GEOLOGY AND SOILS		
Mitigation Measure Paleo-1: The applicant shall retain a qualified paleontologist who meets the qualifications established by the Society of Vertebrate Paleontology (SVP) to develop a Worker Environmental Awareness Program (WEAP), which shall be in compliance with SVP guidelines. The paleontologist shall present the training to all construction staff to provide them with a basic understanding of the types of fossils that may be encountered and the laws protecting them, and the procedures to follow in the event the finds are encountered. In the event that paleontological resources are encountered during earth disturbance activities, all construction activities in the area of the find shall be temporarily halted and the paleontologist shall be notified to evaluate the find and determine the appropriate treatment in accordance with SVP guidelines for identification, evaluation, disclosure, avoidance, or recovery, and curation, as appropriate.	Applicant shall submit a copy of the executed agreement with the contracted qualified paleontologist to the City prior to any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity, whichever is earlier. WEAP training shall be administered prior to the start of earthwork activities and shall be administered to any new construction workers involved in excavation efforts associated with the Project.	El Segundo Development Services Department
TRANSPORTATION		
Mitigation Measure TRANS-1: The applicant shall prepare and implement a Project-specific TDM program. The TDM program shall consist of a list of approved strategies, guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations. The following strategies would be applicable to both existing and proposed uses unless specified otherwise:	Applicant to provide a TDM Program to the City for review, with approval completed prior to Building Permit Final or issuance of the first certificate of occupancy. The success of the program will be monitored and the tenant commute	El Segundo Development Services Department

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
▪ Workplace Parking Pricing—Separates parking from property costs, requiring office tenants who wish to lease parking spaces to do so at an additional cost from the office lease cost. Parking is priced separately from office leases and must include a mechanism for ensuring that the parking costs are passed through to the employees utilizing the parking spaces. This strategy would only be applicable to the newly proposed uses. ▪ Transit Subsidies—Providing employees with free transit passes. ▪ Promotions & Marketing—Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials. Marketing and public information campaign to promote awareness of TDM program with an on-site coordinator to monitor the program. ▪ Emergency Ride Home—Providing a taxi or transportation network company (TNC) voucher for employees to travel home in an emergency. ▪ Bike Share—Implementing bike share to allow people to have on-demand access to a bicycle. ▪ Bicycle Amenities—Bicycle showers, repair stations, and secure bicycle parking. ▪ Pedestrian Network Improvements—Implementing pedestrian network improvements throughout and around the Project site that encourage people to walk to nearby destinations and transit stops ▪ Carpool/Vanpool Incentives—Providing monetary assistance with fares, gas costs, or parking costs for carpool or vanpool users. ▪ Ridematch Program—Assisting potential carpoolers in finding other individuals with similar travel routes in either closed or open systems. ▪ Carshare Program—Providing carshare programs to employees.	patterns will be reviewed, with updates of adjustments and changes to be provided in an annual monitoring report, or the TDM shall include a mechanism to report to the City on the progress.	
TRIBAL CULTURAL RESOURCES		
Mitigation Measure TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities A. The Project applicant shall retain a Native American Monitor from a tribe that demonstrates ancestral affiliation with the project area. The Monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). Ground-disturbing activity shall include, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.	Applicant to submit evidence of a contracted Native American Monitor to the City prior to issuance of building permits	El Segundo Development Services Department

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
B. A copy of the executed monitoring agreement shall be submitted to the lead agency either prior to the commencement of any ground-disturbing activity for the Project, or the issuance of any permit necessary to commence a ground-disturbing activity, whichever is earlier. C. The Monitor may attend the Worker Environmental Awareness Program (WEAP) training required by CUL-1 to provide sensitivity/educational training. The developer will provide the Monitor with a minimum of five working days' notice of when the WEAP training is to take place. D. The Monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the tribe. Monitor logs will identify and describe any discovered Tribal Cultural Resources ("TCRs") as defined in Public Resource Code Section 21074(A). Copies of monitor logs will be provided to the Project Applicant/Lead Agency upon written request to the Monitor. E. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Monitor from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Monitor to the Project Applicant/Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.		
Mitigation Measure TCR-2: Discovery of Tribal Cultural Resources Other than Human Remains and/or Grave Goods Upon the discovery of a TCR other than human remains and grave goods, Mitigation Measure CUL-2 shall be employed to ensure that any potential impacts remain less than significant.	Applicant to submit evidence of a contracted Native American Monitor to the City prior to issuance of building permits	El Segundo Development Services Department
Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Grave Goods A. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2). If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease in the area. Native American human remains are defined in Public Resources Code 5097.98 (d)(1) as "an inhumation or cremation, and in any state of decomposition or skeletal completeness." Associated grave goods must also be treated in accordance with Public Resources Code Section 5097.98. B. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities on the site or any nearby, adjacent area reasonably suspected to overlie the presence of human remains and/or associated grave	Applicant to submit evidence of a contracted Native American Monitor to the City prior to issuance of building permits	El Segundo Development Services Department

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
goods shall be halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission (NAHC), and the protocols in Public Resources Code Section 5097.98 shall be followed. C. The NAHC will identify the most likely descendent (MLD). The MLD has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the MLD does not make recommendations within 48 hours, the owner shall reinter the remains in an area of the property secure from further disturbance. D. If the landowner does not accept the MLD recommendations, the owner or the descendent may request mediation by the NAHC. If mediation fails, the landowner shall reinter the human remains with appropriate dignity on the property in a location not subject to future subsurface disturbance. E. If no MLD is identified, no recommendations are made, or the recommendation is rejected after mediation, the developer shall reinter the remains with appropriate dignity on the property in a location not subject to further, or anticipated future, subsurface disturbances. (Pub. Res. Code Section 5097.98[e]; CEQA Guidelines Section 15064.5(e).) F. Construction activities may resume in other parts of the Project site at a minimum of 100 feet away from discovered human remains and/or grave goods, unless the archaeologist and tribal monitor determines that resuming construction activities would likely disturb other human skeletal material, human remains, or grave goods. The tribal monitor and archaeologist shall provide the project manager express notice if the construction activities must be halted at a distance other than 100 feet, along with any other measures the archaeologist deems necessary. (14 Cal. Code Regs. Section 15064.5[f].) G. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods. H. Any discovery of human remains/grave goods shall be kept confidential to prevent further disturbance.		

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DRAFT
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

1950-1960 East Grand Avenue Project
1950 & 1960 East Grand Avenue
EA 1291

Prepared for Lead Agency:
CITY OF EL SEGUNDO
Development Services Department
350 Main Street
El Segundo, CA 90245
Contact: Paul Samaras, AICP
(310) 524-2340

The complete Draft Initial Study and Mitigated Negative Declaration can be found at the following link: https://www.elsegundo.org/home/showpublisheddocument/5817/637952112993906024

June 2022

and on the Planning Division "Active Projects" webpage at: https://www.elsegundo.org/government/departments/community-development-department/planning-division/active-projects

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FINAL
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

1950-1960 East Grand Avenue Project
1950 & 1960 East Grand Avenue
EA 1291

Prepared for Lead Agency:
CITY OF EL SEGUNDO
Development Services Department
350 Main Street
El Segundo, CA 90245
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The complete Final Initial Study and Mitigated Negative Declaration can be found at the following link: https://www.elsegundo.org/home/showpublisheddocument/5815/637952089076653735

August 2022

and on the Planning Division "Active Projects" webpage at: https://www.elsegundo.org/government/departments/community-development-department/planning-division/active-projects

RESOLUTION NO. 2925

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO APPROVING SITE PLAN REVIEW NO. SPR 20-03 AND OFF-SITE PARKING COVENANT AND AGREEMENT NO. MISC 20-01, FOR A DEVELOPMENT PROJECT PROPERTY LOCATED AT 1950-1960 EAST GRAND AVENUE

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

SECTION 1: The Planning Commission finds and declares that:

A. On January 28, 2021, Artisan Ventures (hereinafter Applicant) submitted an application for Environmental Assessment No. EA 1291, Site Plan Review No. SPR 20-03, Off-Site Parking Covenant and Agreement No. MISC 20-01, and Administrative Use Permit No. AUP 20-03 to construct a new four-story plus mezzanine, 93,559 square-foot (net floor area) office building and a new four-level 258 space parking structure;

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

C. Pursuant to Section 21000 et. Seq. of the California Public Resource Code ("CEQA'') and Section 15000 et. Seq. of 14 California Code of Regulations ("CEQA Guidelines") an Initial Study of Environmental Impacts and Draft Mitigated Negative Declaration ("IS/MND") was prepared to identify any potential significant environmental impacts caused by the project, a copy of which is on file with the Community Development Department. The IS/MND also identified Mitigation Measures to address potential impacts;

D. On August 11, 2022, the Planning Commission adopted Resolution No. 2924, thereby adopting an IS/MND and the Mitigation Monitoring and Reporting Program;

E. The Planning Commission of the City of El Segundo held a noticed public hearing on August 11, 2022, to review and consider the Site Plan Review and Off-Site Parking Covenant and Agreement, receive public testimony, and review all correspondence received; and,

F. This Resolution, and its findings, are made, in part, based upon the evidence presented to the Planning Commission at its August 11, 2022 public hearing, including the staff report submitted by the Community Development Department.

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

A. The subject site is located in the Corporate Office (C-O) Zone, at 1950-1960 East Grand Avenue.

B. The property, which consists of two parcels, is currently improved with a 233,799 net square foot 12-story office building and a 11-level (nine levels are above grade and two are subterranean) 819 space parking structure.

C. The proposed project, as illustrated in plans considered by the Planning Commission on August 11, 2022, includes construction of a new 93,568 net square feet (105,469 gross square feet) five-level (four-stories plus mezzanine level) commercial office building and a four-level 258-space parking structure.

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

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

The subject site has a General Plan Land Use designation of Corporate Office and a zoning designation of Corporate Office (CO). The Corporate Office land use designation is intended to allow for *"a mixture of office and food-serving uses in single-tenant or multi-tenant buildings with limited retail uses permitted in the lobby area*" and has a maximum FAR of 0.8. The proposed project would provide a 93,568 square foot multi-tenant office building with limited café services in the lobby of the building. The proposed FAR of the building is 0.8, which is consistent with the maximum allowed under the general plan designation. The project is also consistent with the Corporate Office (CO) zoning designation, as ESMC Section 15-5D-2 lists general offices, medical-dental offices, and café's as permitted uses. The proposed project further complies with all the development standards of the CO zone including FAR, height, setbacks, landscaping, and parking.

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

Objective LU4-3: "Provide for new office and research and development uses." The proposed project is consistent with this objective as it provides 93,559 net square feet within the City.

Policy C1-1.8: “Provide all residential, commercial, and industrial areas with efficient and safe access to the major regional transportation facilities.” The Project is proposed at an existing developed site in the urban portion of El Segundo near Pacific Coast Highway (PCH) and along Grand Avenue that is well-served by public transit systems. The Project site is located within 0.5 miles of the Los Angeles County Metropolitan Transportation Authority (Metro) C Line El Segundo and Mariposa Stations and bus stop for Metro Line 232 and LADOT Commuter Express 574, which is at the intersection of PCH and Grand Avenue.

Policy C2-2.2: “Encourage new development to provide facilities for bicyclist to park and store their bicycles.” Bicycle facilities allowing workers and patrons to park and store bicycles are provided in excess of the Municipal Code Requirements. The code requires the applicant to provide 25 bicycle parking spaces, but the project will provide 40 bicycle parking spaces.

B. The proposed development, including the general uses and the physical design of the development, is consistent with the intent and general purpose of the provisions of this Code and any applicable development agreement;

The site is compatible with the area as it provides new office space within an area that includes a plethora of commercial land uses, including office, retail, and eating establishments. Office uses are considered compatible with these types of uses since employees would patronize the various retail and restaurant uses during, and at the end of, the workday. Ingress/egress points to the site remain unchanged, thus would not create an impact on access to the surrounding sites. A traffic study prepared for the project and incorporated into the IS/MND found the project would not have a significant impact on the level of service of surrounding intersections. Furthermore, the proposed project complies with all provisions of the zoning code and will not create a significant impact on those who live, work, or visit the area.

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

The project site is improved with an existing 12-story office building, 11-level parking structure, and surface parking, The proposed development will not adversely affect the orderly and harmonious development of the area and general welfare of the City in that it complies with all aspects of the zoning code, including parking, setbacks, and building height. The Project would be consistent with regional plans and programs that address factors that could impact other properties in the area. This includes air quality, energy, greenhouse gases, hydrology and water quality, transportation, utilities, and

other applicable regulators that have been adopted by public agencies. Additionally, any identified potential impacts on aesthetics, agriculture, biological resources, cultural resources, geology, hazards, hydrology, land use, population and housing, public services, mineral resources, noise, recreation, tribal cultural resources, and wildfire can be mitigated below any threshold of significance.

SECTION 4: *Off-Site Parking Findings*. Pursuant to Section 15-15-3(H)(2) and based on the evidence in the record as a whole, the Planning Commission finds as follows:

A. The off-site parking must be located so that it will adequately serve the use for which it is intended and the following factors are considered:
   1) Proximity of the off-site parking facilities
   2) Ease of pedestrian access to the off-site parking facilities
   3) Provisions for transportation to and from the off-site parking facility
   4) The type of use the off-site parking facilities are intended to serve

   The off-site parking is located on the parcel immediately adjacent to the subject site and it is easily accessible for pedestrians via walkways leading directly to it. The existing parking structure is 65'-10' from the shared property line and would be an approximate 215' walk from the garage entrance to the building entrance, as measured along the pedestrian paths. The project would provide shared driveways and pedestrian pathways throughout, including enhancements to the pedestrian access from the existing building to the existing parking. It is also important to note that the location of the off-site parking would not be altered by the project, but rather the ease of access to would be enhanced through the site improvements. This approval reduces the number of off-site parking spaces from 605 parking spaces to 355 parking spaces.

B. The off-site parking spaces must be surplus to the required parking spaces for uses at the off-site location;

   The project includes providing a 258-space parking structure to the south of the office building at 1960 E Grand Avenue. Additionally, there are three surface parking spaces, giving a total 261 parking spaces for the 233,799 square foot office building. To meet the parking requirements for this site, 355 parking spaces would be used from the available parking on 1950 E Grand Avenue. Since 1950 E Grand has a parking surplus of 565 parking spaces, approval of the off-site parking agreement would not impact the operations of the proposed office at 1950 E Grand Avenue.

SECTION 5: *Environmental Assessment.* Based on the facts set forth in Section 2 and Resolution No. 2924, the Planning Commission, based on its independent judgement, finds that any and all potential environmental impacts created by the project have been fully analyzed and appropriately mitigated pursuant to CEQA and the CEQA Guidelines.

SECTION 6: *Approval*. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission hereby approves Site Plan Review No. 20-30 and Off-Site Parking Covenant and Agreement No. MISC 20-01.

SECTION 7: *Reliance on Record*. Each of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects.

SECTION 8: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 9: This Resolution takes effect immediately and will remain effective until superseded by a subsequent resolution.

SECTION 10: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED, APPROVED AND ADOPTED this 11th day of August 2022.

_____
Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Baldino	-
Hoeschler	-
Newman	-

Keldorf -
Maggay -

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

By: _____
Joaquin Vazquez, Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. 2924

Exhibit A

CONDITIONS OF APPROVAL

Zoning Conditions

1. This approval is for the project as shown on the plans and renderings dated November 30, 2021, and on file with the Community Development Department. Unless authorized herein, all requirements of the El Segundo Municipal Code (ESMC) shall apply.

2. Prior to issuance of any permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community Development Department. The Community Development Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions, and is within the scope studied in the IS/MND certified by the Planning Commission. Any subsequent modification to the approved design must be referred to the Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.

3. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

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

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

6. All mitigation measures listed in Mitigation Monitoring and Reporting Program adopted as part of Resolution No. 2924 shall be complied with. This shall include:

    a) **Mitigation Measure CUL-1**: Archaeological and Native American monitoring shall be conducted for any grading-related ground-disturbing activity with the potential to disturb native soils (i.e., non-engineered fill) within the Project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending upon the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined

by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist. The archaeologist shall complete a report of excavations and findings and submit the report to the Director of Community Development. After the find is appropriately mitigated, work in the area may resume.

b) **Mitigation Measure Paleo-1**: The applicant shall retain a qualified paleontologist who meets the qualifications established by the Society of Vertebrate Paleontology (SVP) to develop a Worker Environmental Awareness Program (WEAP), which shall be in compliance with SVP guidelines. The paleontologist shall present the training to all construction staff to provide them with a basic understanding of the types of fossils that may be encountered and the laws protecting them, and the procedures to follow in the event the finds are encountered. In the event that paleontological resources are encountered during earth disturbance activities, all construction activities in the area of the find shall be temporarily halted and the paleontologist shall be notified to evaluate the find and determine the appropriate treatment in accordance with SVP guidelines for identification, evaluation, disclosure, avoidance, or recovery, and curation, as appropriate.

c) **Mitigation Measure TRANS-1**: The applicant shall prepare and implement a Project-specific TDM program. The TDM program shall consist of a list of approved strategies, guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations. The following strategies would be applicable to proposed uses at the new office building at 1950 E Grand Avenue unless specified otherwise:

- Workplace Parking Pricing—Separates parking from property costs, requiring office tenants who wish to lease parking spaces to do so at an additional cost from the office lease cost. Parking is priced separately from office leases and must include a mechanism for ensuring that the parking costs are passed through to the employees utilizing the parking spaces. This strategy would only be applicable to the newly proposed uses.
- Transit Subsidies—Providing employees with free transit passes.
- Promotions & Marketing—Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials. Marketing and public information campaign to promote awareness of TDM program with an on-site coordinator to monitor the program.

- Emergency Ride Home—Providing a taxi or transportation network company (TNC) voucher for employees to travel home in an emergency.
- Bike Share—Implementing bike share to allow people to have on-demand access to a bicycle.
- Bicycle Amenities—Bicycle showers, repair stations, and secure bicycle parking.
- Pedestrian Network Improvements—Implementing pedestrian network improvements throughout and around the Project site that encourage people to walk to nearby destinations and transit stops
- Carpool/Vanpool Incentives—Providing monetary assistance with fares, gas costs, or parking costs for carpool or vanpool users.
- Ridematch Program—Assisting potential carpoolers in finding other individuals with similar travel routes in either closed or open systems.
- Carshare Program—Providing carshare programs to employees.

d) **Mitigation Measure TCR-1:** Retain a Native American Monitor Prior to Commencement of Ground- Disturbing Activities

i. The Project applicant shall retain a Native American Monitor from a tribe that demonstrates ancestral affiliation with the project area. The Monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). Ground-disturbing activity shall include, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

ii. A copy of the executed monitoring agreement shall be submitted to the lead agency either prior to the commencement of any ground-disturbing activity for the Project, or the issuance of any permit necessary to commence a ground-disturbing activity, whichever is earlier.

iii. The Monitor may attend the Worker Environmental Awareness Program (WEAP) training required by CUL-1 to provide sensitivity/educational training. The developer will provide the Monitor with a minimum of five working days' notice of when the WEAP training is to take place.

iv. The Monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the tribe. Monitor logs will identify and describe any discovered Tribal Cultural Resources ("TCRs") as defined in Public Resource Code Section

21074(A). Copies of monitor logs will be provided to the Project Applicant/Lead Agency upon written request to the Monitor.

v. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Monitor from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Monitor to the Project Applicant/Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.

e) **Mitigation Measure TCR-2:** Discovery of Tribal Cultural Resources Other than Human Remains and/or Grave Goods

Upon the discovery of a TCR other than human remains and grave goods, Mitigation Measure CUL-2 shall be employed to ensure that any potential impacts remain less than significant.

f) **Mitigation Measure TCR-3:** Unanticipated Discovery of Human Remains and Associated Grave Goods

i. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2). If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease in the area. Native American human remains are defined in Public Resources Code 5097.98 (d)(1) as “an inhumation or cremation, and in any state of decomposition or skeletal completeness.” Associated grave goods must also be treated in accordance with Public Resources Code Section 5097.98.

ii. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities on the site or any nearby, adjacent area reasonably suspected to overlie the presence of human remains and/or associated grave goods shall be halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission (NAHC), and the protocols in Public Resources Code Section 5097.98 shall be followed.

iii. The NAHC will identify the most likely descendent (MLD). The MLD has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the MLD does not make

recommendations within 48 hours, the owner shall reinter the remains in an area of the property secure from further disturbance.

iv. If the landowner does not accept the MLD recommendations, the owner or the descendent may request mediation by the NAHC. If mediation fails, the landowner shall reinter the human remains with appropriate dignity on the property in a location not subject to future subsurface disturbance.

v. If no MLD is identified, no recommendations are made, or the recommendation is rejected after mediation, the developer shall reinter the remains with appropriate dignity on the property in a location not subject to further, or anticipated future, subsurface disturbances. (Pub. Res. Code Section 5097.98[e]; CEQA Guidelines Section 15064.5(e).)

vi. Construction activities may resume in other parts of the Project site at a minimum of 100 feet away from discovered human remains and/or grave goods, unless the archaeologist and tribal monitor determines that resuming construction activities would likely disturb other human skeletal material, human remains, or grave goods. The tribal monitor and archaeologist shall provide the project manager express notice if the construction activities must be halted at a distance other than 100 feet, along with any other measures the archaeologist deems necessary. (14 Cal. Code Regs. Section 15064.5[f].)

vii. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.

viii. Any discovery of human remains/grave goods shall be kept confidential to prevent further disturbance.

7. 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 shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. A copy of the survey shall be filed with the Community Development Department. If it is determined that the survey area is occupied by nesting birds that are covered under the Migratory Bird Treaty Act, subpart a) of this condition shall apply.

    a) If pre-construction nesting bird survey results in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall 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, shall be submitted by the applicant to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

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

9. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.

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

    a) Locating said utility structures on the east side of Building A or within the utility yard on the north side of Building B.
    b) The combination of landscaping and painting any double-detector check valves or back-flow preventors green. This provision shall not be meant to conflict with any requirement of the Fire Department for access or color of the FDC, PIV, or other required equipment.
    c) The use of landscaping and screen wrapping of all visible transformers.

11. Prior to issuance of any permit on the site, the applicant shall submit a listing of all finished material and colors to be used on the facades of the structure to the Community Development Department for determination that said finished material and colors comply with this approval.

12. Signs proposed for the project, including monument signs, shall be designed in conformance with an approved Master Sign Program and Administrative Use Permit No. AUP 20-03 approved by the director on August 4, 2022.

13. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened by a trash enclosure per the ESMC. Further, the gates shall include architectural paneling or finishing that is consistent with the paneling or

finishing of the building. Lastly, trash enclosure areas for the project shall have a non-combustible decorative cover that matches the building's architecture.

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

15. Prior to the final inspection of the building permits or the issuance of any certificate of occupancy for the new office building, the applicant shall record a reciprocal access agreement to both properties. The agreement shall provide vehicle and pedestrian access across both sites and shall include provision that prevent fences, walls, or other barriers that would preclude access across the two parcels. The agreement shall be irrevocable, unless both property owners and the City of El Segundo approve elimination of the agreement. Prior to recording the agreement, the Applicant shall submit the agreement for review and approval to ensure compliance with this and other conditions of approval. The cost of the City's review shall be borne by the Applicant.

16. Prior to the final inspection of the building permits or the issuance of any certificate of occupancy for the new office building, the applicant shall record the Off-Site Parking agreement to both properties. The agreement shall provide that a minimum of 353 parking spaces shall be provided on 1950 E Grand Avenue for the benefit of 1960 E Grand Avenue. The agreement shall be irrevocable, unless both property owners and the City of El Segundo approve elimination of the agreement. Prior to recording the agreement, the Applicant shall submit the agreement for review and approval to ensure compliance with this and other conditions of approval. The cost of the City's review shall be borne by the Applicant.

<u>Impact Fee Conditions</u>

17. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new Building at 1950 E Grand Avenue, the applicant must pay a one-time library services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

18. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new building at 1950 E Grand Avenue, the applicant must pay a one-time fire services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

19. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit new Building at 1950 E Grand Avenue, the applicant must pay a one-time police services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

20. Pursuant to ESMC §§ 15-27 A-1, *et* seq., prior to issuance of a building permit for new Building at 1950 E Grand Avenue, the applicant must pay a one-time park services

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

21. Pursuant to ESMC §§ 15-27 A-1, *et* seq., prior to issuance of a building permit for new Building at 1950 E Grand Avenue, 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.

Building Conditions

22. All construction shall comply with the 2019 California Building Standards Code (Cal. Code Regs., Title 24), including but not limited to the Building Code, Green Code and Energy Code. The applicant is hereby advised that any permit submitted to plan check after January 1, 2023 shall comply with the 2022 California Building Standards Code.

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

24. A soils report, which addresses shoring during the excavation, footing design, etc., shall be submitted into plan check at the same time building and/or grading plans are submitted.

25. The proposed roof decks shall comply with Section 503.1.4 of 2019 CBC or the code in effect at the time of the plan submittal.

Recreation and Parks Conditions

26. All landscaping shall comply with Chapter 15A of Title 15 of the ESMC (Water Conservation in Landscaping).

Police Conditions

27. The street addressing shall be a minimum of 6 inches high, visible from the street or driving surface and of contrasting color to the background. Addressing shall be directly illuminated or back lit during hours of darkness. The address locations and sizes shall be depicted on the elevation pages.

28. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways, taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.

29. Trees/bushes/shrubs shall not be planted next to or near any light fixture or light standard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

30. Bicycle racks shall be located in a busy, well-lit location. This will provide optimum security for persons and property.

31. All entry doors and walkways shall be illuminated with a maintained minimum of 1footcandle of light on the ground surface during hours of darkness.

32. Open parking lots, the parking structure (including roof if there will be parking or activity on it), driveways, driving surfaces, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.

33. Lighting devices shall be enclosed and protected by weather and vandal resistant covers.

34. Security cameras shall be provided on the site and within the parking structure. As part of the plan check, the following notes shall be included on the plans:

    a) The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: receiving areas, cash handling/counting areas, the manager's office, the safe, all access doors and any other areas deemed necessary by the Police Department.
    b) Sufficient cameras to cover the entrances and exits of the parking structure, capturing vehicle license plate numbers and occupants.
    c) Monitor and recording equipment shall be stored in a secure area.
    d) The minimum camera specifications shall be:

        i. All security cameras shall be in color.
        ii. Cameras shall have a two-terabyte minimum hardware with the recording device set to motion recording.
        iii. Cameras shall be one mega pixel minimum resolution.
        iv. The recording device shall be set to a minimum of 12 frames per second per camera.
        v. There shall be a monitor connected to the recording equipment to play back and review the video. The equipment shall be stored in a secure area (ex. manager's office).
        vi. Security camera recordings shall be made available to law enforcement.

Fire Conditions

35. The applicant shall comply with the applicable requirements of the 2019 California Building and Fire Codes and the 2018 International Fire Code, or the Codes in effect at the time of plan check submittal, as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

36. The applicant shall 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.

37. The applicant must provide an automatic voice evacuation fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72

38. The applicant must provide a manual fire alarm system with voice evacuation throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.

39. The applicant must install a manual wet standpipe system in the new office building and parking garage.

40. 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.

41. A Fire Control Room is required at the lobby area. Provide a Fire Control Room, to be a minimum of 200 square feet, with a minimum wall dimension of 8 feet.

42. Provide a condition that an underground private fire service main sectional control must be installed at the property line between 1950 and 1960 East Grand Avenue.

43. The applicant must record an agreement between the two parcels to allow each property owner access to the private fire service main system and to require the property owner who shuts the private fire main system to notify the other property owner when the valve is shut and restored.

44. A minimum of one stairway must extend to the roof deck of the 1950 East Grand Avenue office building.

Public Works - General Conditions

45. All work in the City's right-of-way or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee.

46. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public right-of-way (ROW), including lane closures.

47. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.

48. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.

49. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.

50. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.

51. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.

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

53. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.

Public Works – Street Improvements Conditions

54. All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards.

55. All existing sidewalk, curb and gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.

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

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

58. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.

59. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).

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

61. Work conducted within major arterial streets shall be limited to Monday through Friday from 9:00 a.m. to 3:00 p.m., except holidays. Work conducted within all other streets shall be limited to Monday through Friday from 7:00 a.m. to 4:00 p.m. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday on any street.

62. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.

63. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles, and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.

<u>Public Works – Water Conditions</u>

64. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property.

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

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

Public Works – Sewer Conditions

67. Prior to issuance of a Certificate of Occupancy, proof of payment of the sewer connection fee to the Los Angeles County Sanitation District (LACSD) must be provided to the City Engineer. LACSD can be reached at (310) 638-1161.

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

Public Works – Storm Drain Conditions

69. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from ¾ inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).

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

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

Public Works – Landscape and Irrigation Conditions

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

73. All public landscape improvements shall be designed to City standards and approved by the Public Works Department.

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

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

General Condition:

76. Andrea Pierce on behalf of 1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P. agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. 1291, Site Plan Review No. SPR 20-03, Administrative Use Permit No. AUP 20-03, and Off-Site Parking Covenant and Agreement No. MISC 20-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. 1291, Site Plan Review No. SPR 20-03, Administrative Use Permit No. AUP 20-03, and Off-Site Parking Covenant and Agreement No. MISC 20-01, Andrea Pierce on behalf of 1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P. 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, Andrea Pierce on behalf of 1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P. certifies that she has read, understood, and agrees to the Conditions listed in this document.

    _____
    Andrea Pierce
    1960 Grand Office Owner 1, L.P. and
    1960 Grand Office Owner 2, L.P.

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

1950 & 1960 EAST GRAND AVENUE

PLANNING SUBMITTAL SET

1950 & 1960 East Grand Avenue
El Segundo, California



SHEET INDEX

ARCHITECTURAL

A0.1 TITLE SHEET - PLANNING SUBMITTAL
A0.2 PROJECT DATA
A0.7 NET FLOOR AREA CALCULATIONS
A0.30 RENDERING
A0.40 PARKING STRUCTURE RENDERING
A0.50 SITE RENDERING AND MATERIAL BOARDS
A1.0 SITE PLAN
A1.1 SITE DEMO PLAN
A2..1 FIRST FLOOR PLAN
A2..2 SECOND FLOOR PLAN
A2.3 THIRD FLOOR PLAN
A2.4 FOURTH FLOOR PLAN
A2.5 MEZZANINE FLOOR PLAN
A3..1 ROOF PLAN
A4..1 EXTERIOR ELEVATIONS
A4..2 EXTERIOR ELEVATIONS
A5..1 BUILDING SECTIONS
A5.2 BUILDING SECTIONS
A7.1 ENLARGED BRIDGE PLAN, ROOF PLAN & RCP
A7.3 TYPICAL ENLARGED CORE PLAN
A7.7 MEZANINE- ENLARGED CORE PLAN
AP2.1 FIRST FLOOR PARKING PLAN
AP2.2 SECOND FLOOR PARKING PLAN
AP2.3 THIRD FLOOR PARKING PLAN
AP2.4 FOURTH FLOOR PARKING PLAN
AP4.1 PARKING EXTERIOR ELEVATIONS
AP4.2 PARKING EXTERIOR ELEVATIONS
AP5.1 PARKING SECTIONS

ARCHITECTURAL SHEET COUNT: 28

CIVIL

C1.00 GRADING PLAN
C1.01 GRADING PLAN
C2.00 Utility Plan
C2.01 Utility Plan
C3.00 LOW IMPACT DEVELOPMENT
C4.00 SECTIONS

CIVIL SHEET COUNT: 6

TOPOGRAPHIC SURVEY

1 TOPOGRAPHIC SURVEY
2 TOPOGRAPHIC SURVEY
3 TOPOGRAPHIC SURVEY
4 TOPOGRAPHIC SURVEY
5 TOPOGRAPHIC SURVEY
6 TOPOGRAPHIC SURVEY

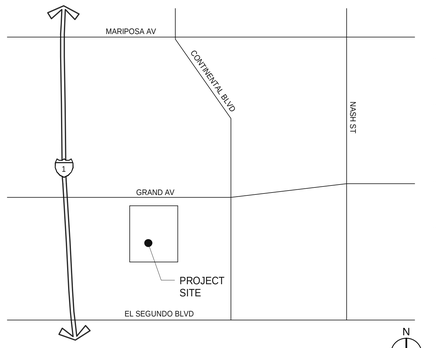
TOPOGRAPHIC SURVEY SHEET COUNT: 6

LANDSCAPE

L0.0 COVER SHEET
L0.1 CITY REFERENCE PLAN
L0.2 TREE DISPOSITION PLAN
L1.0 L1 CONSTRUCTION PLAN
L1.1 L3 CONSTRUCTION PLAN
L1.2 L1 CONSTRUCTION ENLARGEMENT PLAN
L1.3 L1 CONSTRUCTION ENLARGEMENT PLAN
L2.0 CONSTRUCTION DETAILS
L2.1 CONSTRUCTION DETAILS
L2.2 CONSTRUCTION DETAILS
L2.3 CONSTRUCTION DETAILS
L2.4 CONSTRUCTION DETAILS
L2.5 CONSTRUCTION DETAILS
L3.0 L1 PLANTING PLAN
L3.1 L3 PLANTING PLAN
L3.2 PLANT PALETTE

LANDSCAPE SHEET COUNT: 16

VICINITY MAP



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interiors
graphics
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1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

TITLE SHEET - PLANNING SUBMITTAL

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	LAX20-0012-00

SHEET
A0.1

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BIM 360://LAX20-0012-00_1950 Grand Avenue/A0.0_ARCH.rvt
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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

ZONING SUMMARY

ZONE: CO (CORPORATE OFFICE)
USE: OFFICE

LOT AREA: A MINIMUM OF 10,000 SF
LOT FRONTAGE EACH LOT SHALL HAVE A MINIMUM FRONTAGE ON A STREET OF 100'
BUILDING HEIGHT: EAST OF PACIFIC COAST HIGHWAY: NO BUILDING OR STRUCTURE SHALL EXCEED 200'
FAR: 0.80

SETBACK REQUIREMENTS
FRONT: 20'
SIDE PARCEL: 10'
REAR: 10'

Per Section 15-5D-7 SITE DEVELOPMENT STANDARDS:
F. Building Area: The total net floor area of all buildings shall not exceed the total net square footage of the property multiplied by 0.8 or an FAR of 0.8:1

PARCEL 1 (1950 E GRAND AVE):
LOT AREA: 519'-5" x 225'-2" = 116,961 SF (2.685 ACRES)
LOT FRONTAGE: (225'-2")
BUILDING HEIGHT:
1950 BLDG: 96'-5"
PARKING STRUCTURE: 110'-0"
ALLOWABLE SITE FAR: 93,569 (NET) SF
PROPOSED SITE FAR: 93,559 (NET) SF
SITE FAR: 0.80

PARCEL 2 (1960 E GRAND AVE):
LOT AREA: 519'-5" x 225'4" = 116,961 SF (2.685 ACRES)
LOT FRONTAGE: (225'-4")
BUILDING HEIGHT:
1960 BLDG: 162'-0"
PARKING STRUCTURE: 58'-3"
SITE FAR: 233,799 (NET) SF (PER ENVIRONMENTAL ASSESSMENT NO EA-012 & PER THE BUILDING PERMIT)
SITE FAR: 1.99 (LEGAL NON-CONFORMING)

PROJECT DATA

NEW BUILDINGS:

1950 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: IB
SPRINKLERED
4 STORY WITH MEZZANINE

(N) PARKING STRUCTURE:
USE: PARKING GARAGE
OCCUPANCY: S-2
TYPE: IB
SPRINKLERED
4 STORY

EXISTING BUILDINGS:

1960 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE:
SPRINKLERED
12 STORY

(E) PARKING STRUCTURE:
USE: PARKING GARAGE
OCCUPANCY: S-2
TYPE:
SPRINKLERED
9 LEVEL

SITE DATA

PARCEL 1 ASSESSOR'S PARCEL NO: 4138-007-065
PARCEL 2 ASSESSOR'S PARCEL NO: 4138-007-066

SITE PARKING REQUIRED (OFFICE USE):
1/300 FOR FIRST 25,000 SF
1/350 FOR SECOND 25,000 SF
1/400 FOR AREA IN EXCESS OF 50,000 SF

GROSS BUILDING AREA:

1950 (NEW BUILDING)

GROUND FLOOR: 29,654 SF
SECOND FLOOR: 27,004 SF
THIRD FLOOR: 20,737 SF
FOURTH FLOOR: 20,951 SF
MEZZANINE FLOOR: 7,123 SF
TOTAL: 105,469 SF

1960 (EXISTING BUILDING)

TOTAL: 233,799 SF (PER ENVIRONMENTAL ASSESSMENT NO EA-012 & PER THE BUILDING PERMIT)

Per Section 15-1-6 "FLOOR AREA (GROSS): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above."

NET FLOOR AREA:

1950 (NEW BUILDING)

GROUND FLOOR: 25,328 SF
SECOND FLOOR: 24,643 SF
THIRD FLOOR: 18,764 SF
FOURTH FLOOR: 18,858 SF
MEZZANINE FLOOR: 5,964 SF
TOTAL: 93,559 SF

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls. Space devoted to the following shall not be included when determining the total net floor area within a building or structure:
A. Elevator shafts
B. Stairwells and stairway enclosures.
C. Courts or atriums.
D. Rooms exclusively holding building operating equipment.
E. Parking spaces at or above grade and access thereto; provided, that in commercial and manufacturing zones:
F. Structures devoted exclusively to parking.
G. Restrooms in common areas of nonresidential buildings"

SITE DATA

PARKING SUMMARY: REQUIRED

PARCEL 1 (1950 E GRAND AVE):
REQUIRED PARKING
25,000 SF/300=83
25,000 SF/350=71
43,559 SF/400=109
TOTAL: 263 STALLS

PARCEL 1 (1950 E GRAND AVE):
LOADING SPACES REQUIRED
2 SMALL TRUCK SPACES FOR BUILDINGS 25,001 TO 100,000 SF IN SIZE

PARCEL 1 (1950 E GRAND AVE):
REQUIRED BICYCLE SPACES:
15,000 SF = 4
43,559-15,000/400=71
83+71+71=225 X 5%= 11
TOTAL= 15 SPACES

PARCEL 2 (1960 E GRAND AVE):
REQUIRED PARKING
25,000 SF/300-83
25,000 SF/350=71
183,799 SF/400=460
TOTAL: 614 STALLS

PARCEL 2 (1960 E GRAND AVE):
LOADING SPACES REQUIRED
2 SMALL TRUCK AND 1 LARGE TRUCK SPACE FOR BUILDINGS 100,001 TO 250,000 SF IN SIZE
PROVIDED: 2 SMALL AND 1 LARGE TRUCK SPACE

PARCEL 2 (1960 E GRAND AVE):
REQUIRED BICYCLE SPACES:
15,000 SF = 4
183,799-15,000/400=422
83+71+422=576 X 5%= 29
TOTAL= 25 SPACES

BICYCLE REQUIREMENT:
4 SPACES UP TO 15,000 SF + A MINUMIM OF 5% OF THE REQUIRED VECHICLE SPACES FOR THE PORTION ABOVE 15,000. MAX 25 SPACES

PARKING SUMMARY: EXISTED

PARCEL 1 (1950 E GRAND AVE):
EXISTING PARKING:
PARKING STRUCTURE: 819
SURFACE PARKING: 87
TOTAL: 906 STALLS

PARCEL 1 (1950 E GRAND AVE):
SURFACE PARKING TO BE REMOVED: 87 STALLS

PARCEL 2 (1960 E GRAND AVE):
EXISTING PARKING:
SURFACE PARKING: 11
TOTAL: 11 STALLS

PARCEL 2 (1960 E GRAND AVE):
SURFACE PARKING TO BE REMOVED: 8 STALLS

PARKING SUMMARY: PROPOSED

PARCEL 1 (1950 E GRAND AVE):
PROPOSED PARKING:
(E) PARKING STRUCTURE: 819
(N) SURFACE PARKING: 23
TOTAL: 842 STALLS

PARCEL 1 (1950 E GRAND AVE):
PROVIDED BICYCLE SPACES:
(7.5) NEW BICYCLE RACKS
FOR 15 SPACES TOTAL

PARCEL 1 (1950 E GRAND AVE):
PROVIDED LOADING SPACES:
2 SMALL TRUCK SPACES

PARCEL 2 (1960 E GRAND AVE):
PROPOSED PARKING:
(N) PARKING STRUCTURE: 258
(E) SURFACE PARKING: 3
TOTAL: 261 STALLS

PARCEL 2 (1960 E GRAND AVE):
PROVIDED BICYCLE SPACES:
(2) EXISTING BICYCLE RACKS
INSIDE EXISTING PARKING STRUCTURE FOR 12 SPACES TOTAL
(6.5) NEW BICYCLE RACKS FOR 13 TOTAL
TOTAL PROVIDED: 25 SPACES

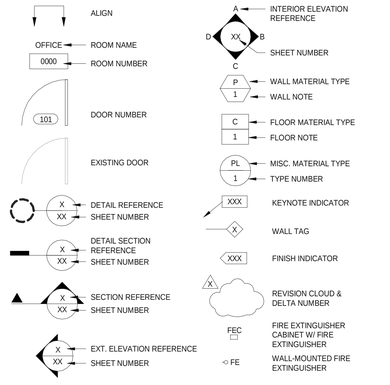
PARCEL 2 (1960 E GRAND AVE):
PROVIDED LOADING SPACES:
2 SMALL AND 1 LARGE TRUCK SPACE

The number of on site parking spaces required for the establishment of a building or use must be provided and thereafter maintained at the ratios set forth below. For uses not listed the required number of spaces will be determined by the director of planning and building safety based on most similar listed use or a parking demand study. A parking demand study must include, without limitation, information specifying the number of employees, customers, visitors, clients, shifts, deliveries, parking spaces, or other criteria established by the director of planning and building safety. The director of planning and building safety may at the director's discretion, refer any decision regarding uses not listed to the planning commission for review. **Unless stated otherwise, parking must be based on net floor area as defined in this code.** Accessible parking spaces must be provided and comply with the Americans With Disabilities Act (ADA), title III and California Code of Regulations (CCR), California Access Code, title 24. (Ord. 1444, 8-3-2010)

ABBREVIATIONS

#	POUND or NUMBER	G.C.	GENERAL CONTRACTOR	R.C.P.	REFLECTED CEILING PLAN
&	AND	G.F.I.	GROUND FAULT INTERRUPT	R.D.	ROOF DRAIN
(E)	EXISTING	GA.	GAUGE	R.O.	ROUGH OPENING
@	AT	GALV.	GALVANIZED	R.O.W.	RIGHT OF WAY
~	DIAMETER or ROUND	GL.	GLASS	R.T.U.	ROOF TOP UNIT
Ø	DIAMETER	GND.	GROUND	R.W.L.	RAIN WATER LEADER
℄	CENTERLINE	GR.	GRADE	RAD.	RADIUS
∠	ANGLE	GYP.	GYPSUM	REF.	REFERENCE
				REFR.	REFRIGERATOR
A.D.	AREA DRAIN	H.B.	HOSE BIBB	REINF.	REINFORCE(D)
ACOUS.	ACOUSTICAL	H.C.	HOLLOW CORE	REQ.	REQUIRED
ADJ.	ADJUST, ADJUSTABLE or ADJACENT	H.M.	HOLLOW METAL	RESIL.	RESILIENT
		H.P.	HIGH POINT	RGTR.	REGISTER
AGGR.	AGGREGATE	H.V.	HIGH VOLTAGE	RM.	ROOM
AL.	ALUMINUM	HDWD.	HARDWOOD	RWD.	REDWOOD
APPROX.	APPROXIMATE(LY)	HDWE.	HARDWARE		
ARCH.	ARCHITECTURAL	HORIZ.	HORIZONTAL	S.	SOUTH
ASB.	ASBESTOS	HR.	HOUR	S.A.F.	SELF-ADHERED FLASHING
ASPH.	ASPHALT	HT.	HEIGHT	S.C.	SOLID CORE
				S.C.D.	SEAT COVER DISPENSER
B.O.C.	BOTTOM OF CONCRETE	I.D.	INSIDE DIMENSION	S.D.	SOAP DISPENSER
B.O.M.	BOTTOM OF MULLION	I.H.P.	INTERMEDIATE HIGH POINT	S.F.	SQUARE FOOT
B.O.P.	BOTTOM OF PANEL	INSUL.	INSULATION or INSULATED	S.I.	SQUARE INCH
B.O.R.	BOTTOM OF REVEAL	INT.	INTERIOR	S.N.D.	SANITARY NAPKIN DISPENSER
BD.	BOARD			S.N.R.	SANITARY NAPKIN RECEPTACLE
BITUM.	BITUMINOUS	J.B.	JUNCTION BOX		
BLDG.	BUILDING	JAN.	JANITOR	S.S.	STAINLESS STEEL
BLK.	BLOCK	JST.	JOIST	S.SK.	SERVICE SINK
BLKG.	BLOCKING	JT.	JOINT	S.T.C.	SOUND TRANSMISSION COEFFICIENT
BM.	BEAM				
BOT.	BOTTOM	K.O.	KNOCK-OUT	SCHED.	SCHEDULE
		K.P.	KICK PLATE	SCWD.	SOLID CORE WOOD
C.B.	CATCH BASIN	K.W.H.	KILOWATT HOUR	SECT.	SECTION
C.G.	CORNER GUARD	KIT.	KITCHEN	SH.	SHELF
C.I.	CAST IRON			SHR.	SHOWER
C.O.	CASED OPENING	L.P.	LOW POINT	SHT.	SHEET
C.O.M.	CENTER OF MULLION	L.S.	LIMESTONE	SIM.	SIMILAR
C.O.R.	CENTER OF REVEAL	L.V.	LOW VOLTAGE	SPEC.	SPECIFIED or SPECIFICATION
CAB.	CABINET	L.W.C.	LIGHT WEIGHT CONCRETE		
CEM.	CEMENT(ITIOUS)	LAB.	LABORATORY	SQ.	SQUARE
CER.	CERAMIC	LAM.	LAMINATE(D)	STA.	STATION
CLG.	CEILING	LAV.	LAVATORY	STD.	STANDARD
CLKG.	CAULKING	LIN.	LINEAR	STL.	STEEL
CLO.	CLOSET	LIQ.	LIQUID	STOR.	STORAGE
CLR.	CLEAR	LKR.	LOCKER	STRL.	STRUCTURE or STRUCTURAL
CNTR.	COUNTER	LT.	LIGHT		
COL.	COLUMN	LTL.	LINTEL	SUPP.	SUPPLEMENT or SUPPLEMENTARY
CONC.	CONCRETE	LVR.	LOUVER		
CONN.	CONNECTION			SUSP.	SUSPENDED
CONSTR.	CONSTRUCTION	M.B.	MOP BASIN	SYMM.	SYMMETRICAL
CONT.	CONTINUOUS	M.C.	MEDICINE CABINET		
CORR.	CORRIDOR	M.O.	MASONRY OPENING	T&G	TONGUE AND GROOVE
CTR.	CENTER	MAINT.	MAINTENANCE	T.	TREAD
CTSK.	COUNTER-SUNK	MAN.	MANUAL	T.B.	TOWEL BAR
		MAS.	MASONRY	T.C.	TOP OF CURB
D.F.	DRINKING FOUNTAIN	MAX.	MAXIMUM	T.D.	TRENCH DRAIN
D.O.	DOOR OPENING	MECH.	MECHANICAL	T.O.C.	TOP OF CONCRETE
D.S.	DOWNSPOUT	MEMB.	MEMBRANE	T.O.M.	TOP OF MULLION
D.S.P.	DRY STANDPIPE	MET.	METAL	T.O.P.	TOP OF PARAPET
DBL.	DOUBLE	MEZZ.	MEZZANINE	T.O.R.	TOP OF REVEAL
DEPT.	DEPARTMENT	MFR.	MANUFACTURER	T.O.REC.	TOP OF DEEP RECESS
DET.	DETAIL	MH.	MANHOLE	T.O.S.	TOP OF STEEL
DIA.	DIAMETER	MIN.	MINIMUM	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MIR.	MIRROR	T.P.	TOP OF PAVEMENT
DISP.	DISPENSER	MISC.	MISCELLANEOUS	T.P.D.	TOILET PAPER DISPENSER
DN.	DOWN	MTD.	MOUNTED	T.V.	TELEVISION
DR.	DOOR	MUL.	MULLION	TEL.	TELEPHONE
DWG.	DRAWING			TER.	TERRAZZO
DWR.	DRAWER	N.	NORTH	THK.	THICK
		N.I.C.	NOT IN CONTRACT	TOL.	TOLERANCE
E.	EAST	N.R.C.	NOISE REDUCTION COEFFICIENT	TYP.	TYPICAL
E.J.	EXPANSION JOINT				
E.P.	ELECTRIC PANELBOARD	N.T.S.	NOT TO SCALE	U.C.	UNDERCUT
E.W.C.	ELECTRIC WATER COOLER	NO.	NUMBER	U.H.	UNIT HEATER
EA.	EACH	NOM.	NOMINAL	U.L.	UNDERWRITERS' LABORATORIES
EL.	ELEVATION				
ELEC.	ELECTRIC(AL)	O.A.	OVERALL	U.O.N.	UNLESS OTHERWISE NOTED
ELEV.	ELEVATOR	O.C.	ON CENTER	UNF.	UNFINISHED
EMER.	EMERGENCY	O.D.	OUTSIDE DIAMETER	UR.	URINAL
ENCL.	ENCLOSED or ENCLOSURE	O.F.	OUTSIDE FACE		
EQ.	EQUAL	O.H.	OVERHEAD or OPPOSITE HAND	V.C.T.	VINYL COMPOSITE TILE
EQPT.	EQUIPMENT			V.I.F.	VERIFY IN FIELD
EXP.	EXPANSION	OBS.	OBSCURE	V.P.	VISION PANEL
EXPO.	EXPOSED	OFF.	OFFICE	V.R.	VAPOR RETARDER
EXST.	EXISTING	OPNG.	OPENING	VAC.	VACUUM
EXT.	EXTERIOR	OPP.	OPPOSITE	VERT.	VERTICAL
				VEST.	VESTIBULE
F.A.	FIRE ALARM	P.C.	PRECAST	VIT.	VITREOUS
F.A.R.	FLOOR AREA RATIO	P.J.	PANEL JOINT		
F.B.	FLAT BAR	P.LAM.	PLASTIC LAMINATE	W.	WEST
F.D.	FLOOR DRAIN	P.S.F.	POUNDS PER SQUARE FOOT	W.C.	WATER CLOSET
F.E.	FIRE EXTINGUISHER			W.I.	WROUGHT IRON
F.E.C.	FIRE EXTINGUISHER CABINET	P.T.D.	PAPER TOWEL DISPENSER	W.P.	WORKING POINT
		P.T.R.	PAPER TOWER RECEPTACLE	W.S.	WEATHER STOP or STRIPPING
F.H.C.	FIRE HOSE CABINET				
F.O.C.	FACE OF CONCRETE	PL.	PLATE	W.W.F.	WELDED WIRE FABRIC
F.O.F.	FACE OF FINISH	PLAS.	PLASTER	W/	WITH
F.O.M.	FACE OF MULLION	PLYWD.	PLYWOOD	W/O	WITHOUT
F.O.SH.	FACE OF SHEATHING	POL.	POLISH(ED)	WD.	WOOD
F.P.	FIREPROOF	PR.	PAIR	WPM	WATERPROOFING MEMBRANE
F.S.	FULL SIZE	PT.	POINT		
FDN.	FOUNDATION			WRB	WEATHER / WATER RESISTIVE BARRIER
FIN.	FINISH(ED)	Q.T.	QUARRY TILE		
FL.	FLOOR	QUAL.	QUALITY	WSCT.	WAINSCOT
FLASH.	FLASHING	QUAN.	QUANTITY	WT.	WEIGHT
FLUOR.	FLUORESCENT				
FT.	FOOT or FEET	R.	RISER		
FTG.	FOOTING	R.B.	RUBBER / RESILIENT BASE		
FURR.	FURRING				
FUT.	FUTURE				
G.B.	GRAB BAR				

SYMBOLS



PROJECT DATA

APPLICABLE CODES

CITY OF:	EL SEGUNDO, CALIFORNIA
BUILDING:	2019 CALIFORNIA BUILDING CODE
STRUCTURE:	2019 CALIFORNIA BUILDING CODE
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE
PLUMBING:	2019 CALIFORNIA PLUMBING CODE
FIRE / LIFE SAFETY:	2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
ENERGY:	2019 STATE OF CALIFORNIA ENERGY CODE 2019 STATE OF CALIFORNIA GREEN BUILDING CODE
ACCESSIBILITY:	2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS
ZONING:	2019 TITLE 15 CITY OF EL SEGUNDO ZONING REGULATIONS CITY OF EL SEGUNDO SMOKY HOLLOW SPECIFIC PLAN

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION 1950 BUILDING

OCCUPANCY	SECTION	USE	PROPOSED AREA (SF)
B / BUSINESS	**(304)**	**OFFICE**	SEE ALLOWABLE AREA BELOW

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE BUILDING HEIGHT:

MAIN OCCUPANCY	SPRINKLER CONDITION	(TABLE 504.3) ALLOWABLE BUILDING HEIGHT IN FEET	(504.4) ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLAN	PROPOSED BUILDING HEIGHT IN FEET	PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE
B	**S**	**180' 0"**	**12**	**96'-5"**	**4**

ALLOWABLE BUILDING AREA:

MAIN OCCUPANCY (TABLE 506.2) TABULAR BUILDING ALLOWABLE AREA (SF)		(P) BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20'-0" CLEAR MIN. (FT)	(P) PERIMETER OF ENTIRE BUILDING (FT)	(506.2.1) MIN. WIDTH OF PUBLIC WAY OR OPEN SPACE (FT)	(I) AREA INCREASE DUE TO FRONTAGE	S_s= NUMBER OF STORIES (MAX. 3)	(Aa) ALLOWABLE AREA PER FLOOR (SF)
(A$_t$) SPRINKLER CONDITION **SM**	(NS)				$I_f = \left[\frac{F}{P} - .25\right] \frac{W}{30}$		$A_a = A_t + (NS \times I) \times S_s$
UNLIMITED	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

PROPOSED FIRST FLOOR AREA	**29,653**	S.F.
PROPOSED SECOND FLOOR AREA	**27,004**	S.F.
PROPOSED THIRD FLOOR AREA	**20,737**	S.F.
PROPOSED FOURTH FLOOR AREA	**20,951**	S.F.
PROPOSED MEZZANINE FLOOR AREA* (*DOES NOT COUNT TO TOTAL BUILDING AREA	**7,123**	S.F.
PROPOSED TOTAL BUILDING AREA	**98,346**	S.F.

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (602)	**TYPE:**	I-B
BUILDING ELEMENTS	**(TABLE 601)**	
STRUCTURAL FRAME	**2**	HR.
EXTERIOR BEARING WALLS	**2**	HR.
INTERIOR BEARING WALLS	**2**	HR.
EXTERIOR NON-BEARING WALLS	**SEE BELOW**	
INTERIOR NON-BEARING WALLS	**0**	HR.
FLOORS	**2**	HR.
ROOF	**1**	HR.
EXTERIOR WALLS BASED ON FIRE SEPARATION	**(TABLE 602)**	
NORTH EXTERIOR WALL (> 30')	**0**	HR.
EAST EXTERIOR WALL (30' > X > 10')	**1**	HR.
SOUTH EXTERIOR WALL (> 30')	**0**	HR.
WEST EXTERIOR WALL (> 30')	**0**	HR.

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION (N) PARKING STRUCTURE

OCCUPANCY	SECTION	USE	PROPOSED AREA (SF)
S-2 / STORAGE	**(311)**	**PARKING GARAGE**	SEE ALLOWABLE AREA BELOW

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE BUILDING HEIGHT:

MAIN OCCUPANCY	SPRINKLER CONDITION	(TABLE 504.3) ALLOWABLE BUILDING HEIGHT IN FEET	(504.4) ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLAN	PROPOSED BUILDING HEIGHT IN FEET	PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE
S-2	**S**	**160' 0"**	**12**	**58'-3"**	**5**

PROPOSED FIRST FLOOR AREA	**23,066**	S.F.
PROPOSED SECOND FLOOR AREA	**21,984**	S.F.
PROPOSED THIRD FLOOR AREA	**21,987**	S.F.
PROPOSED FOURTH FLOOR AREA	**21,987**	S.F.
PROPOSED TOTAL BUILDING AREA	**89,024**	S.F.

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (602)	**TYPE:**	I-B
BUILDING ELEMENTS	**(TABLE 601)**	
STRUCTURAL FRAME	**2**	HR.
EXTERIOR BEARING WALLS	**2**	HR.
INTERIOR BEARING WALLS	**2**	HR.
EXTERIOR NON-BEARING WALLS	**SEE BELOW**	
INTERIOR NON-BEARING WALLS	**0**	HR.
FLOORS	**2**	HR.
ROOF	**1**	HR.
EXTERIOR WALLS BASED ON FIRE SEPARATION	**(TABLE 602)**	
NORTH EXTERIOR WALL (> 30')	**0**	HR.
EAST EXTERIOR WALL (30' > X > 10')	**0**	HR.
SOUTH EXTERIOR WALL (30' > X > 10')	**0**	HR.
WEST EXTERIOR WALL (30' > X > 10')	**0**	HR.

OPEN PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING

CHAPTER 9 - FIRE PROTECTION SYSTEMS

(903.3.1.1) AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED WITH ACCORDANCE WITH NFPA 13.

(903.4) AUTOMATIC SPRINKLER SYSTEM MONITORING AND ALARMS WILL BE PROVIDED.

CHAPTER 10 - MEANS OF EGRESS (SEE OCCUPANCY AND EGRESS PLANS)

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PROJECT DATA

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	LAX20-0012-00

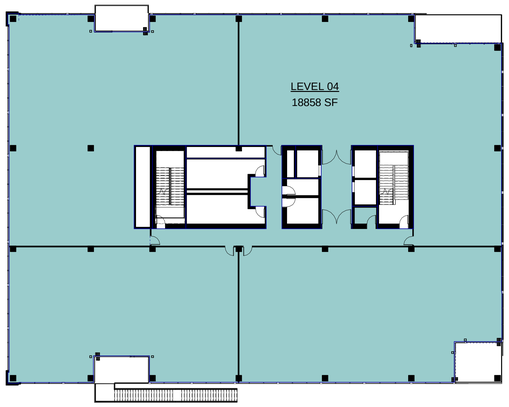
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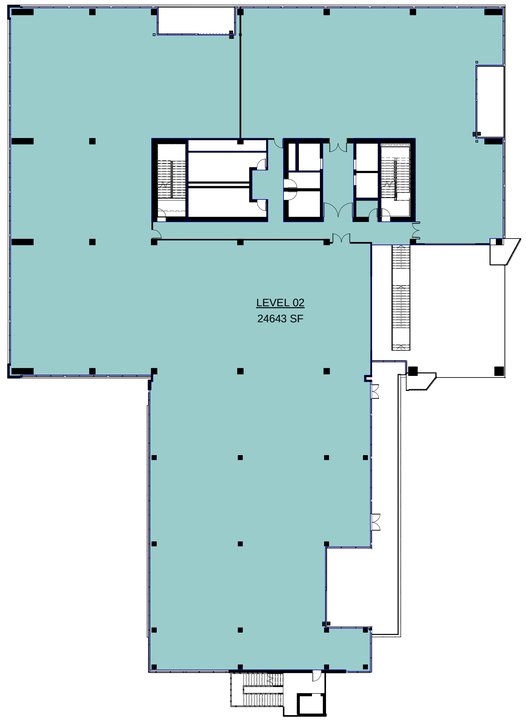
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NET FLOOR AREA - LEVEL 04 (4)
SCALE: 3/64" = 1'-0"

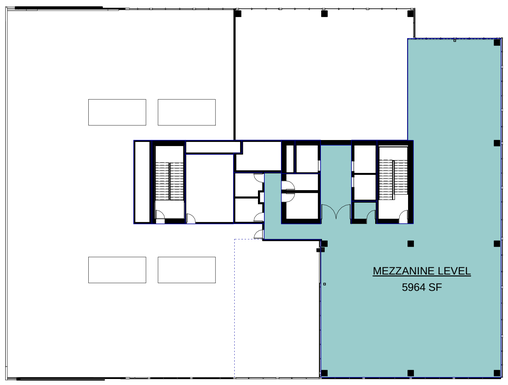


NET FLOOR AREA - LEVEL 02 (2)
SCALE: 3/64" = 1'-0"

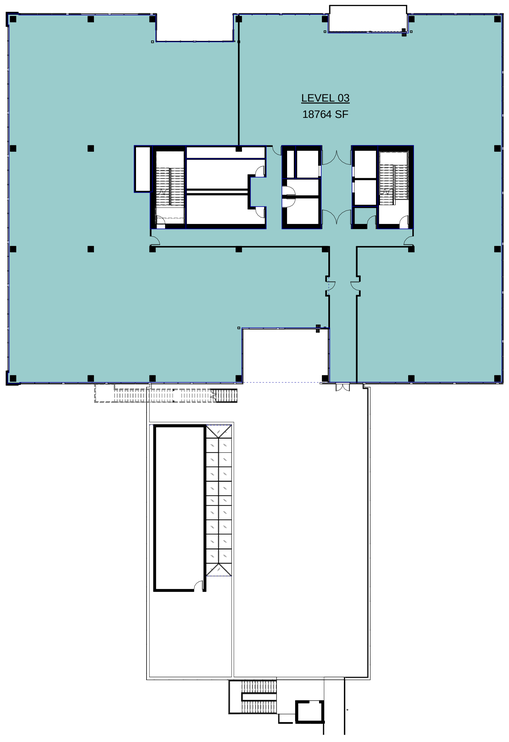
NET FLOOR AREA/FAR	
Name	Area
LEVEL 01	25,330 SF
LEVEL 02	24,643 SF
LEVEL 03	18,764 SF
LEVEL 04	18,858 SF
MEZZANINE LEVEL	5,964 SF
TOTAL	93,559 SF

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, or levels, as measured to the interior of a building's perimeter walls. Space devoted to the following shall not be included when determining the total net floor area within a building or structure:
A. Elevator shafts
B. Stairwells and stairway enclosures
C. Courts or atriums
D. Rooms exclusively holding building operating equipment
E. Parking spaces at or above grade and access thereto; provided, that in commercial and manufacturing zones
F. Structures devoted exclusively to parking
G. Restrooms in common area of nonresidential buildings

Per Section 15-5D-7 SITE DEVELOPMENT STANDARDS:
F. Building Area: The total net floor area of all buildings shall not exceed the total net square footage of the property multiplied by 0.8 or an FAR of 0.8:1



NET FLOOR AREA - MEZZANINE LEVEL (5)
SCALE: 3/64" = 1'-0"



NET FLOOR AREA - LEVEL 03 (3)
SCALE: 3/64" = 1'-0"



NET FLOOR AREA - LEVEL 01 (1)
SCALE: 3/64" = 1'-0"

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NET FLOOR AREA CALCULATIONS

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NW PERSPECTIVE

THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

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NE PERSPECTIVE

THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

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SE PERSPECTIVE

THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 12.04.2020



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SW PERSPECTIVE

THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

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RENDERINGS

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PARKING STRUCTURE NE VIEW

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PARKING STRUCTURE NW VIEW

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PARKING STRUCTURE RENDERINGS

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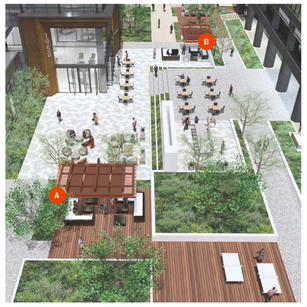
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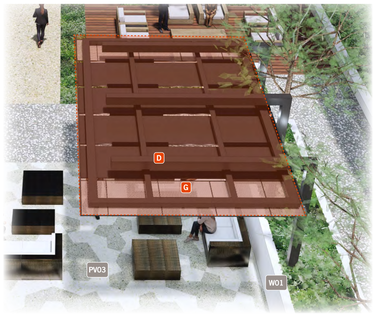
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PV03 **PRECAST PAVERS**
CONCRETE PAVERS - PORTERO PATTERN WITH BLEND OF STNDR COLOR



W01 **PLANTER WALL/RETAINING WALL**
CAST IN PLACE CONCRETE
COLOR PALOMINO W/VERTICAL FORMED FINISH



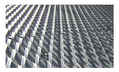
PV04 **WOOD DECKING**
1X6 IPE WOOD TIMBERS
COLOR NATURAL



W01 **PLANTER WALL/RETAINING WALL**
CAST IN PLACE CONCRETE
COLOR PALOMINO W/VERTICAL FORMED FINISH



D **AL-1 PPFG**
VALSPAR
BLACK 398F019



G **MTL 2 PERFORATED METAL PANEL**
AMICO BILBAO PERFORATED

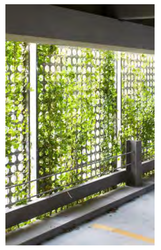
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SITE CANOPY

THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

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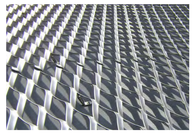
A **ALUMINUM PERFORATED METAL**
COLOR TO BE SELECTED



B **SECURITY PEDESTRIAN GATE**
METAL BLACK



D **AL-1 PPFG**
VALSPAR
BLACK 398F019



G **MTL 2 PERFORATED METAL PANEL**
AMICO BILBAO PERFORATED



K **PAINTED CONCRETE**
COLOR TO BE SELECTED

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PARKING STRUCTURE MATERIALS

THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

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A **ROUGH SAWN BOARD FORM CONCRETE**
CAST CONCRETE



B **MTL 1 DRY JOINT SYSTEM**
PURE + FREFORM
OLD DIRTY BRONZE METAL PANEL



C **GL-1 VIRACON**
OPTIWHITE VRE 24-43
OPTIWHITE (WITH HIGH PERFORMANCE COATING)



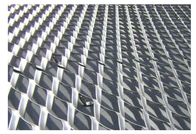
D **AL-1 PPFG**
VALSPAR
BLACK 398F019



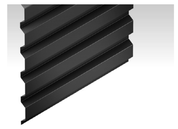
E **AL-2 KNOTWOOD**
WOOD-LOOK ALUMINUM
KNOTTY PINE



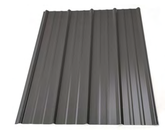
F **NANAWALL FOLDING DOOR SYSTEM**
PAINTED TO MATCH MTL-1



G **MTL 2 PERFORATED METAL PANEL**
AMICO BILBAO PERFORATED



H **MTL 4 METAL PANEL**
MORIN CORRUGATED
ROOF SCREEN



I **MTL 5 METAL PANEL**
MORIN STANDING
SEAM ROOF

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MATERIALS

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SITE RENDERINGS AND MATERIAL BOARDS

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C	06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

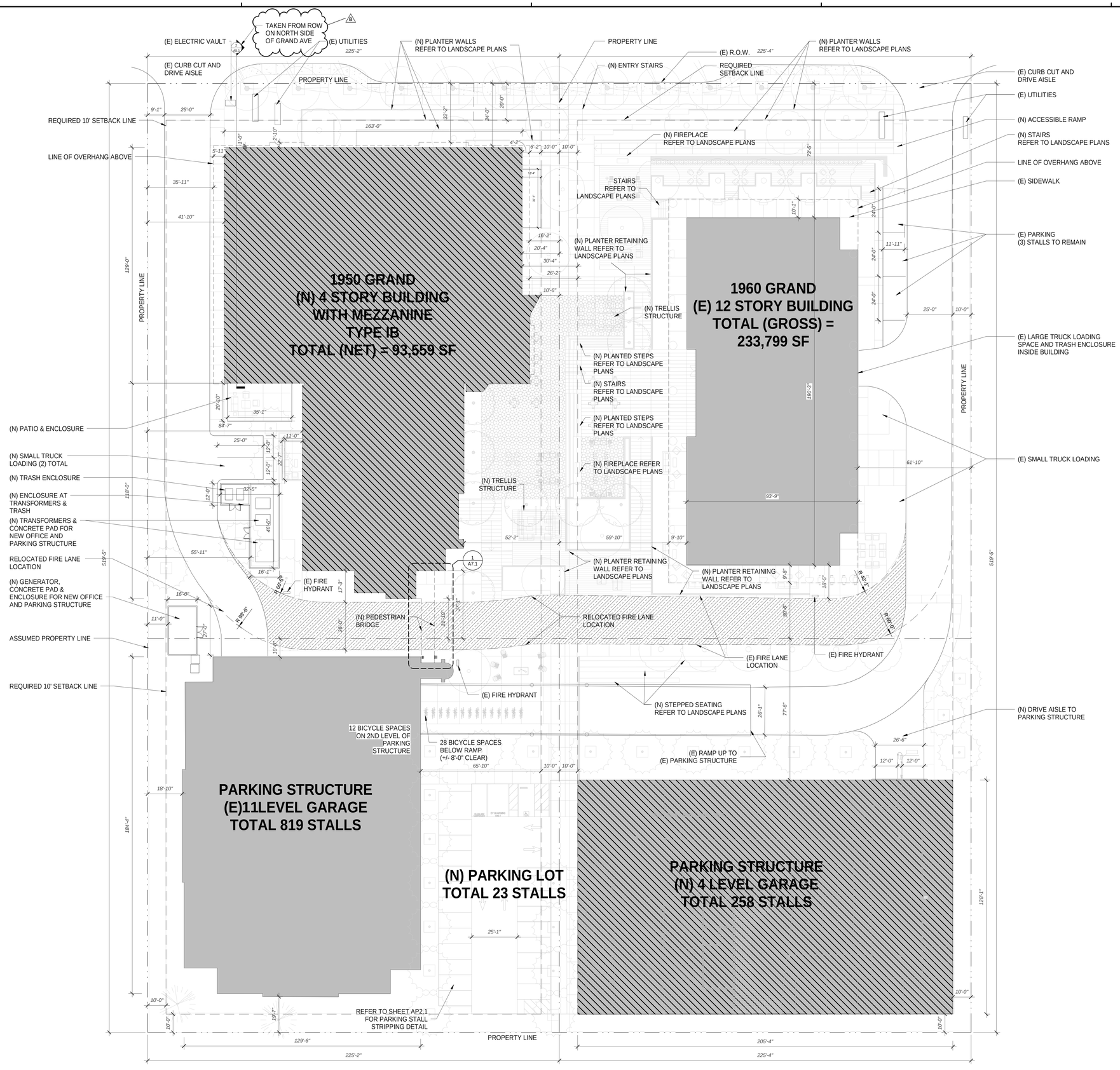
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LEGEND

- EXISTING BUILDING
- NEW BUILDING
- PROPERTY LINE.
- ASSUMED PROPERTY LINE.
- FIRE LANE (HATCHED)
- (1) EXISTING SURFACE PARKING STALL TO REMAIN

A10_SITE PLAN
SCALE: 3/64" = 1'-0"

N

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SITE PLAN

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
B	4/7/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

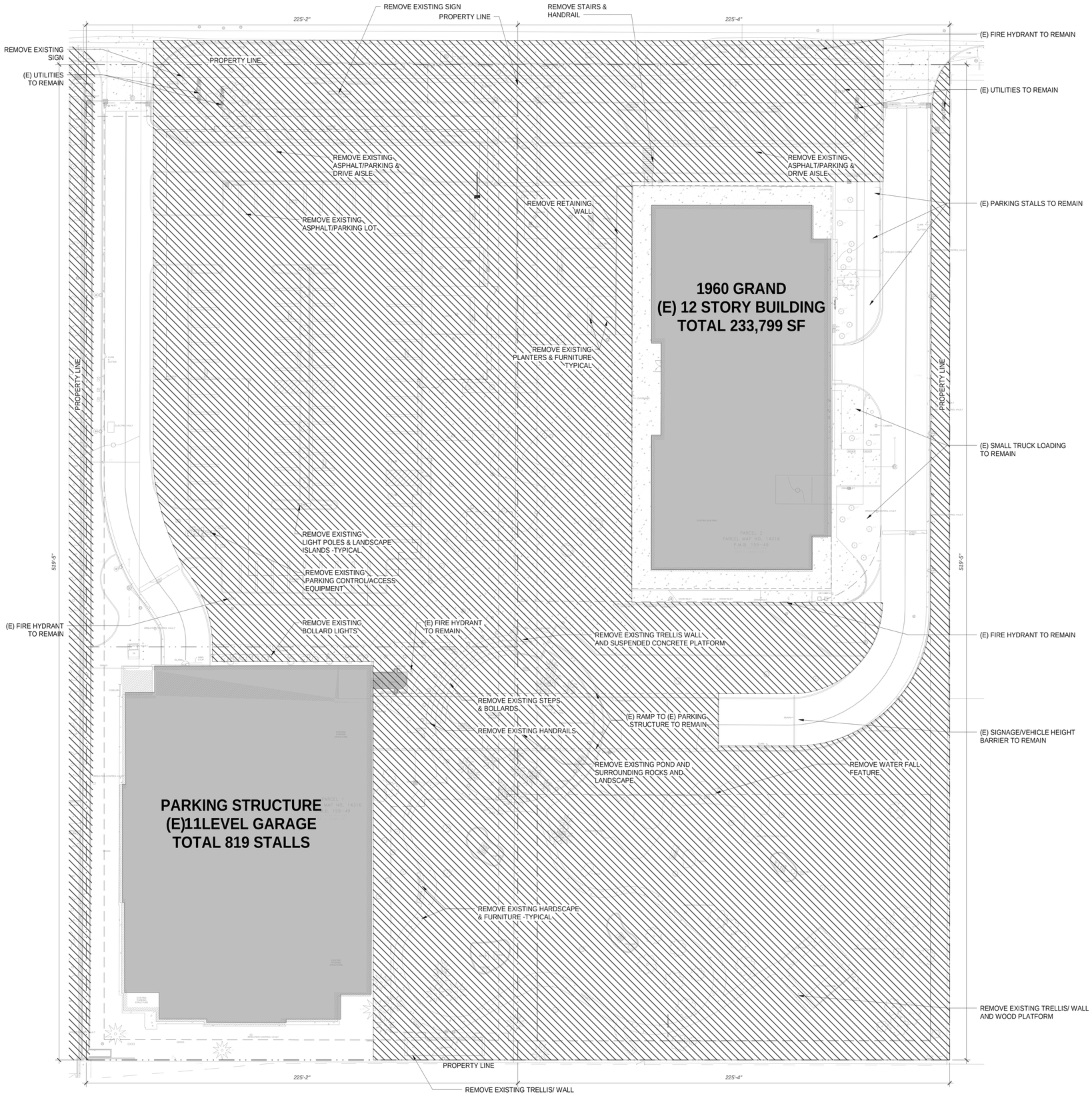
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LEGEND

- EXISTING BUILDING
- AREA TO BE REMOVIED INCL. PARKING, HARDSCAPE, LANDSCAPE, WATER FEATURES, IRRIGATION, RETAINING WALLS, FURNITURE, SITE LIGHTING, SITE STRUCTURES, AND SITE SIGNAGE U.N.O. (REFER TO LANDSCAPE PLAN FOR INFORMATION ON REMOVAL OF TREES)
- PROPERTY LINE.
- ASSUMED PROPERTY LINE.
- FIRE LANE (HATCHED)
- (1) PARKING STALL COUNT TOTAL

A11_SITE DEMO PLAN (1)
SCALE: 3/64" = 1'-0"

N

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SITE DEMO PLAN

	DATE	REMARKS
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SETBACK LINE

LINE OF BUILDING ABOVE

PROPERTY LINE

TENANT 1
101
7,953 SF

TENANT 2
106
9,879 SF

CORRIDOR 111D
FIRE PUMP ROOM 118 152 SF
EMERGENCY ELEC. ROOM 123 215 SF
BOOSTER PUMP ROOM 119 183 SF
ELEC. SWITCHBOARD ROOM 122 244 SF
MPOE 121 129 SF
MDF 120 101 SF
STAIR 125
MEN'S RESTRM 114 248 SF
WOMEN'S RESTRM 113 246 SF
CORRIDOR 111A
IDF 117 63 SF
ELEC 116 100 SF
ELEVATOR LOBBY 112
JAN. 115 44 SF
STAIR 124
CORRIDOR 111C
CORRIDOR 111B

NANA GLASS SLIDING DOOR SYSTEM
14'-0"W x 9'-6"H
ALTERNATIVE
32'-0"W x 9'-6"H

PATIO ENCLOSURE WITH LANDSCAPE REFER TO LANDSCAPE PLANS

PATIO 101A 347 SF

1 A7.3 TYP.

BUTT JOINT CURTAIN WALL GLASS SYSTEM WITH HERCULITE DOOR SYSTEM

FIRE CTRL ROOM 105 200 SF

LOBBY 102 1,962 SF

GYM 107 2,319 SF

SHOWERS 110 193 SF
SHOWERS 109 193 SF
MAIL ROOM 108 116 SF
BOH 104 336 SF
CAFE 103 988 SF

OPEN TO ABOVE

NANA GLASS SLIDING DOOR SYSTEM
12'-7"W x 9'-6"H
ALTERNATIVE
17'-0"W x 9'-6"H

5'Wx12'H GLASS PIVOT DOORS

LINE OF FLOOR ABOVE

STRUCTURAL GLASS SYSTEM

PATIO 107A 775 SF

PATIO ENCLOSURE WITH LANDSCAPE REFER TO LANDSCAPE PLANS

NANA GLASS SLIDING DOOR SYSTEM 12'7"Wx9'6"H

PATIO 106A 263 SF

TRASH

TRANSFORMER

ELEV. RM 200

ELEVATOR 199

PEDESTRIAN BRIDGE ABOVE

1" = 10'
0 5' 10' 20' 50'

FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

ABBREVIATIONS

BOH: BACK OF HOUSE
MPOE: MINIMUM POINT OF ENTRY
MDF: MAIN DISTRIBUTION FRAME
IDF: INTERMEDIATE DISTRIBUTION FRAME
JAN: JANITOR'S CLOSET
ELEC: ELECTRICAL ROOM

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FIRST FLOOR PLAN

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

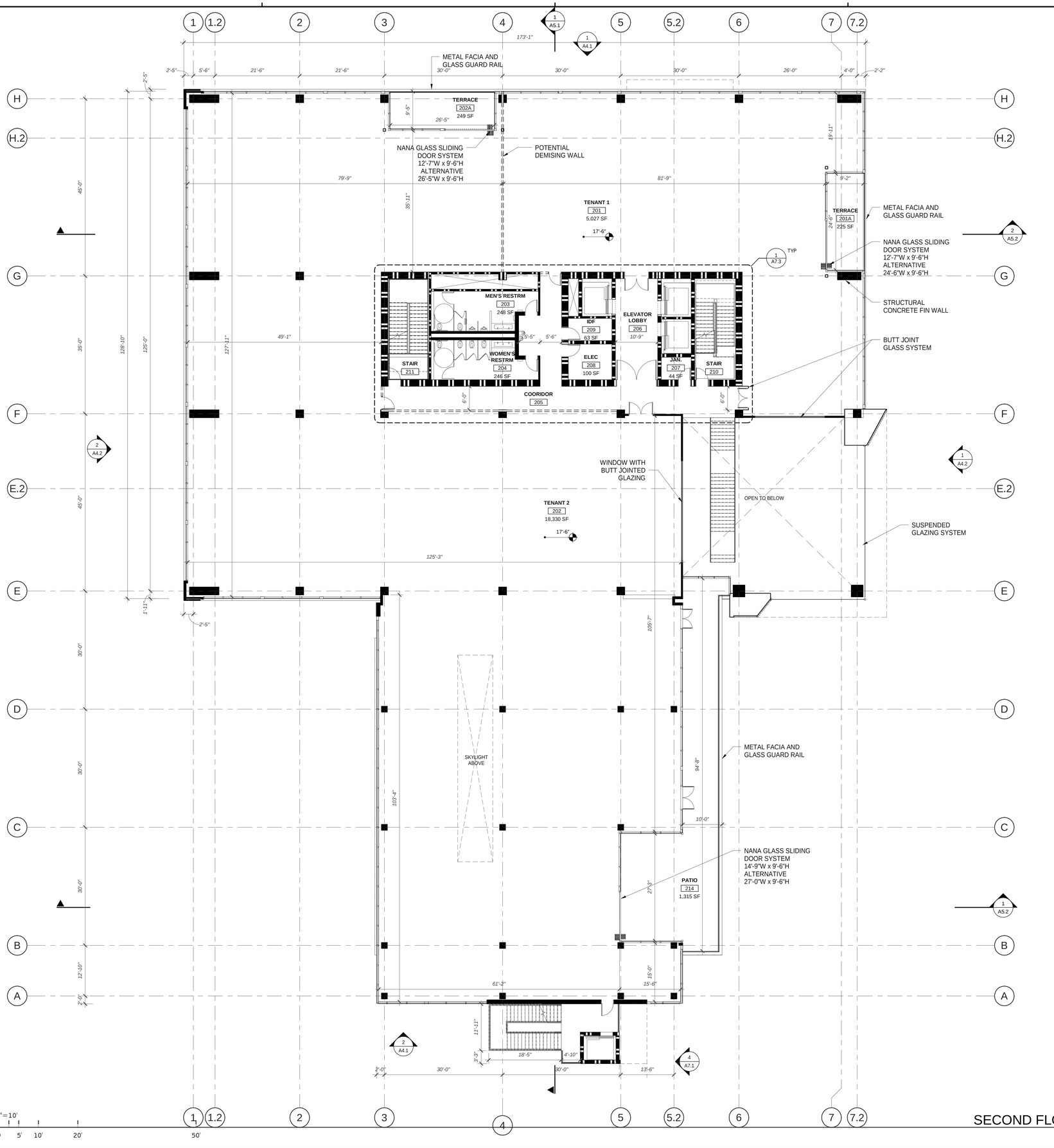
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SECOND FLOOR PLAN
SCALE: 1" = 10'-0"

1" = 10'
0 5' 10' 20' 50'

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SECOND FLOOR PLAN

	DATE	REMARKS
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

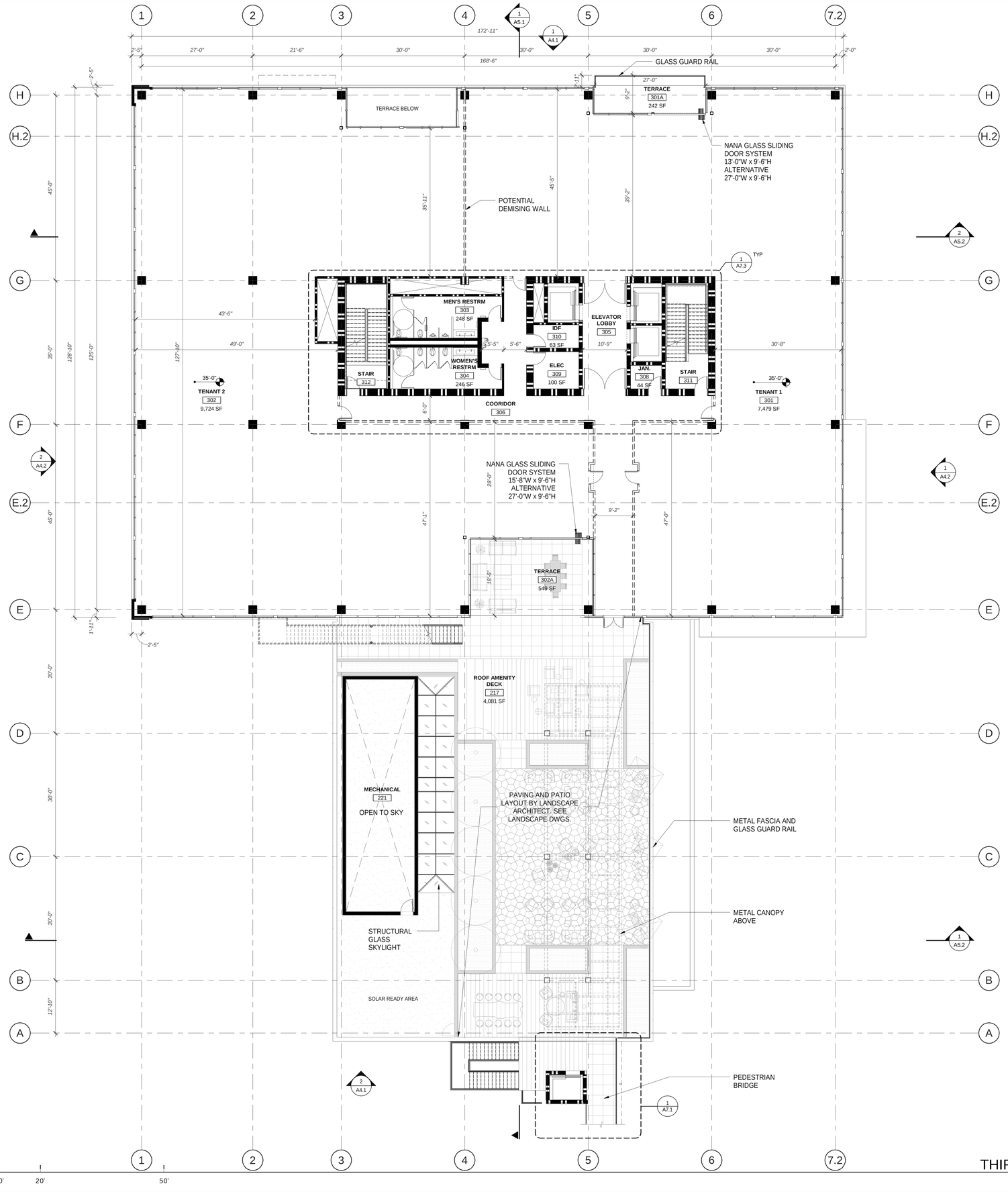
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1"=10'
0 5' 10' 20' 50'

THIRD FLOOR PLAN

SCALE: 1" = 10'-0"

N

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THIRD FLOOR PLAN

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

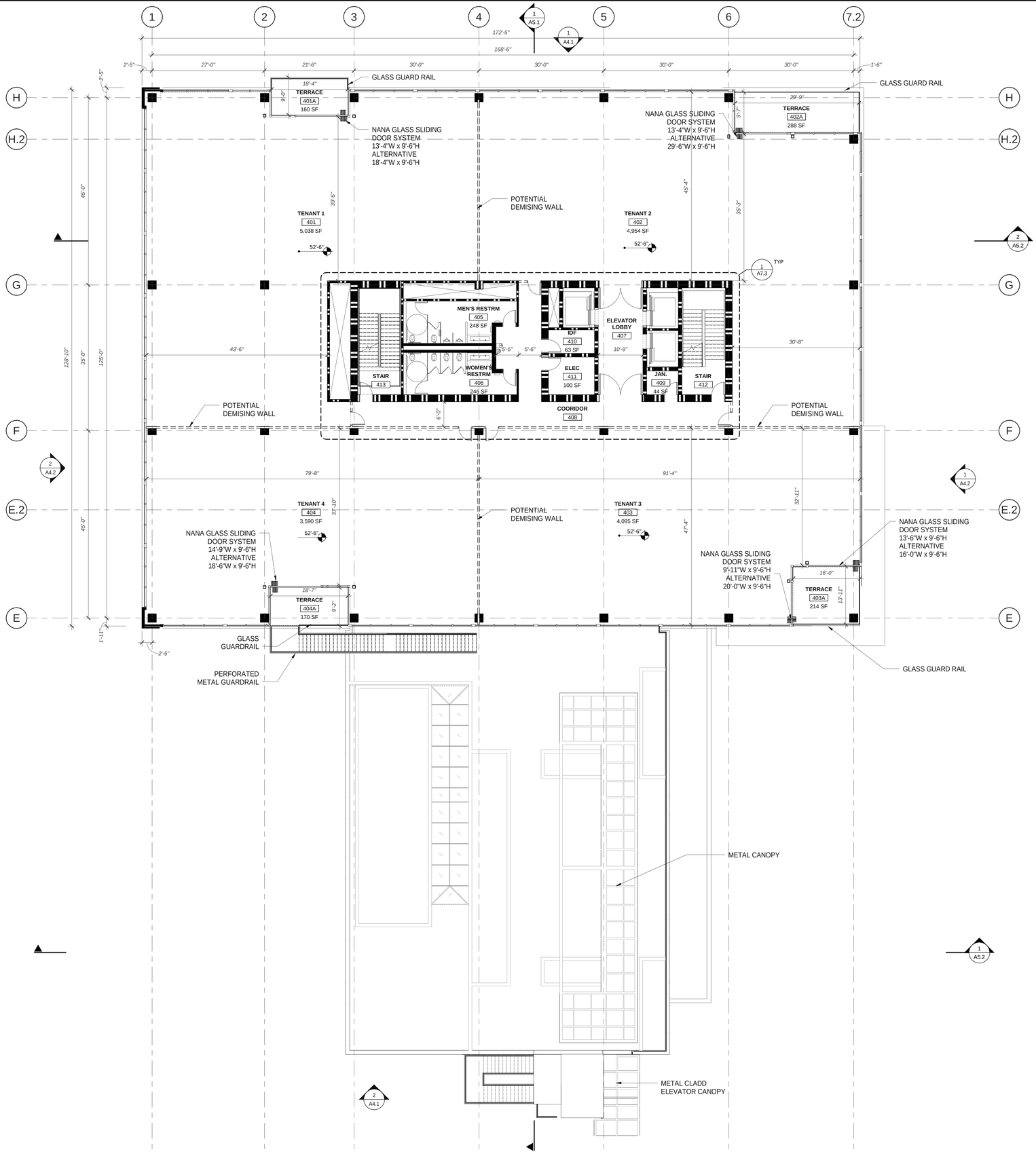
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FOURTH FLOOR PLAN

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FOURTH FLOOR PLAN

	DATE	REMARKS
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

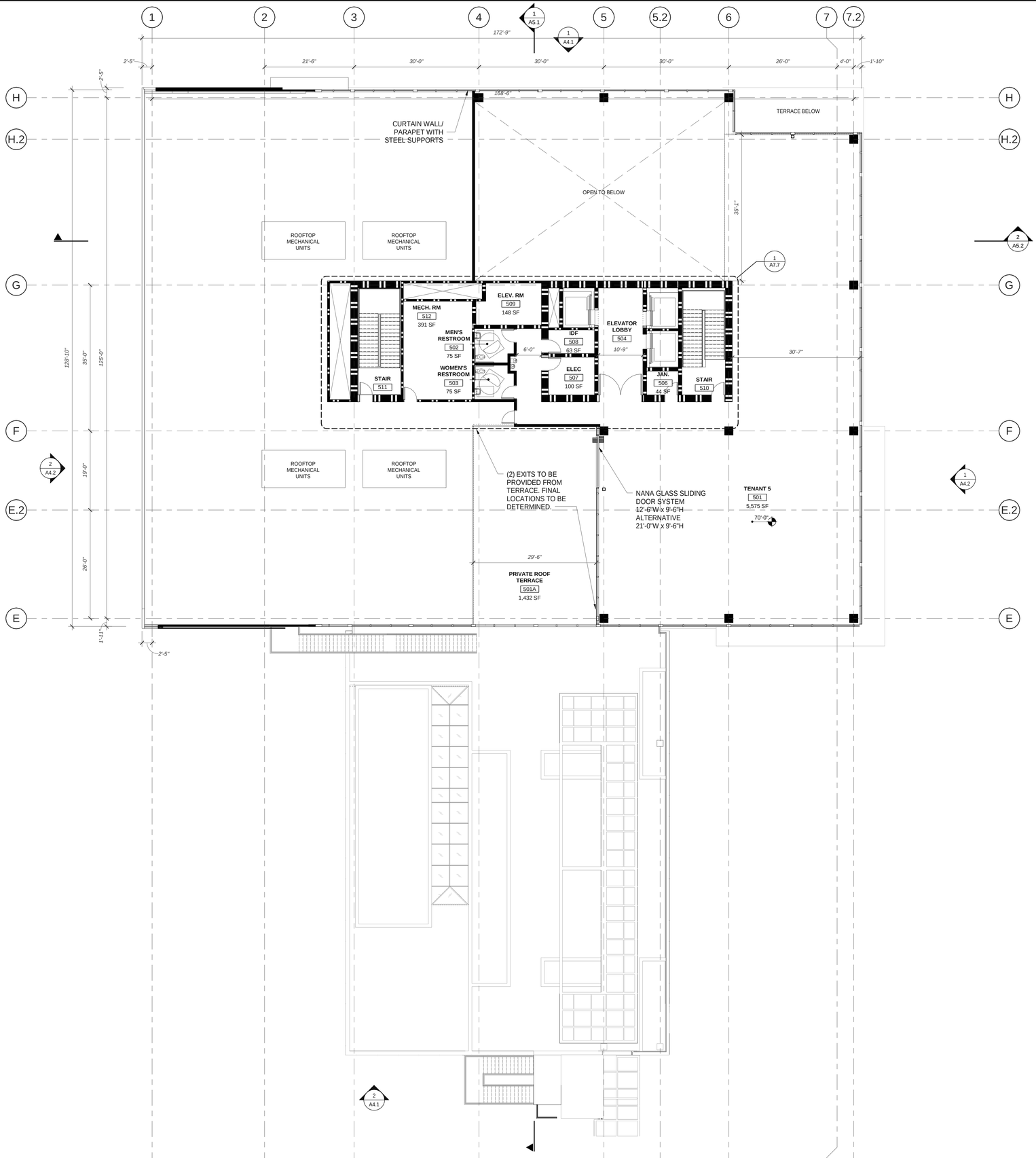
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MEZZANINE FLOOR PLAN

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
B	4/7/2021	PLANNING RESUBMITTAL
C	05/31/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

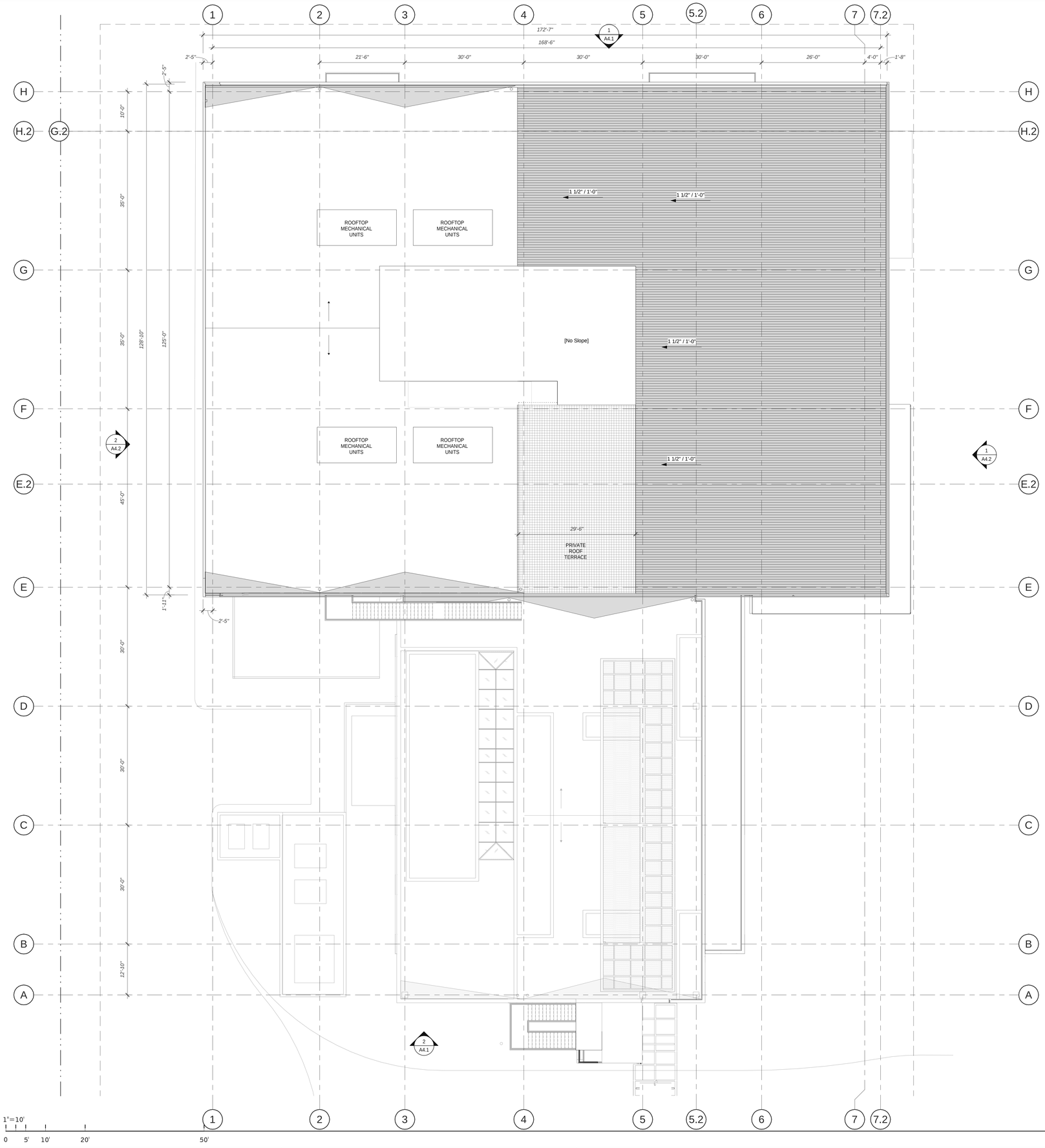
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ROOF PLAN
SCALE: 1" = 10'-0"

ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P.= TOP OF ROOFING - LOW POINT

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ROOF PLAN

	DATE	REMARKS
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

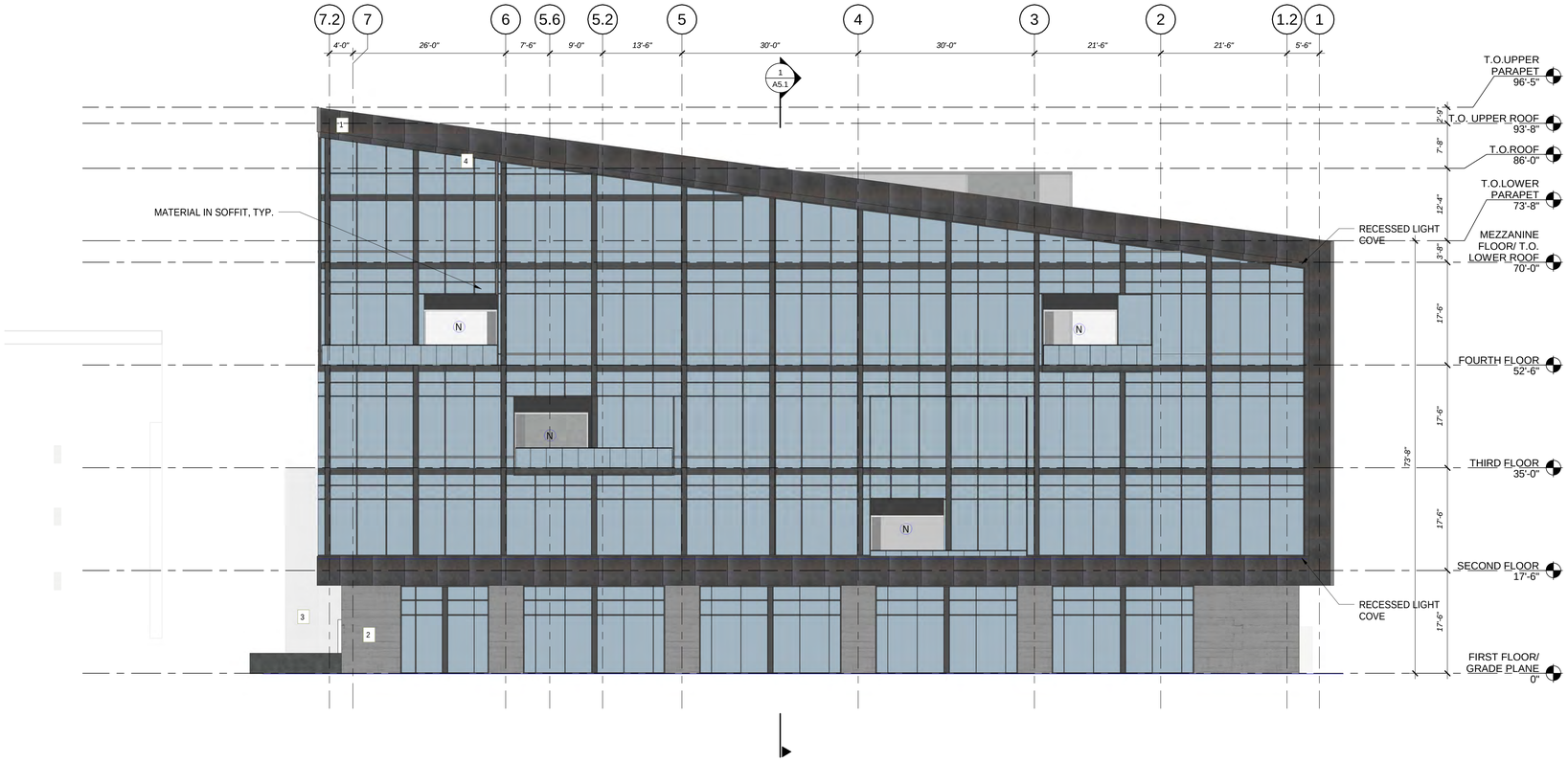
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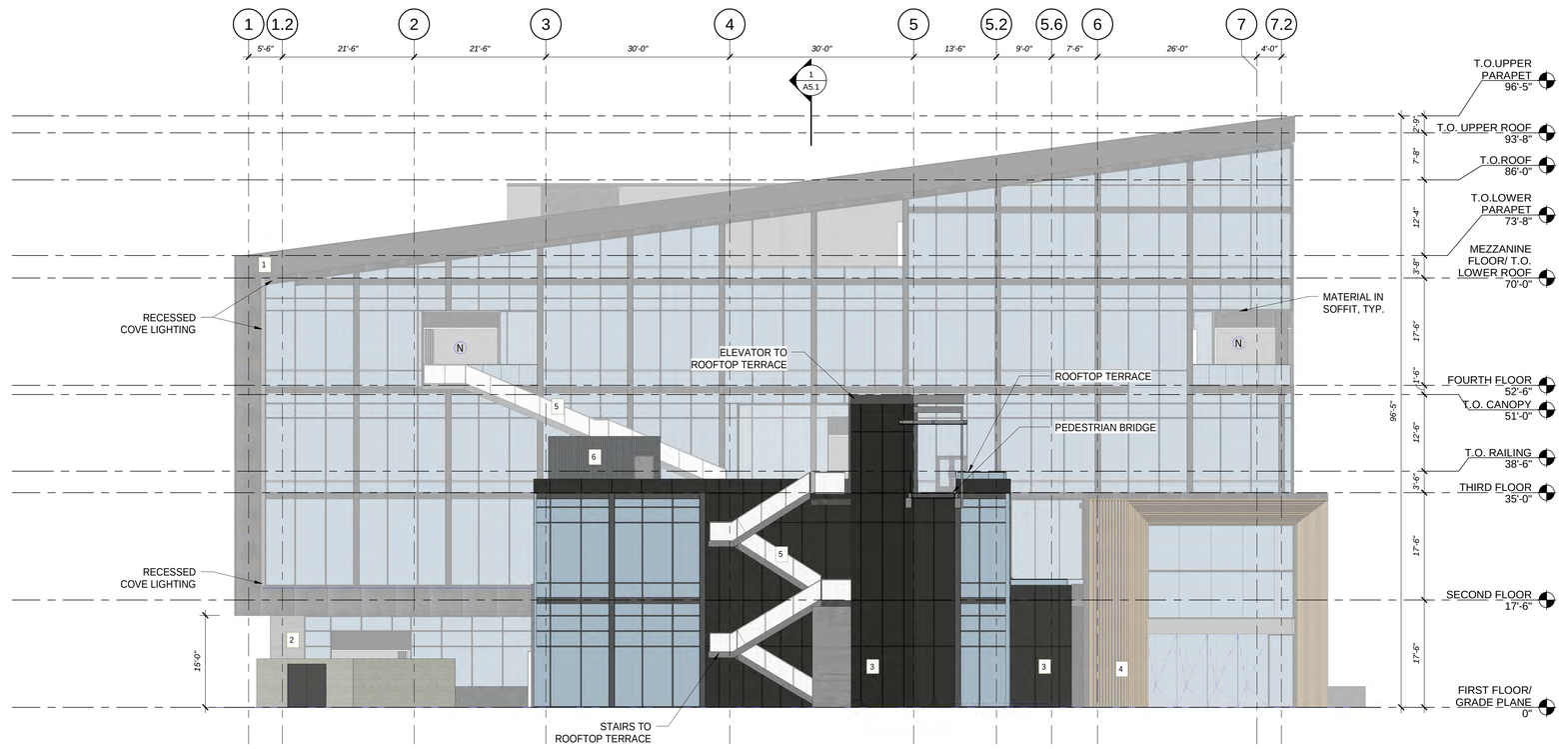
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0 5' 10' 20' 50'

NORTH EXTERIOR ELEVATION 1
SCALE: 1" = 10'-0"



1"=10'
0 5' 10' 20' 50'

SOUTH EXTERIOR ELEVATION 2
SCALE: 1" = 10'-0"

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

LEGEND

MATERIALS:

- ROUGH SAWN BOARD FORM CONCRETE CAST CONCRETE (2)
- MTL 1 DRY JOINT SYSTEM PURE + FREEFORM OLD DIRTY BRONZE (1)
- AL-1 PPFG VALSPAR BLACK 398F019 (3)
- MTL 5 METAL PANEL MORIN STANDING SEAM ROOF (7)
- AL-2 KNOTWOOD WOOD LOOK ALUMINUM KNOTTY PINE (4)
- MTL 4 METAL PANEL MORIN CORRUGATED ROOF SCREEN (6)
- MTL 2 PERFORATED METAL PANEL AMICO BILBAO PERFORATED (5)

GLASS:

- LOW-E CLEAR, THERMALLY BROKEN ALUMINUM CURTAIN WALL GLAZING SYSTEM W/ PTD SHADOW BOX PANEL
- SUSPENDED GLAZING SYSTEM
- N NANAWALL FOLDING DOOR SYSTEM PAINTED TO MATCH MTL-1

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EXTERIOR ELEVATIONS

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

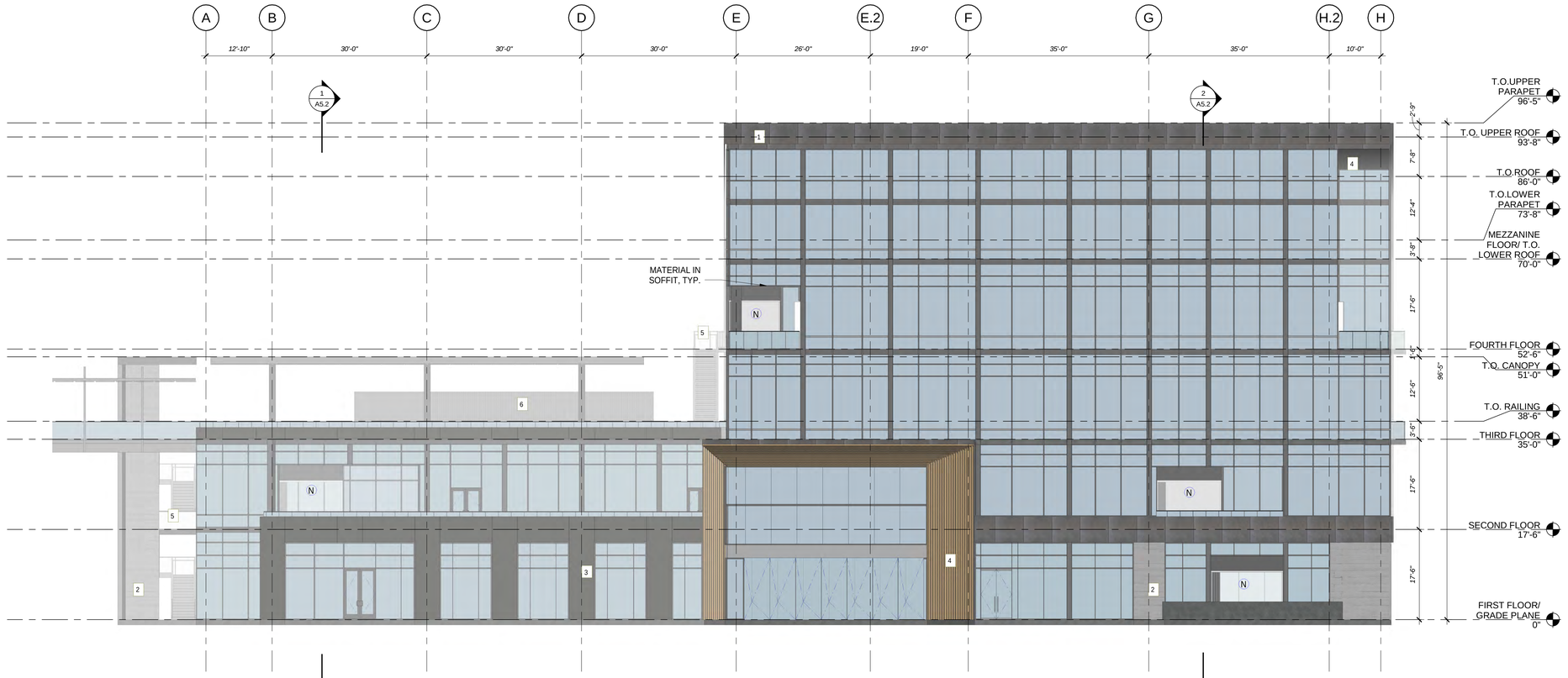
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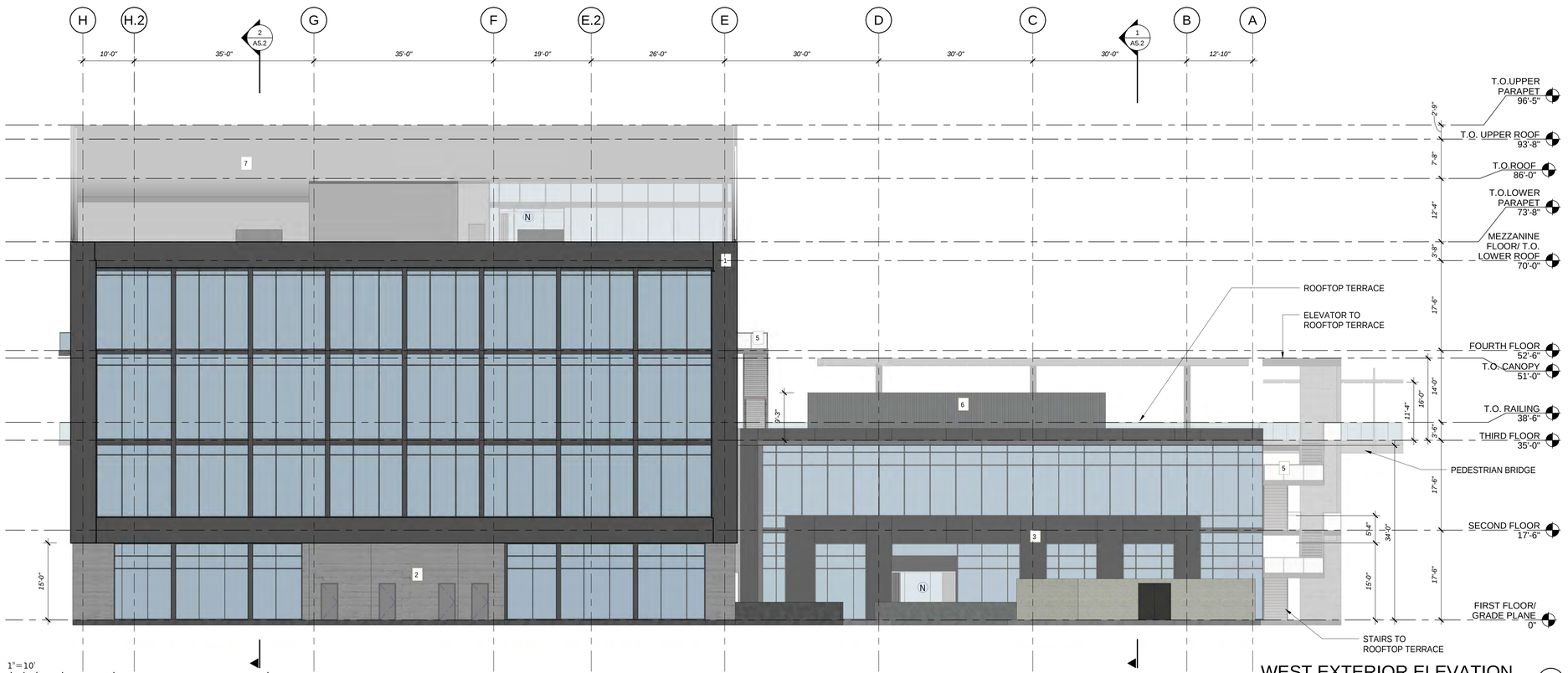
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0 5' 10' 20' 50'

EAST EXTERIOR ELEVATION 1
SCALE: 1" = 10'-0"



1"=10'
0 5' 10' 20' 50'

WEST EXTERIOR ELEVATION 2
SCALE: 1" = 10'-0"

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

LEGEND

MATERIALS:

- ROUGH SAWN BOARD FORM CONCRETE CAST CONCRETE (2)
- MTL 1 DRY JOINT SYSTEM PURE + FREEFORM OLD DIRTY BRONZE (1)
- AL-1 PPFG VALSPAR BLACK 398F019 (3)
- MTL 5 METAL PANEL MORIN STANDING SEAM ROOF (7)
- AL-2 KNOTWOOD WOOD LOOK ALUMINUM KNOTTY PINE (4)
- MTL 4 METAL PANEL MORIN CORRUGATED ROOF SCREEN (6)
- MTL 2 PERFORATED METAL PANEL AMICO BILBAO PERFORATED (5)

GLASS:

- LOW-E CLEAR, THERMALLY BROKEN ALUMINUM CURTAIN WALL GLAZING SYSTEM W/ PTD SHADOW BOX PANEL
- SUSPENDED GLAZING SYSTEM
- N NANAWALL FOLDING DOOR SYSTEM PAINTED TO MATCH MTL-1

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EXTERIOR ELEVATIONS

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

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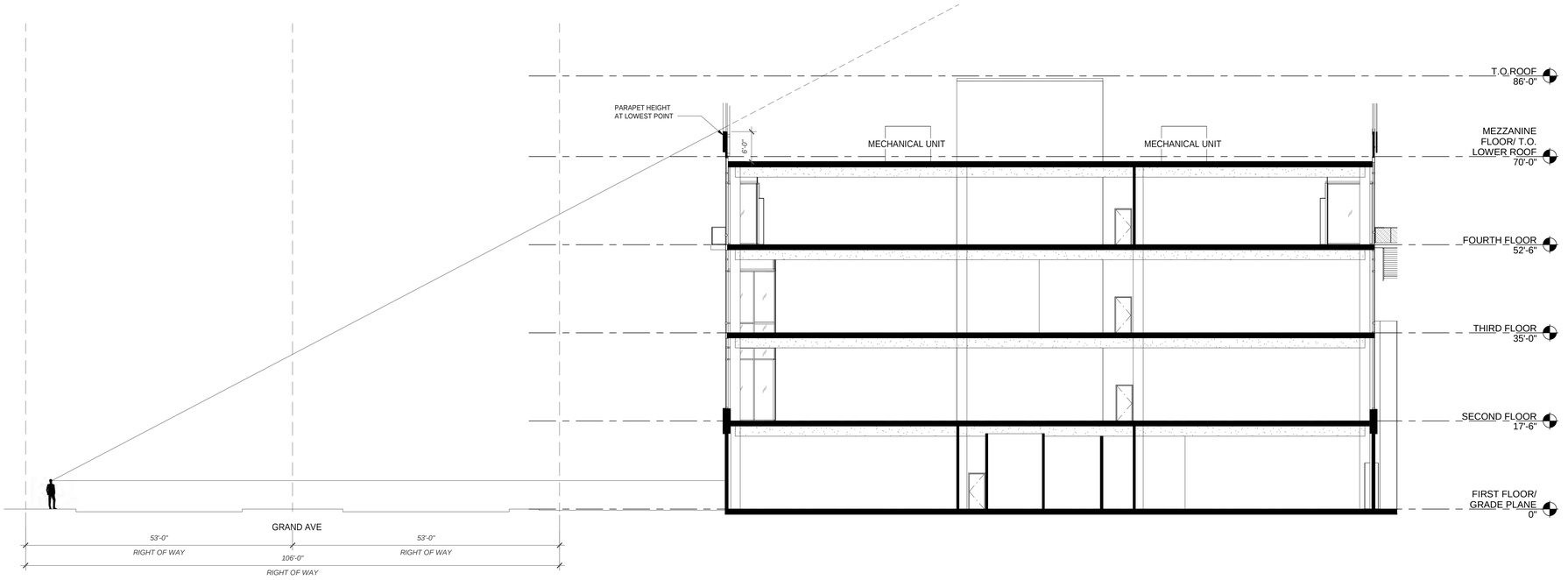
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KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES



SITE LINE DIAGRAM 2

SCALE: 3/32" = 1'-0"



LONGITUDINAL BUILDING SECTION 1

SCALE: 1" = 10'-0"

1"=10'
0 5' 10' 20' 50'

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BUILDING SECTIONS

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
B	4/7/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING RESUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

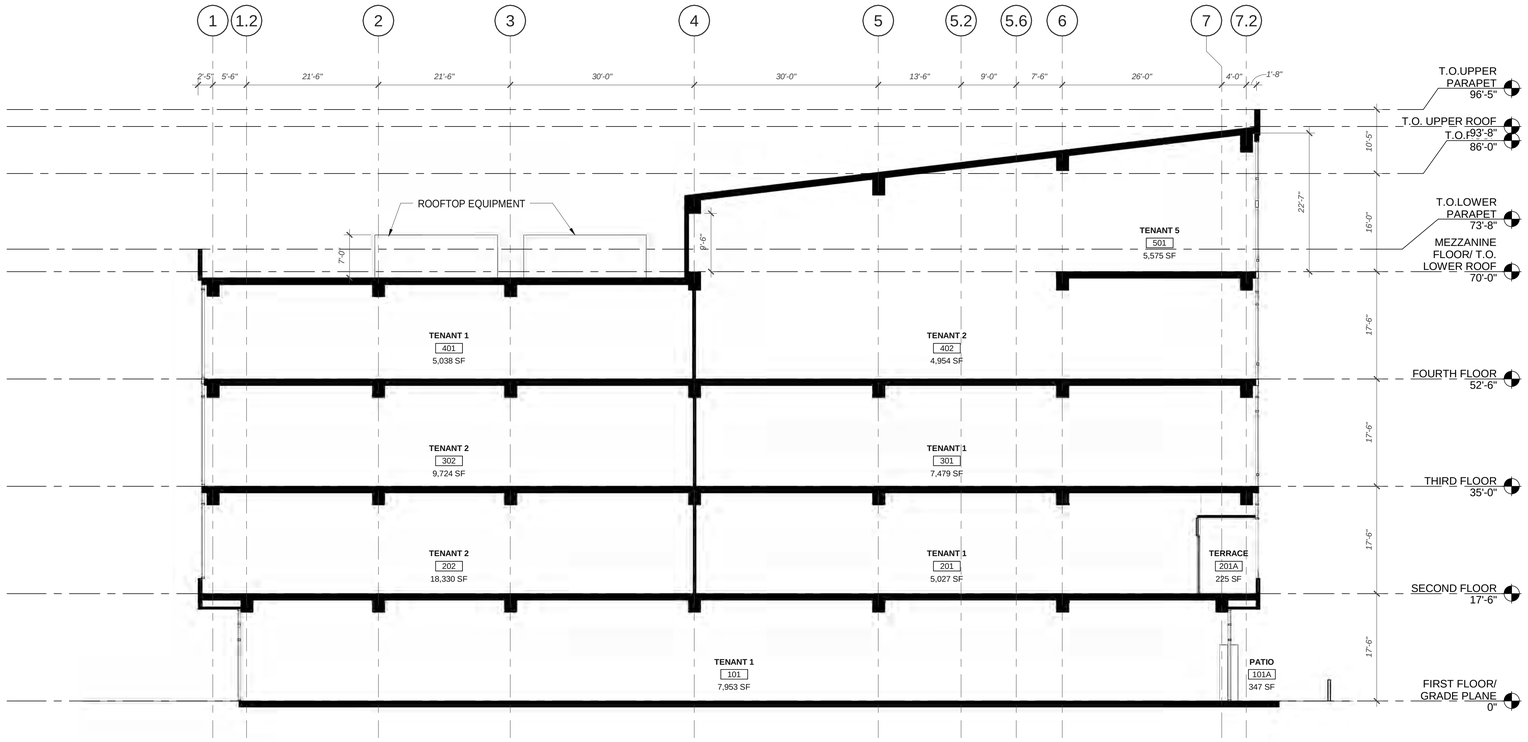
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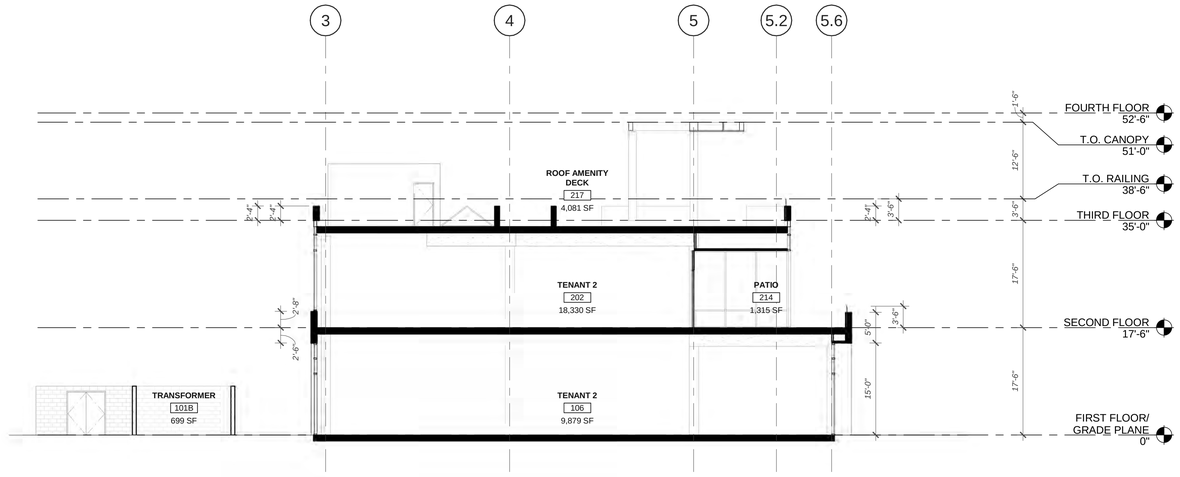
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1"=10'
0 5' 10' 20' 50'

TRANSVERSE BUILDING SECTION
SCALE: 1" = 10'-0" (2)



1"=10'
0 5' 10' 20' 50'

TRANSVERSE BUILDING SECTION
SCALE: 1" = 10'-0" (1)

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

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BUILDING SECTIONS

	DATE	REMARKS
C.	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D.	11/30/2021	PLANNING SUBMITTAL

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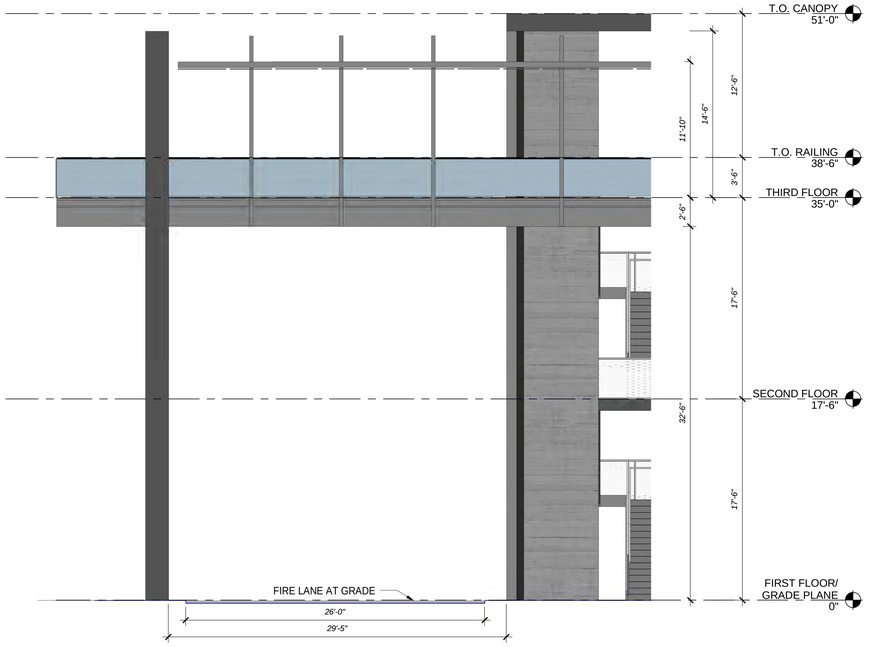
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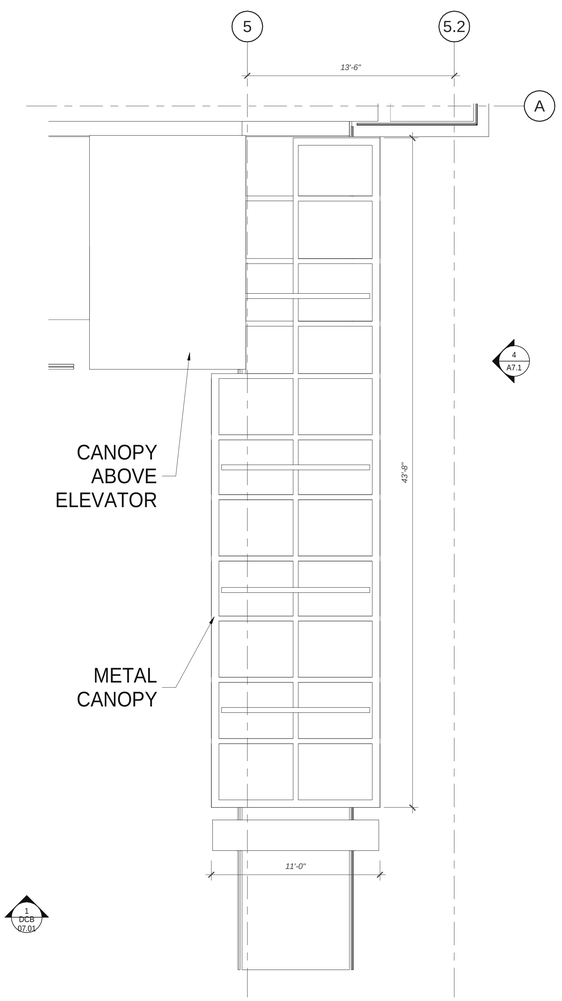
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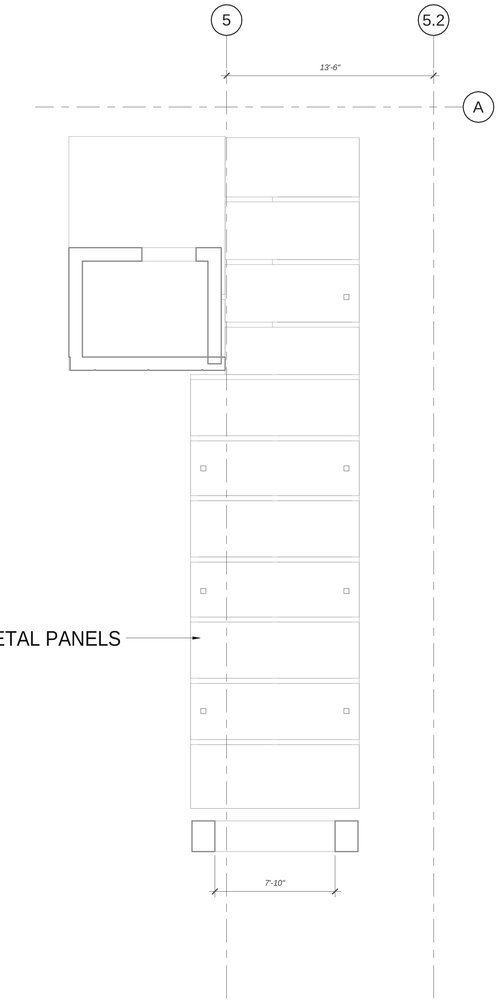
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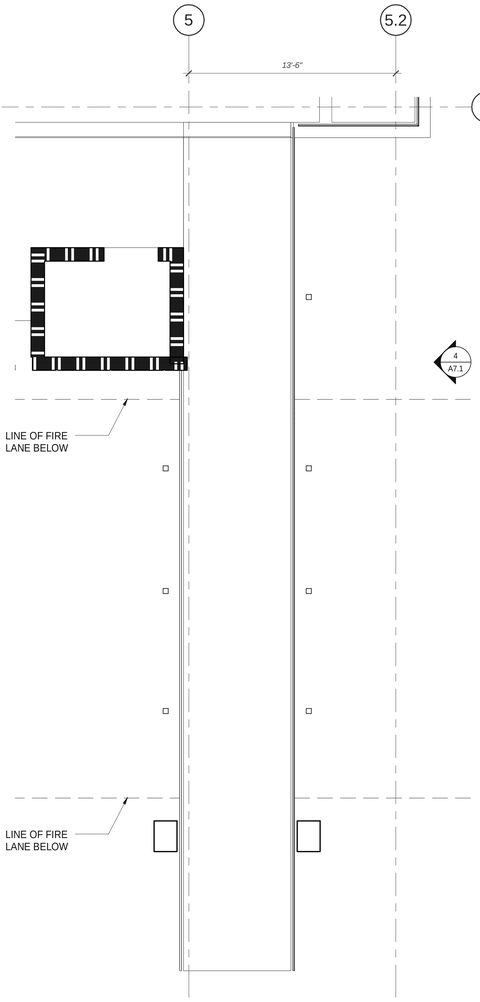
EAST BRIDGE ELEVATION 4
SCALE: 3/16" = 1'-0"



ENLARGED BRIDGE ROOF PLAN 3
SCALE: 1/4" = 1'-0"



ENLARGED BRIDGE RCP 2
SCALE: 1/4" = 1'-0"



ENLARGED BRIDGE PLAN 1
SCALE: 1/4" = 1'-0"

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ENLARGED BRIDGE PLAN, ROOF PLAN & RCP

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

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SETBACK LINE
PROPERTY LINE
10'-0"
10'-0"
16'-9"
14'-3"
14'-3"
19'-3"
19'-3"
19'-3"
19'-3"
19'-3"
19'-3"
14'-3"
14'-3"
13'-9"
12'-0"
12'-0"
10'-0"
SETBACK LINE
PROPERTY LINE
8'-6"
12'-0"
9'-0"
MECH. ROOM
5'-4"
4'-4"
CLEAN AIR/ VANPOOL/EV
EV CHARGING ONLY
LANDSCAPE REFER TO LANDSCAPE PLANS
0.00
RAMP DN SLOPE 4%
25'-0"
4.50
25'-0"
9'-0"
9'-0"
9'-0"
9'-0"
9'-0"
25'-1"
25'-0"
0.00
ELECT. ROOM
STORAGE
2 TIER BIKE RACKS
12'-0"
9'-0"
9'-0"
9'-0"
9'-0"
RAMP UP SLOPE 5.0%
25'-0"
4.50
CHAINLINK FENCE AND GATE AT LONG TERM LONG TERM BIKE RACK
10'-0"
PROPERTY LINE
1 AP4.1
2 AP4.1
1 AP5.1
2 AP4.2
2 AP5.1
1 AP4.2
1 AP4.1

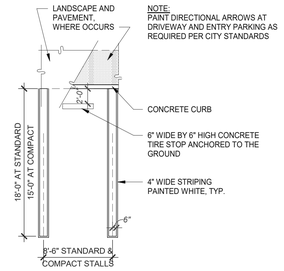
1"=10'
0 5' 10' 20' 50'

FIRST FLOOR PARKING PLAN
SCALE: 1" = 10'-0"

KEYNOTES:

DETAILS

TYPICAL PARKING STALL



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DIRECTION OF TRAFFIC
- 8'-2" MIN. CLEAR HEIGHT
- ENCLOSURE/ ARCHITECTURAL SECURITY GRILLES (25% OPEN FOR VENTILATION)
- 8' TALL LANDSCAPE BARRIER. REFER TO LANDSCAPE DRAWINGS.
- (1) ELECTRICAL VEHICLE CHARGING STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
- [1] COMPACT PARKING STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- 1 FULL SIZE PARKING STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
- (1) CLEAN AIR STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- 1 MOTORCYCLE

NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/EV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

PARKING SURFACE LOT SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/EV	COMPACT STALLS	STANDARD STALLS	TOTAL STALLS
FIRST FLOOR	1	1	1	-	20	23

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FIRST FLOOR PARKING PLAN

	DATE	REMARKS
A	03/12/2021	PLANNING RESUBMITTAL
B	4/7/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/09/2021	PLANNING SUBMITTAL

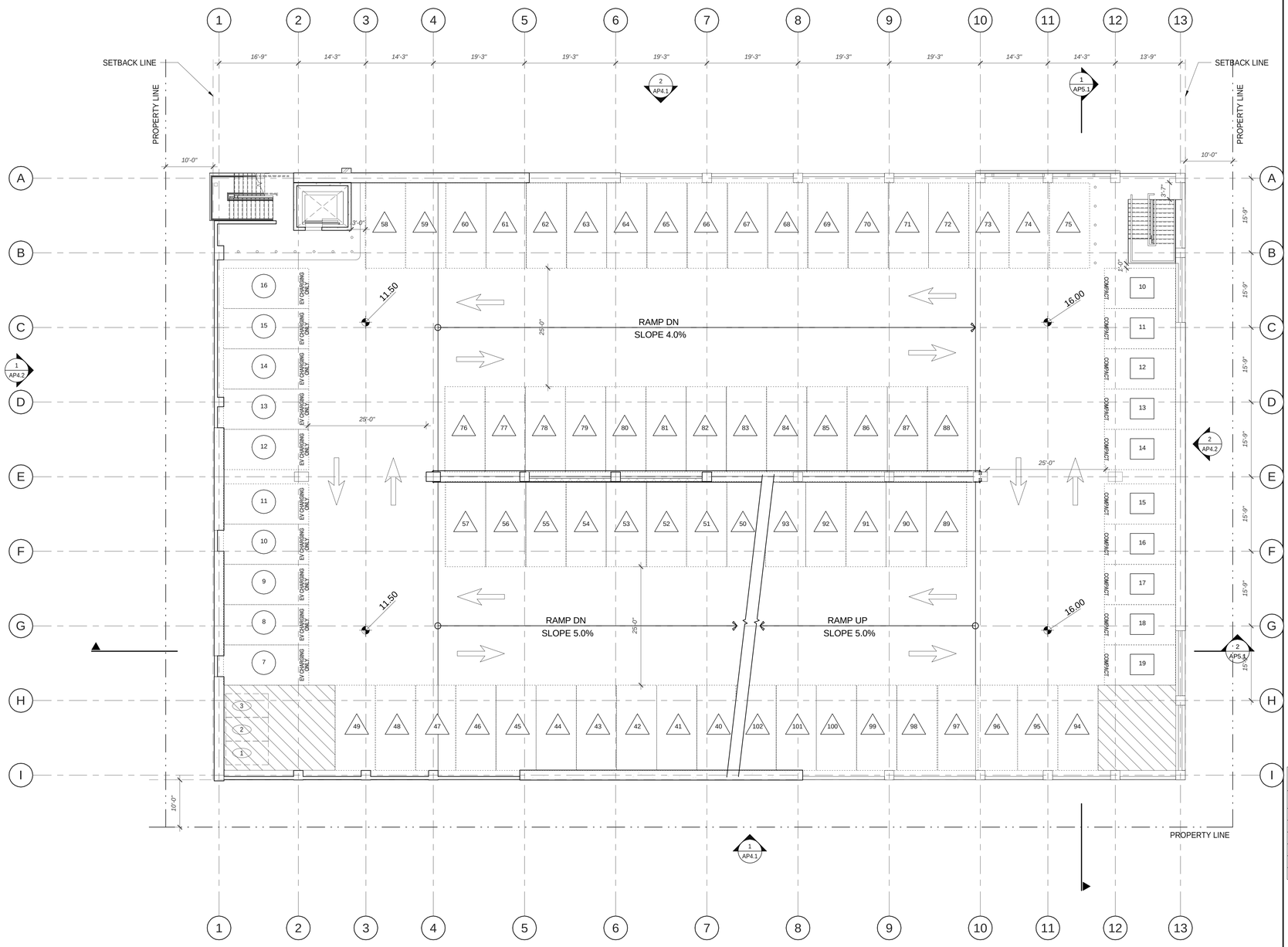
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KEYNOTES:

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DIRECTION OF TRAFFIC
- 8'-2" MIN. CLEAR HEIGHT
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- [1] COMPACT PARKING STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- 1 FULL SIZE PARKING STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
- 1 CLEAN AIR STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- (1) MOTORCYCLE

NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/EV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

1"=10'
0 5' 10' 20' 50'

SECOND FLOOR PARKING PLAN
SCALE: 1" = 10'-0"

N

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SECOND FLOOR PARKING PLAN

	DATE	REMARKS
B	4/7/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

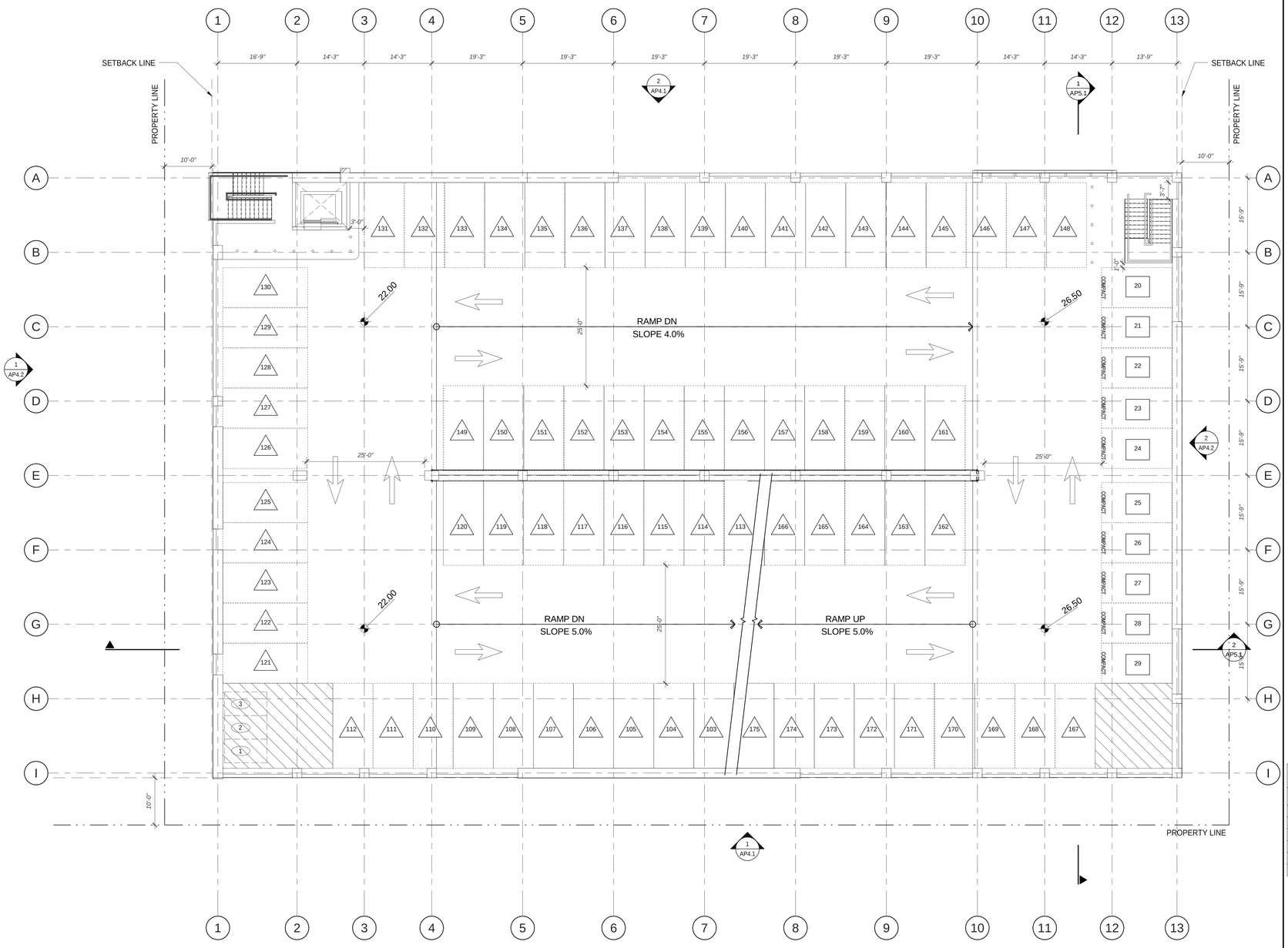
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KEYNOTES:

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- (1) CLEAN AIR STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- (1) MOTORCYCLE

NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/EV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

1"=10'
0 5' 10' 20' 50'

THIRD PARKING FLOOR PLAN

SCALE: 1" = 10'-0"

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THIRD FLOOR PARKING PLAN

	DATE	
B	4/7/2021	PLANNING RESUBMITTAL
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

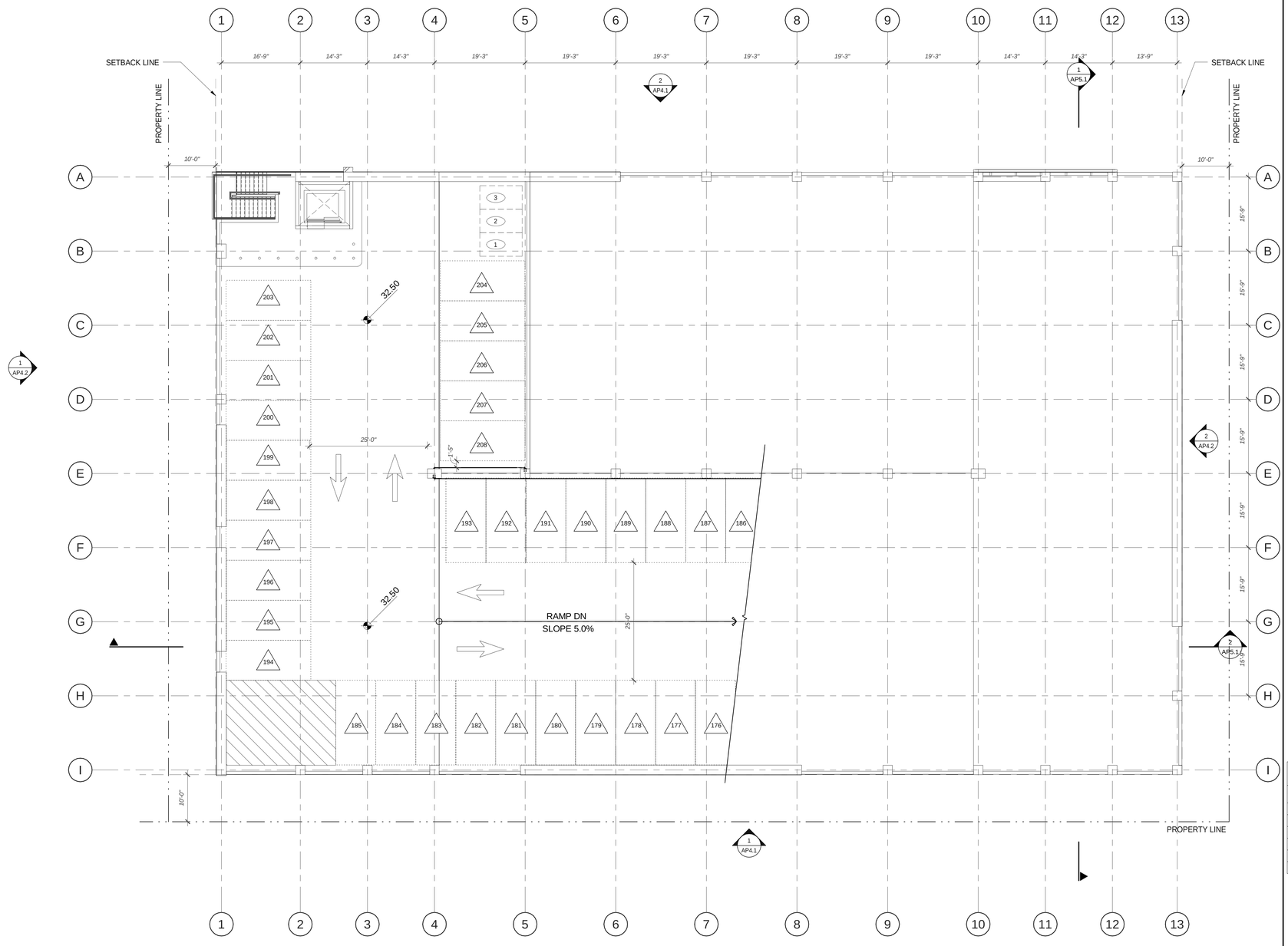
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KEYNOTES:

LEGEND

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- (1) CLEAN AIR STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- (1) MOTORCYCLE

NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/EV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

FOURTH PARKING FLOOR PLAN

SCALE: 1" = 10'-0"

1" = 10'
0 5' 10' 20' 50'

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FOURTH FLOOR PARKING PLAN

	DATE	REMARKS
A	09/12/2021	PLANNING RESUBMITTAL
B	4/7/2021	PLANNING RESUBMITTAL
C	06/07/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

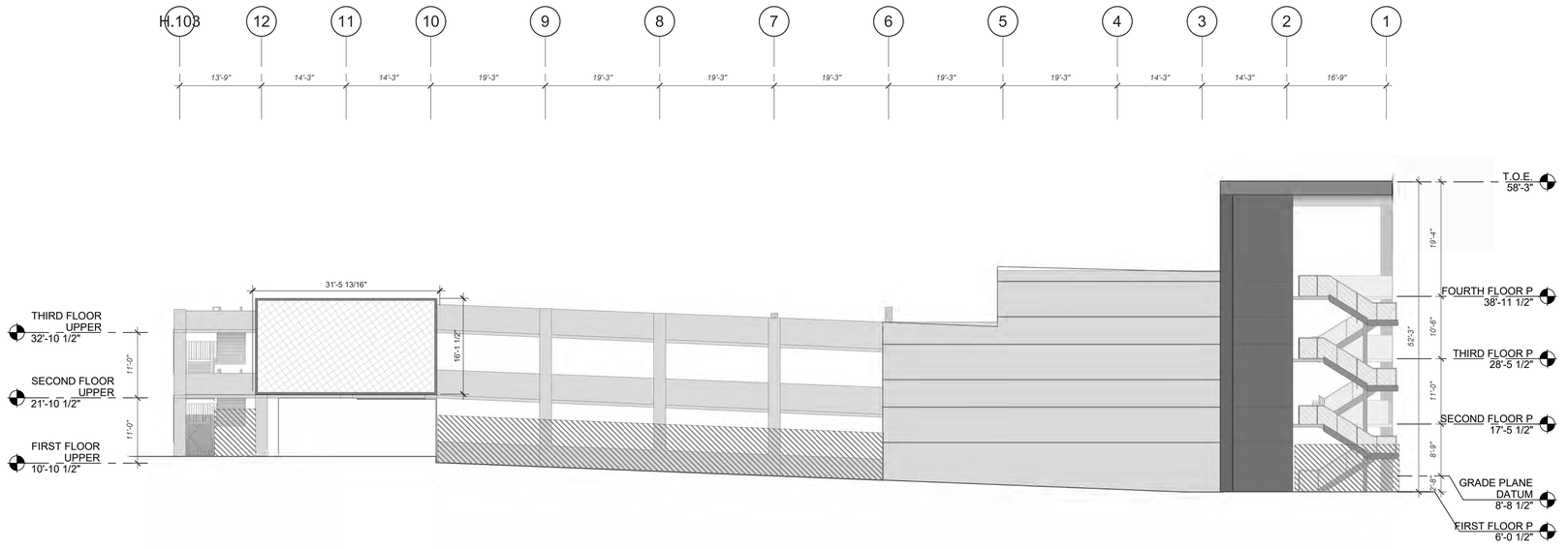
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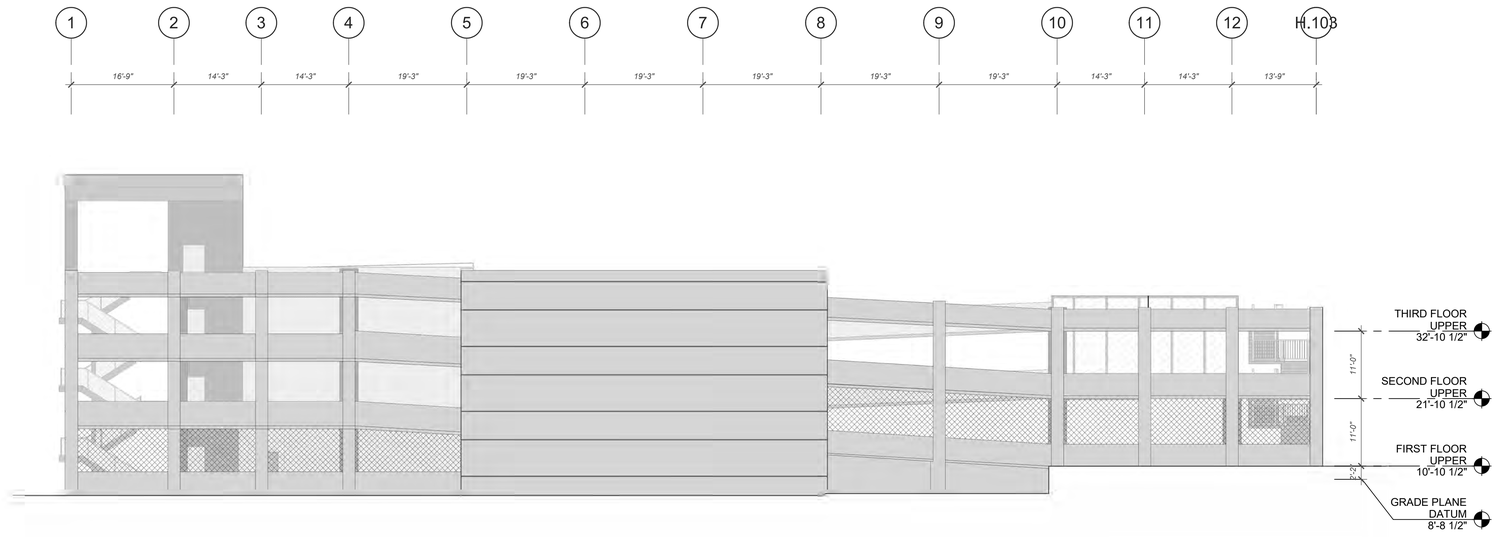
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1"=10'
0 5' 10' 20' 50'

NORTH PARKING ELEVATION (2)
SCALE: 1" = 10'-0"



1"=10'
0 5' 10' 20' 50'

SOUTH PARKING ELEVATION (1)
SCALE: 1" = 10'-0"

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

LEGEND

MATERIALS:

- ROUGH SAWN BOARD FORM CONCRETE CAST CONCRETE
- MTL 1 DRY JOINT SYSTEM PURE + FREEFORM OLD DIRTY BRONZE
- PERFORATED METAL PANEL RAILING
- ENCLOSURE/ ARCHIETCTURAL SECURITY GRILLES (25% OPEN FOR VENTILATION)
- 8' TALL LANDSCAPE BARRIER. REFER TO LANDSCAPE DRAWINGS.

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PARKING EXTERIOR ELEVATIONS

	DATE	REMARKS
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

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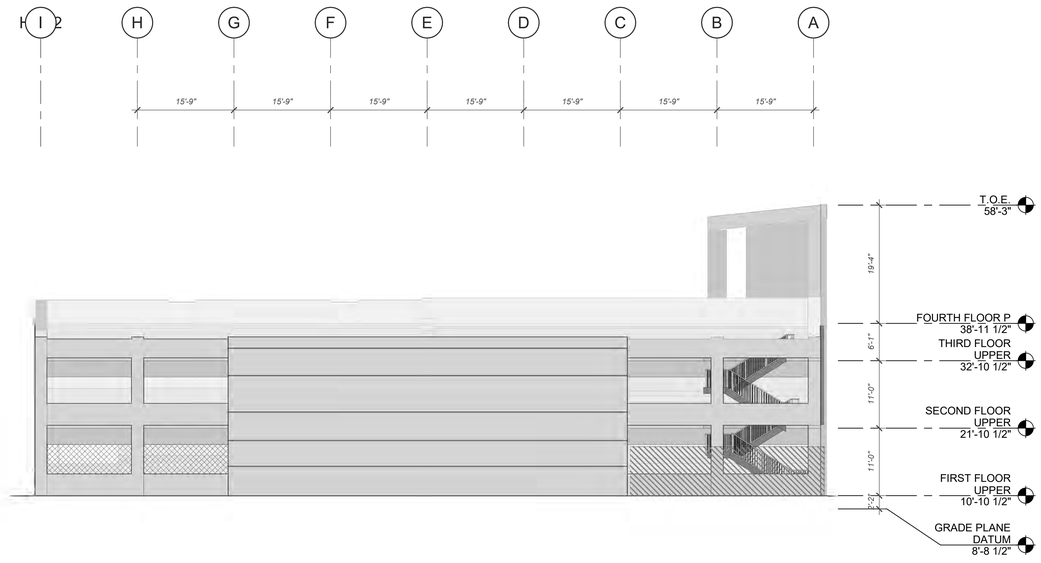
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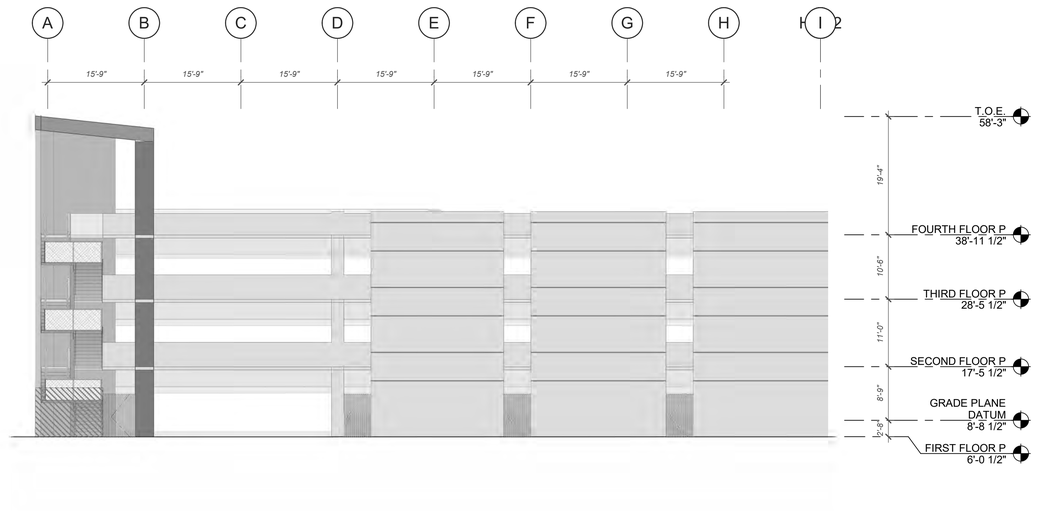
KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES



1"=10'
0 5' 10' 20' 50'

EAST PARKING ELEVATION (2)
SCALE: 1" = 10'-0"



1"=10'
0 5' 10' 20' 50'

WEST PARKING ELEVATION (1)
SCALE: 1" = 10'-0"

LEGEND

MATERIALS:

- ROUGH SAWN BOARD FORM CONCRETE CAST CONCRETE
- MTL 1 DRY JOINT SYSTEM PURE + FREEFORM OLD DIRTY BRONZE
- PERFORATED METAL PANEL RAILING
- ENCLOSURE/ ARCHIETCTURAL SECURITY GRILLES (25% OPEN FOR VENTILATION)
- 8' TALL LANDSCAPE BARRIER. REFER TO LANDSCAPE DRAWINGS.

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PARKING EXTERIOR ELEVATIONS

	DATE	REMARKS
C.	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D.	11/30/2021	PLANNING SUBMITTAL

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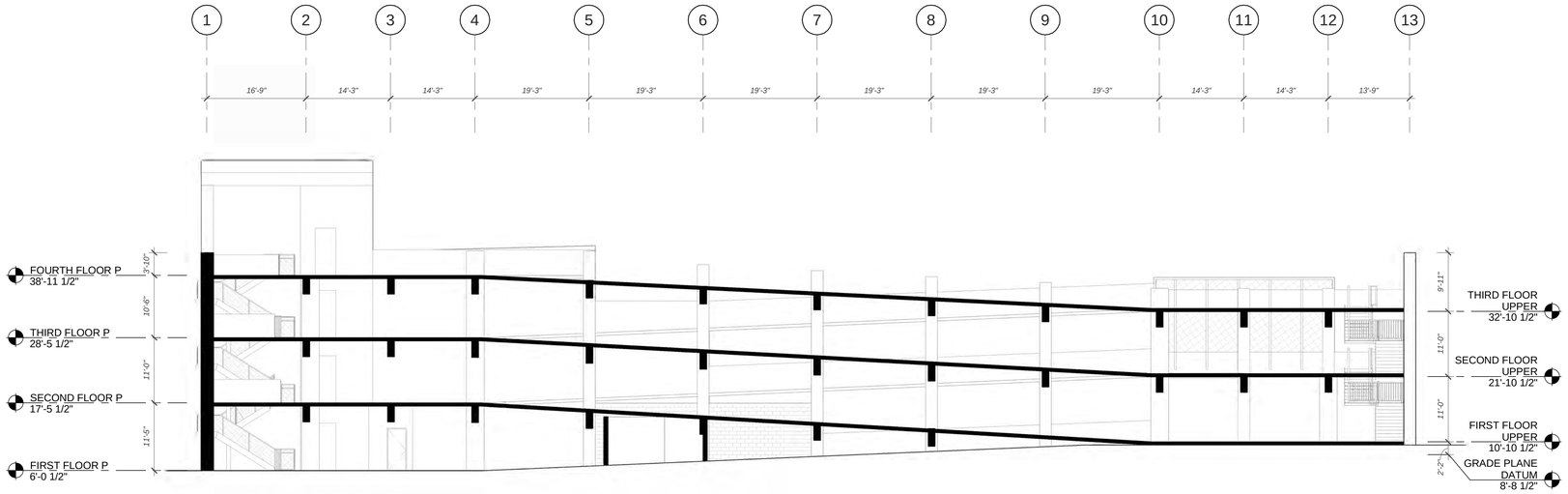
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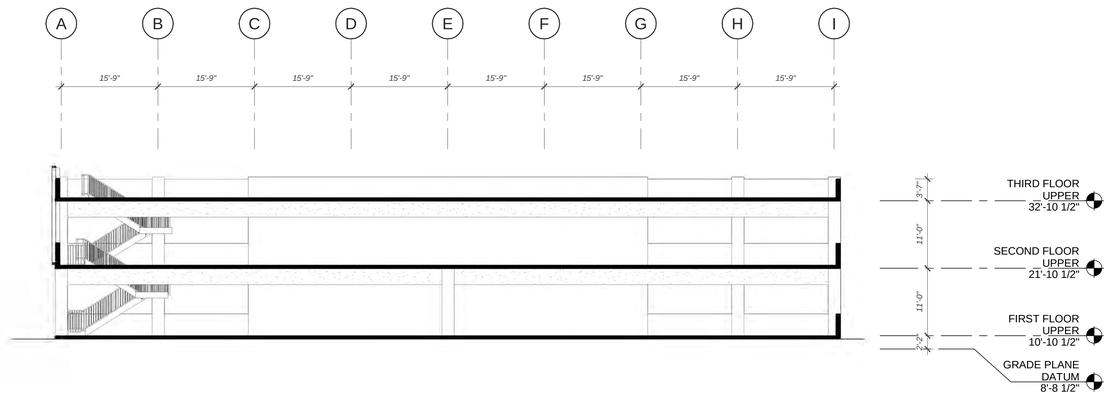
KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES



1"=10'
0 5' 10' 20' 50'

LONGITUDINAL PARKING SECTION 2
SCALE: 1" = 10'-0"



TRANSVERSE PARKING SECTION 1
SCALE: 1" = 10'-0"

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PARKING SECTIONS

	DATE	REMARKS
C	05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
D	11/30/2021	PLANNING SUBMITTAL

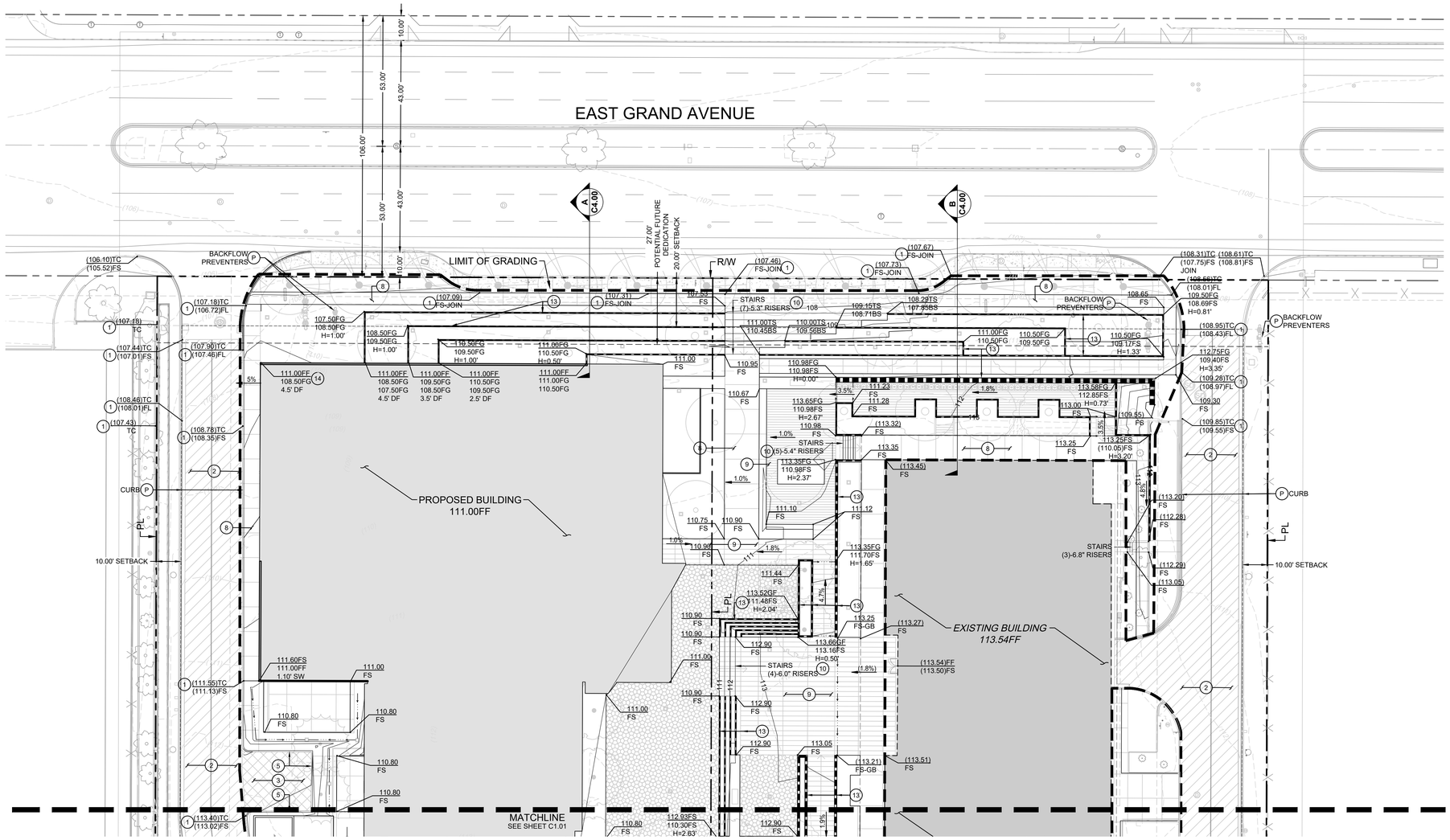
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LEGEND:

- PROPERTY LINE
- LIMIT OF GRADING
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- 5820 — EXISTING 5' CONTOUR
- 5821 — EXISTING 1' CONTOUR
- SD — PROPOSED STORM LINE
- SD — EXISTING STORM LINE
- RETAINING WALL
- PROPOSED STORM INLET
- SD — PROPOSED STORM DRAIN MANHOLE
- SD — PROPOSED DRY WELL
- PROPOSED SWALE
- XX.XX — PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
- X.XX% — PROPOSED SLOPE AND DIRECTION
- HP — HIGH POINT
- LP — LOW POINT
- GB — GRADE BREAK
- TW — TOP OF WALL
- FGW — FINISH GRADE AT WALL
- GRIND AND OVERLAY
- AC/AB PAVEMENT

CONSTRUCTION NOTES

#	DESCRIPTION
P	PROTECT ITEM IN PLACE

GRADING CONSTRUCTION NOTES

#	DESCRIPTION
1	JOIN TO EXISTING FEATURE AND ELEVATION. REMOVE INTERFERING PORTIONS.
2	GRIND AND OVERLAY EXISTING PAVEMENT
3	CONSTRUCT 3"AC/4"AB PAVEMENT
4	CONSTRUCT 0" CONCRETE CURB
5	CONSTRUCT 6" CONCRETE CURB
6	CONSTRUCT 6" CONCRETE CURB AND GUTTER
7	CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER
8	CONSTRUCT 4" THICK CONCRETE PATIOS AND WALKWAYS PER GEOTECHNICAL REPORT
9	DECORATIVE PAVEMENT PER LANDSCAPE ARCHITECT PLAN
10	CONSTRUCT STAIRS (# AND HEIGHT OF RISERS PER PLAN)
11	CONSTRUCT ADA ACCESS RAMP
12	INSTALL HANDRAIL PER LANDSCAPE ARCHITECT PLANS
13	CONSTRUCT RETAINING WALL
14	CONSTRUCT DEEPENED FOOTING (DEPTH PER PLAN)
15	CONSTRUCT STEM WALL (HEIGHT PER PLAN)
16	FIRE LANE PER LANDSCAPE PLAN
17	CONSTRUCT EARTHEN DRAINAGE SWALE

EARTHWORK QUANTITY (1950 GRAND)

	CUT	FILL
RAW	4,270 CY	500 CY
SHRINKAGE	-	-
OVER-EXCAVATION	-	-
NET	3,770 CY <EXPORT>	

NOTE: THE LISTED EARTHWORK QUANTITIES ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, OR SWALE FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

EARTHWORK QUANTITY (1960 GRAND)

	CUT	FILL
RAW	5,450 CY	1,100 CY
SHRINKAGE	-	-
OVER-EXCAVATION	-	-
NET	4,350 CY <EXPORT>	

NOTE: THE LISTED EARTHWORK QUANTITIES ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, OR SWALE FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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1950 GRAND

GRADING PLAN
100% SD

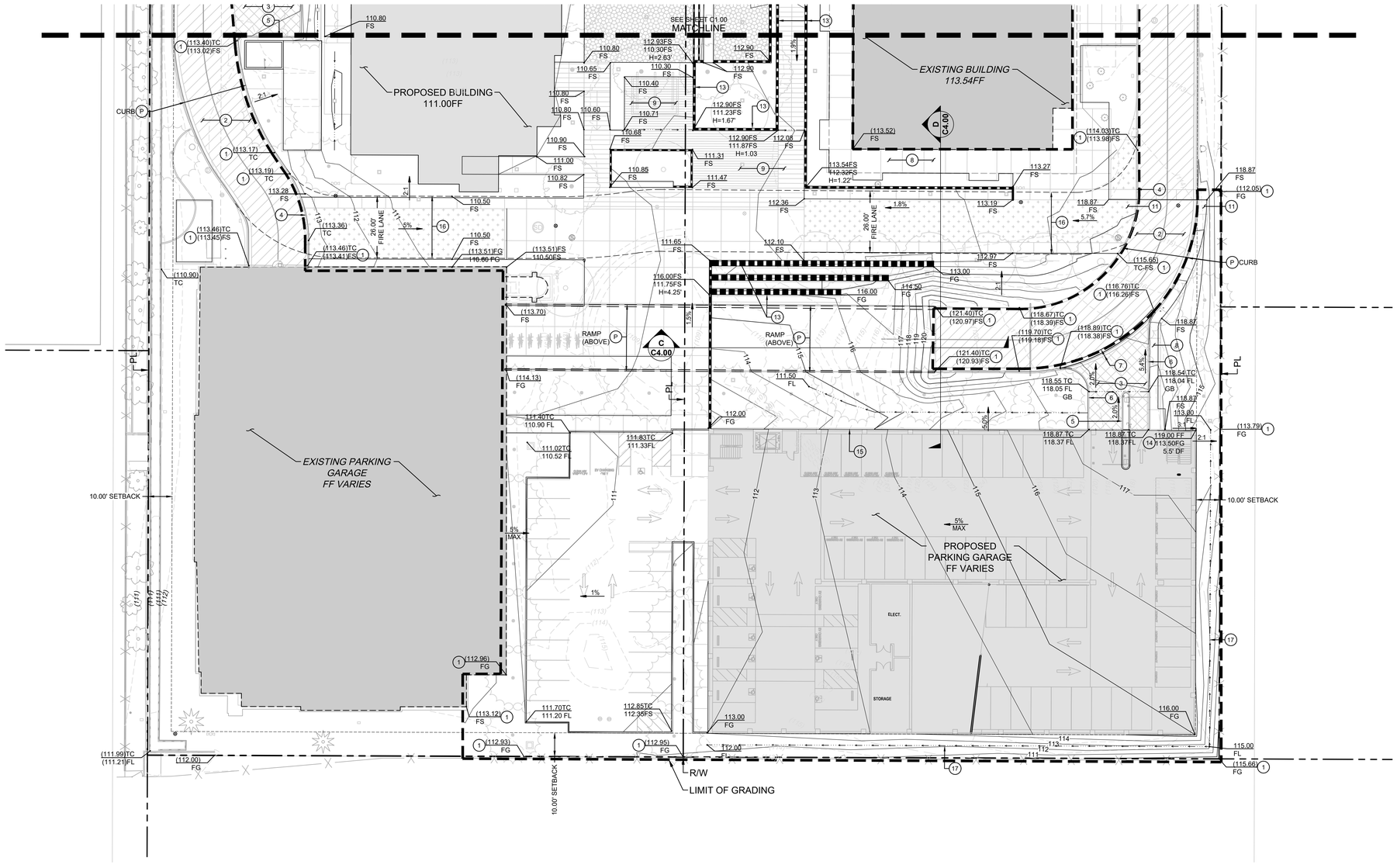
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PA / PM:	LC
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DATE:	10/21/2020
PLOT DATE:	

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Sheet 1 of 6

GRADING PLAN

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



LEGEND:

- PROPERTY LINE
- LIMIT OF GRADING
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- 5820 — EXISTING 5' CONTOUR
- 5821 — EXISTING 1' CONTOUR
- SD — PROPOSED STORM LINE
- SD — EXISTING STORM LINE
- RETAINING WALL
- PROPOSED STORM INLET
- SD PROPOSED STORM DRAIN MANHOLE
- SD PROPOSED DRY WELL
- PROPOSED SWALE
- XX.XX PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
- X.XX% PROPOSED SLOPE AND DIRECTION
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- TW TOP OF WALL
- FGW FINISH GRADE AT WALL
- GRIND AND OVERLAY
- AC/AB PAVEMENT

CONSTRUCTION NOTES

#	DESCRIPTION
P	PROTECT ITEM IN PLACE

GRADING CONSTRUCTION NOTES

1. JOIN TO EXISTING FEATURE AND ELEVATION. REMOVE INTERFERING PORTIONS.
2. GRIND AND OVERLAY EXISTING PAVEMENT
3. CONSTRUCT 3"AC/4"AB PAVEMENT
4. CONSTRUCT 0" CONCRETE CURB
5. CONSTRUCT 6" CONCRETE CURB
6. CONSTRUCT 6" CONCRETE CURB AND GUTTER
7. CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER
8. CONSTRUCT 4" THICK CONCRETE PATIOS AND WALKWAYS PER GEOTECHNICAL REPORT
9. DECORATIVE PAVEMENT PER LANDSCAPE ARCHITECT PLAN
10. CONSTRUCT STAIRS (# AND HEIGHT OF RISERS PER PLAN)
11. CONSTRUCT ADA ACCESS RAMP
12. INSTALL HANDRAIL PER LANDSCAPE ARCHITECT PLANS
13. CONSTRUCT RETAINING WALL
14. CONSTRUCT DEEPENED FOOTING (DEPTH PER PLAN)
15. CONSTRUCT STEM WALL (HEIGHT PER PLAN)
16. FIRE LANE PER LANDSCAPE PLAN
17. CONSTRUCT EARTHEN DRAINAGE SWALE

SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF OF WARE MALCOMB

1950 GRAND

GRADING PLAN 100% SD

NO	DATE	REMARKS
1	11/30/2021	PLANNING SUBMITTAL

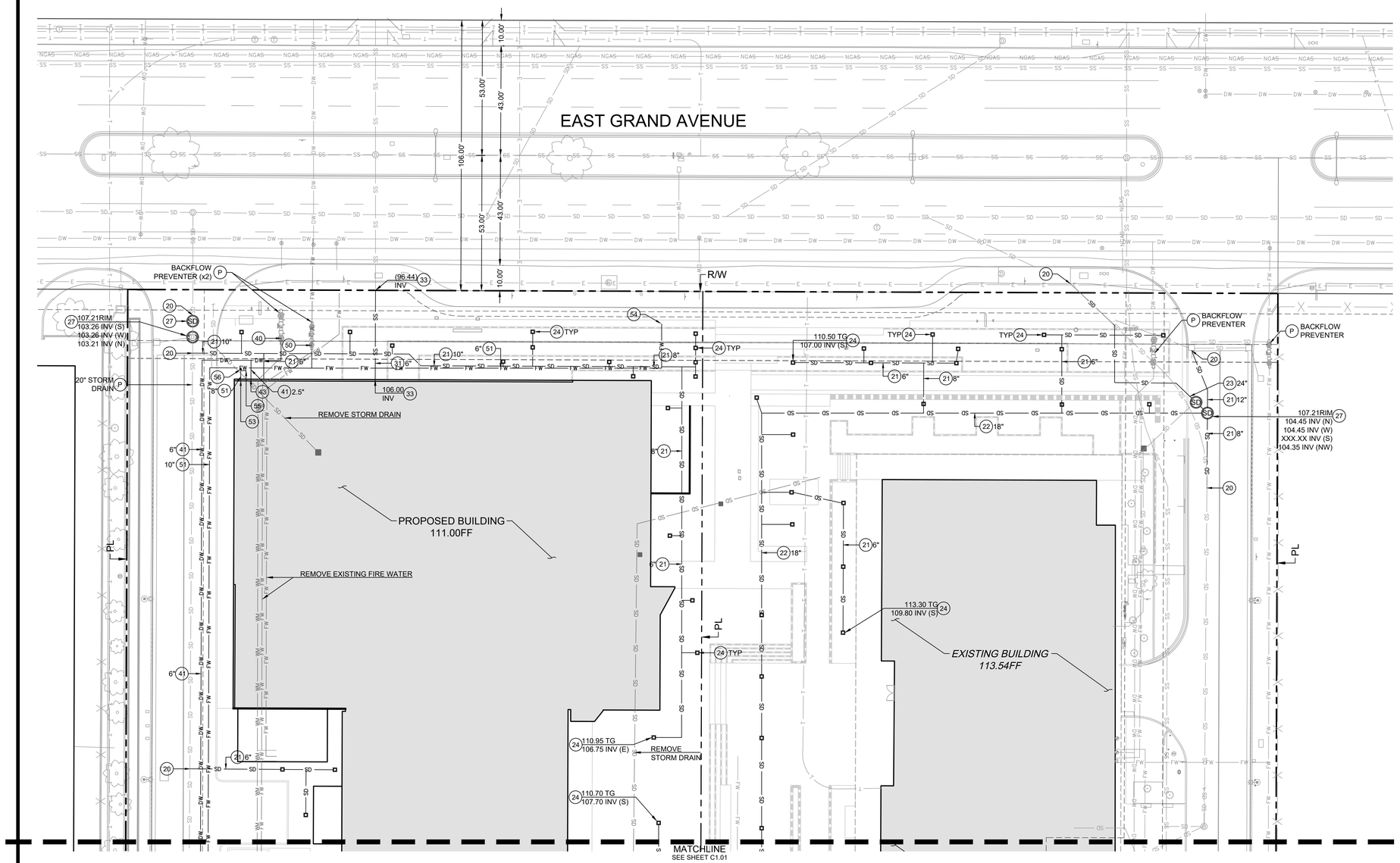
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DATE:	10/21/2020
PLOT DATE:	

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Sheet 2 of 6

GRADING PLAN

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	CONTOURS	5750
	MANHOLE	
SD	STORM DRAIN	SD
E E	ELECTRICAL	E E
FO	FIBER OPTIC	FO
G G	GAS	G G
IRR	IRRIGATION	IRR
SS	SANITARY SEWER	SS
T T	TELEPHONE	T T
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
	INLET	
	TEE	
	PLUG	
	THRUST BLOCK	
	WATER VALVE	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	WATER METER	
IRCB	IRRIGATION CONTROL	IRCB
	LIGHT POLE	
	POWER POLE	

CONSTRUCTION NOTES

#	DESCRIPTION
P	PROTECT ITEM IN PLACE

STORM DRAIN CONSTRUCTION NOTES

#	DESCRIPTION
20	JOIN EXISTING STORM DRAIN
21	INSTALL PVC SC40 STORM DRAIN PIPE (INNER DIAMETER SIZE PER PLAN, WATER TIGHT)
22	INSTALL HDPE STORM DRAIN PIPE (INNER DIAMETER SIZE PER PLAN, WATER TIGHT)
23	INSTALL RCP STORM DRAIN PIPE (INNER DIAMETER, SIZE PER PLAN)
24	INSTALL 12" AREA DRAIN
25	INSTALL 24" CATCH BASIN AND GRATE
26	INSTALL MANHOLE
27	CONSTRUCT DRY WELL

SANITARY SEWER CONSTRUCTION NOTES

#	DESCRIPTION
30	JOIN OFFSITE SEWER LINE
31	INSTALL PVC SCH40 SEWER LINE (SIZE PER PLAN)
32	INSTALL CLEANOUT
33	JOIN BUILDING POC PER PLUMBING PLANS
34	JOIN EXISTING ONSITE SEWER SYSTEM

DOMESTIC WATER CONSTRUCTION NOTES

#	DESCRIPTION
40	JOIN EXISTING DOMESTIC WATER LINE
41	INSTALL PVC C900 PIPE (SIZE PER PLAN)
42	INSTALL GATE VALVE
43	JOIN BUILDING POC PER PLUMBING PLANS

FIRE WATER CONSTRUCTION NOTES

#	DESCRIPTION
50	JOIN EXISTING FIRE WATER LINE
51	INSTALL PVC C900 PIPE (SIZE PER PLAN)
52	INSTALL GATE VALVE
53	JOIN BUILDING POC PER PLUMBING PLANS
54	INSTALL FIRE HYDRANT
55	INSTALL FIRE DEPARTMENT CONNECTION
56	INSTALL POST INDICATOR VALVE

NOTES:
1. EXISTING ON SITE UTILITY PIPES ARE ACP AND REQUIRE DIFFERENT TAPPING METHODS THAN PVC CONNECTIONS

SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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UTILITY PLAN
100% SD

NO.	DATE	REMARKS
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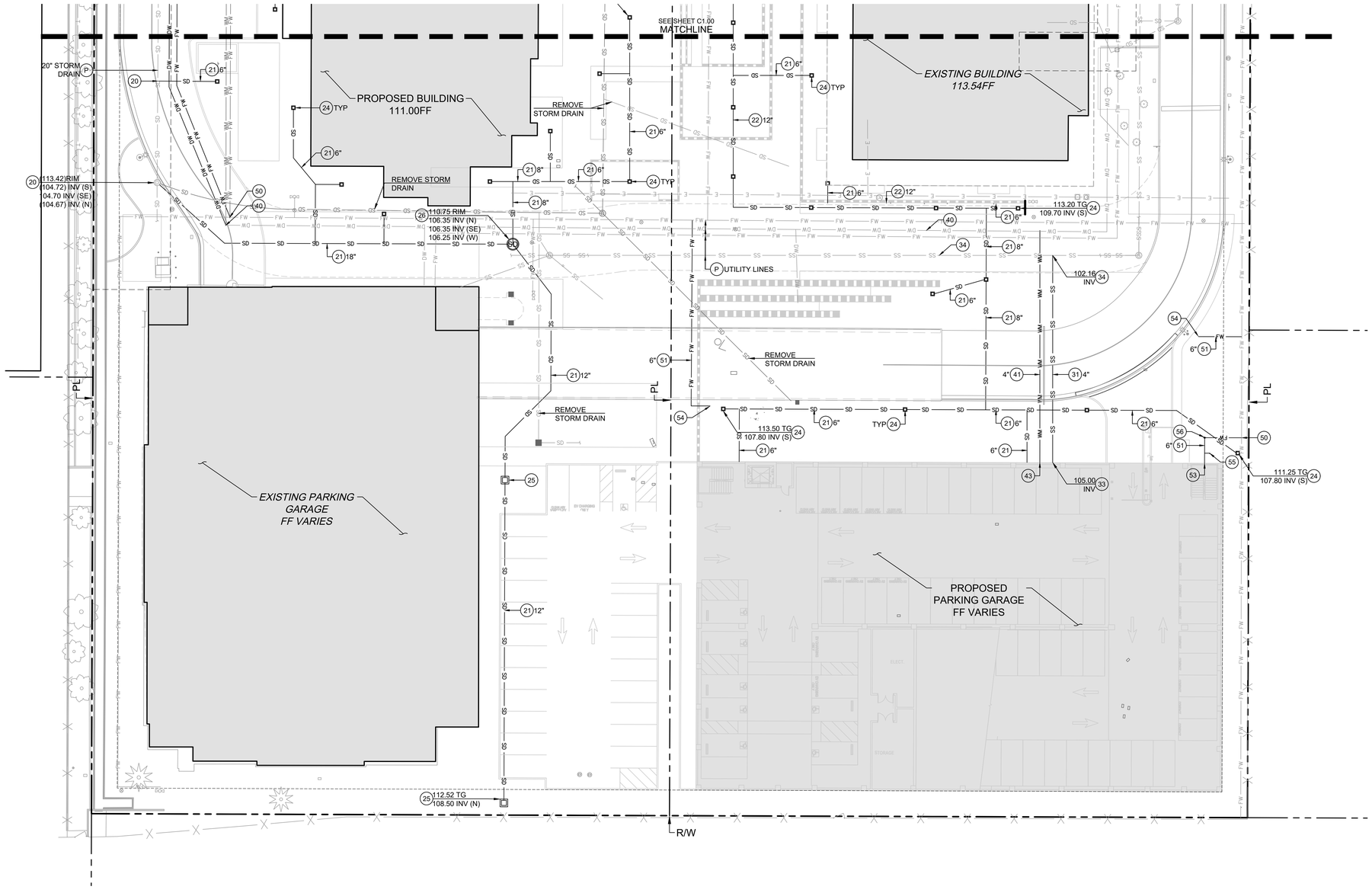
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Sheet 3 of 6

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UTILITY PLAN

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	CONTOURS	5750
	MANHOLE	
SD	STORM DRAIN	SD
E E	ELECTRICAL	E E
FO	FIBER OPTIC	FO
G G	GAS	G G
IRR	IRRIGATION	IRR
SS	SANITARY SEWER	SS
T T	TELEPHONE	T T
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
	INLET	
	TEE	
	PLUG	
	THRUST BLOCK	
	WATER VALVE	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	WATER METER	
IRCB	IRRIGATION CONTROL	IRCB
	LIGHT POLE	
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CONSTRUCTION NOTES

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SCALE: 1" = 20'
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UTILITY PLAN
100% SD

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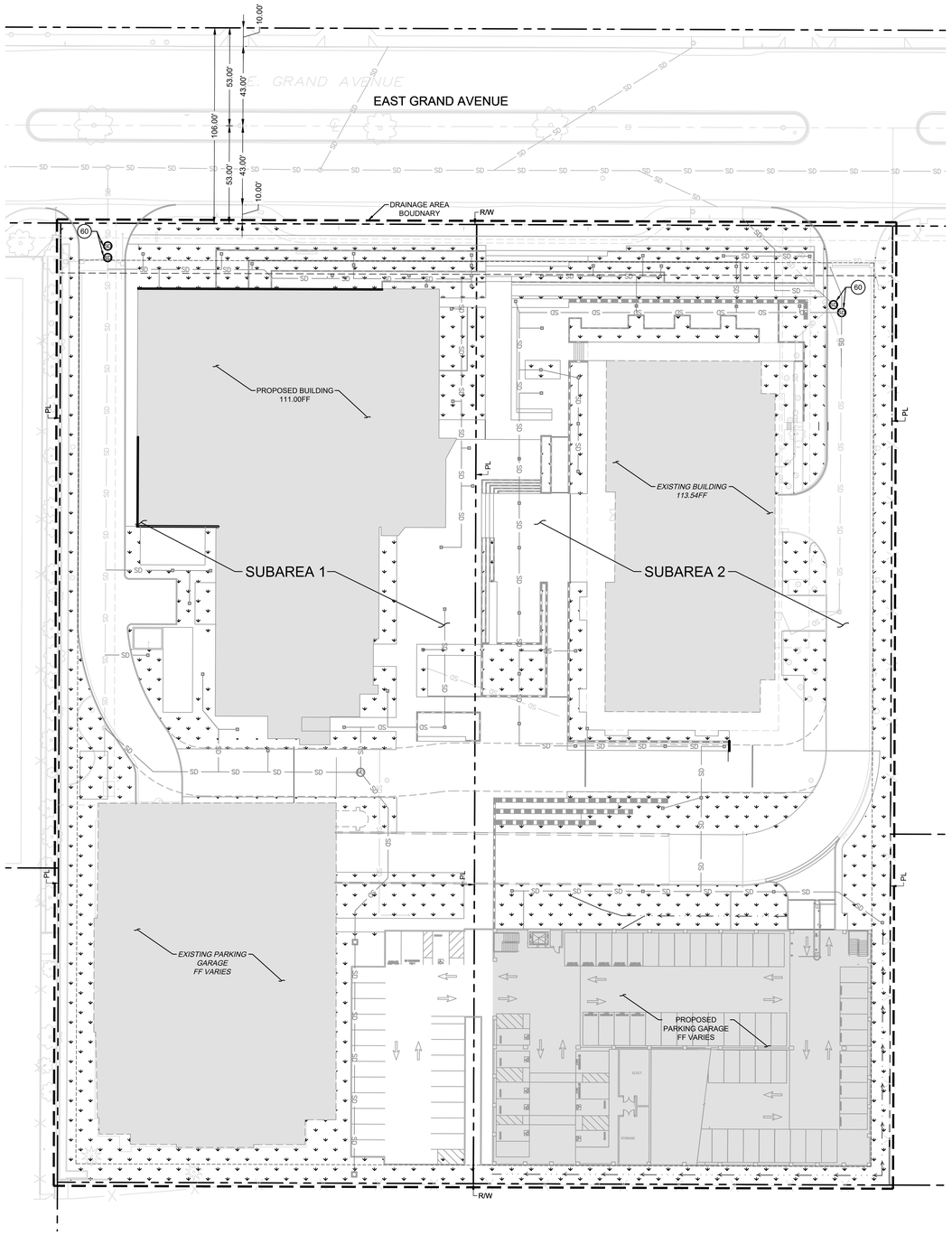
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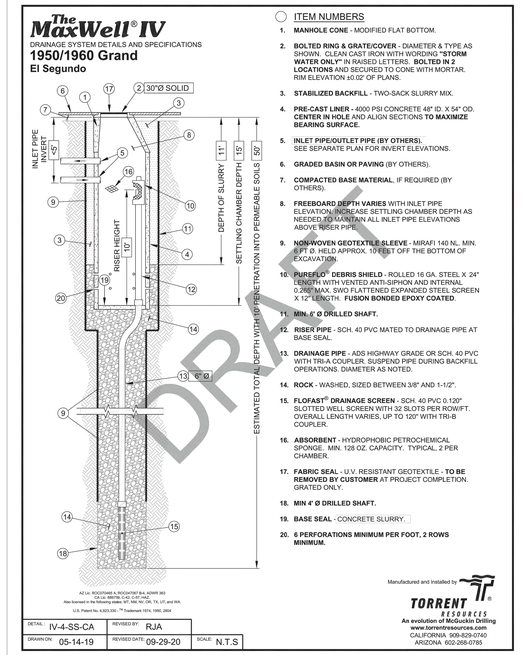
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UTILITY PLAN

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DRAFT

LEGEND:

- PROPERTY LINE
- HYDROLOGY BOUNDARY
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- 5820 — EXISTING 5' CONTOUR
- 5821 — EXISTING 1' CONTOUR
- SD — PROPOSED STORM LINE
- SD — EXISTING STORM LINE
- PROPOSED STORM INLET
- SD PROPOSED STORM DRAIN MANHOLE
- SD PROPOSED DRY WELL
- PERVIOUS AREA

CONSTRUCTION NOTES

#	DESCRIPTION
P	PROTECT ITEM IN PLACE

GRADING CONSTRUCTION NOTES

60	INSTALL DRY WELL AND PRETREATMENT PER DETAIL HEREON

LID AREAS

TOTAL SITE AREA	5.37 AC
PERVIOUS AREA	1.09 AC (20.3%)
SUB AREA 1	2.69 AC
SUB AREA 2	2.68AC

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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LOW IMPACT DEVELOPMENT
100% SD

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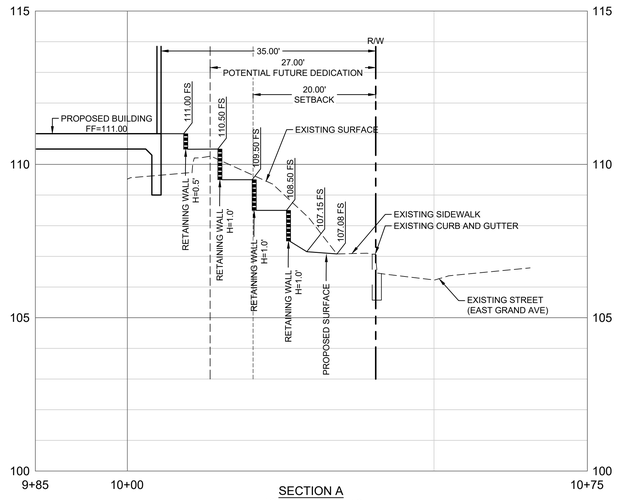
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Sheet 5 of 6

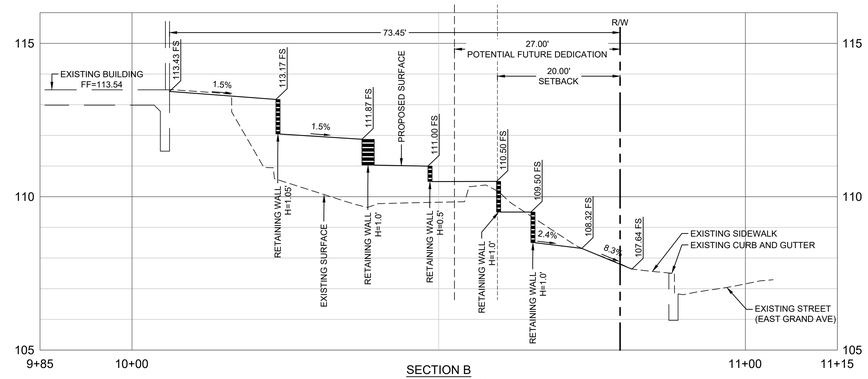
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LOW IMPACT DEVELOPMENT

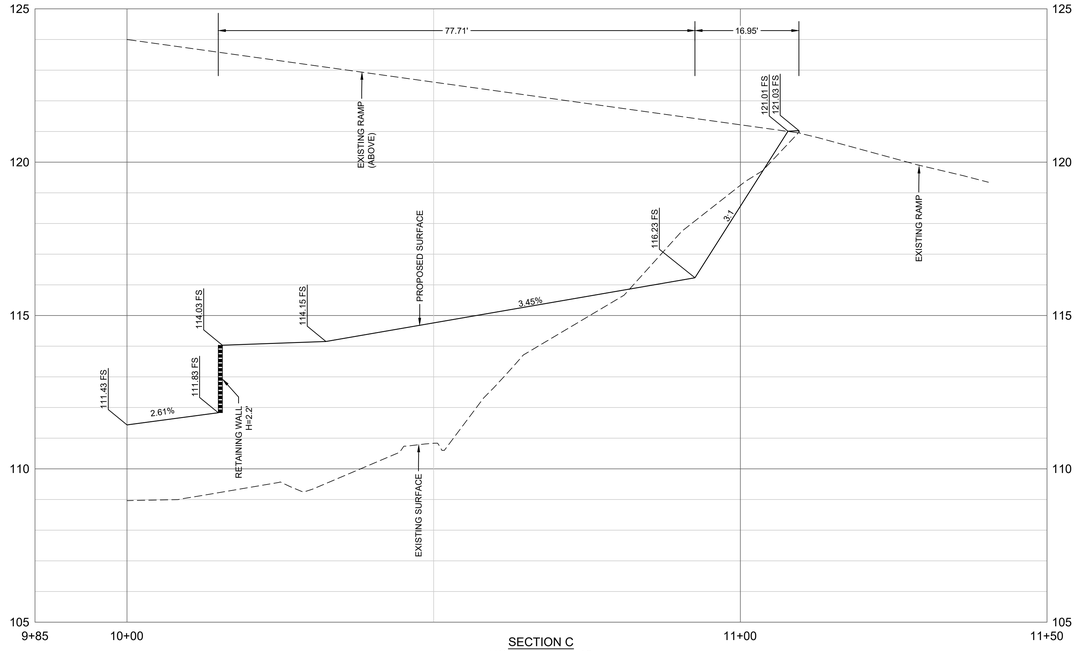
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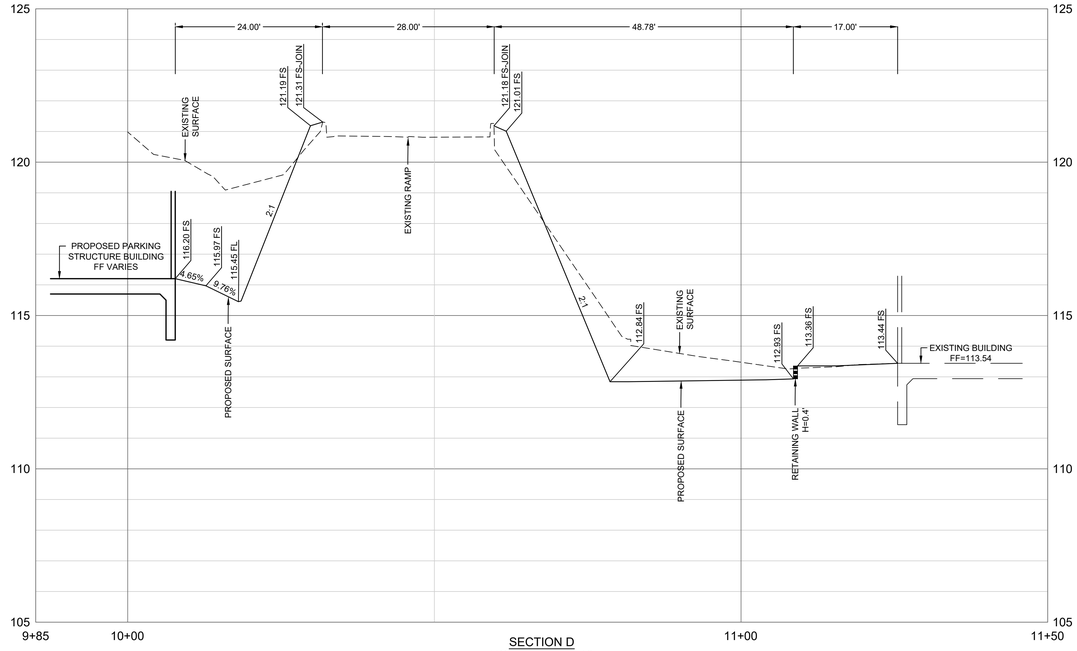
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HORIZ. SCALE: 10
VERT. SCALE: 2



SECTION B
HORIZ. SCALE: 10
VERT. SCALE: 2



SECTION C
HORIZ. SCALE: 10
VERT. SCALE: 2



SECTION D
HORIZ. SCALE: 10
VERT. SCALE: 2

SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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SECTIONS
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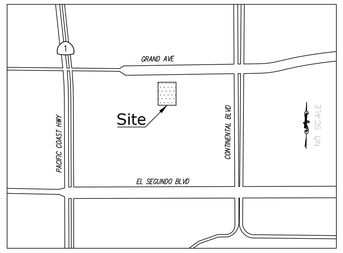
SECTIONS

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TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245

VICINITY MAP



MONUMENT NOTES

MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816–3
M16	FD. NAIL & TACK CITY OF EL SEGUNDO, PER P.W.F.B. 0816–3
M23	FD. 4 PUN. MARKS ON S.M.H. CITY OF SEGUNDO, PER P.W.F.B. 0816–268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816–3

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP26	1793256.81'	6442541.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.26'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF PARKING STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 1 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 14316, AS PER MAP FILED IN BOOK 159, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, WATER (AND STEAM) AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND, WITH NO RIGHT OR INTEREST OF ANY KIND THEREIN, EXPRESS OR IMPLIED IN THE SURFACE OF SAID LAND, BUT WITH THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS AND SUPPORTING WORKS INTO OR THROUGH SAID LAND BELOW A DEPTH OF 500 FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS AND OTHER SUBSTANCES OF WHATSOEVER NATURE INCLUDING THE RIGHT TO PERFORM ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SAID RIGHT, AS RESERVED BY STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, IN DEED RECORDED JUNE 30, 1969 AS INSTRUMENT NO. 759 IN BOOK D–4419, PAGE 266 OFFICIAL RECORDS.

PARCEL TWO:

PARCEL 2, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 14316, AS PER MAP FILED IN BOOK 159, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, WATER (AND STEAM) AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND, WITH NO RIGHT OR INTEREST OF ANY KIND THEREIN, EXPRESS OR IMPLIED IN THE SURFACE OF SAID LAND, BUT WITH THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS AND SUPPORTING WORKS INTO OR THROUGH SAID LAND BELOW A DEPTH OF 500 FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS AND OTHER SUBSTANCES OF WHATSOEVER NATURE INCLUDING THE RIGHT TO PERFORM ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SAID RIGHT, AS RESERVED BY STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, IN DEED RECORDED JUNE 30, 1969 AS INSTRUMENT NO. 759 IN BOOK D–4419, PAGE 266 OFFICIAL RECORDS.

SCHEDULE B ITEM

BASED UPON PRO FORMA–CA–FBDP–IMP–27306–1–19–30036732, DATED JANUARY 15, 2020 AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

A.– TAXES **(NOT A SURVEY MATTER)**.

A–1.– TAXES **(NOT A SURVEY MATTER)**.

B.– TAXES **(NOT A SURVEY MATTER)**.

C.– TAXES **(NOT A SURVEY MATTER)**.

1.– WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS **(NOT A SURVEY MATTER)**.

(2) EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED NOVEMBER 20, 1986 RECORDING NO. 86–1610330 OFFICIAL RECORDS **(PLOTTED HEREON)**.

(3) EASEMENT FOR LAY, CONSTRUCT, RECONSTRUCT, REPLACE, OPERATE, CHANGE THE SIZE OF, INCREASE THE NUMBER OF ANY REMOVE UNDERGROUND PIPE LINES AND APPURTENANCES THEREOF FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES, AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, ADD TO AND REMOVE UNDERGROUND WIRES, CONDUCTORS, CABLES, CONDUITS AND SIMILAR FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES RECORDED JUNE 30, 1969 RECORDING 759 IN BOOK D–4419, PAGE 233 OFFICIAL RECORDS **(PLOTTED HEREON)**.

4.– EASEMENT FOR DRAINAGE OF WATER RUN OFF RECORDED MAY 26, 1978 RECORDING 78–569101 OFFICIAL RECORDS **(THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)**.

(5) EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED JANUARY 30, 1987 RECORDING 87–145573 OFFICIAL RECORDS **(PLOTTED HEREON)**.

(6) EASEMENT FOR PUBLIC STREET RECORDED MAY 26, 1987 RECORDING 87–824499 OFFICIAL RECORDS **(PLOTTED HEREON)**.

7.– INTENTIONALLY DELETED

8.– INTENTIONALLY DELETED

9.– INTENTIONALLY DELETED

10.– INTENTIONALLY DELETED

11.– ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY;
PROJECT NO.: 5201902728
DATED NOVEMBER 25, 2019, LAST REVISED DECEMBER 16, 2019
PREPARED BY BOCK & CLARK CORPORATION, AN NV5 COMPANY
MATTERS SHOWN
A) AN ENCROACHMENT OF 3 PROPERTY SIGNS INTO AN EASEMENT FOR ELECTRIC UTILITY PURPOSES ALONG THE NORTH BOUNDARY OF THE PROPERTY. SAID EASEMENT RECORDED AS INSTRUMENT NO. 87–145573 OF OFFICIAL RECORDS (ITEM 5).
B) AN ENCROACHMENT OF A BUILDING OVER A PORTION OF AN EASEMENT FOR ELECTRIC UTILITY PURPOSES, SAID EASEMENT RECORDED AS INSTRUMENT NO. 86–1610330 OF OFFICIAL RECORDS (ITEM 2).

12.– RIGHT OF THE FOLLOWING LESSEES ONLY, UNDER UNRECORDED LEASES **(NOT A SURVEY MATTER)**.

13.– INTENTIONALLY DELETED **(NOT A SURVEY MATTER)**.

14.– A DEED OF TRUST **(NOT A SURVEY MATTER)**.

BENCHMARK

CITY OF EL SEGUNDO BENCHMARK NO.: M–28, ELEVATION 102.80 FEET (USGS DATUM 01–01–62 ADJUSTMENT).

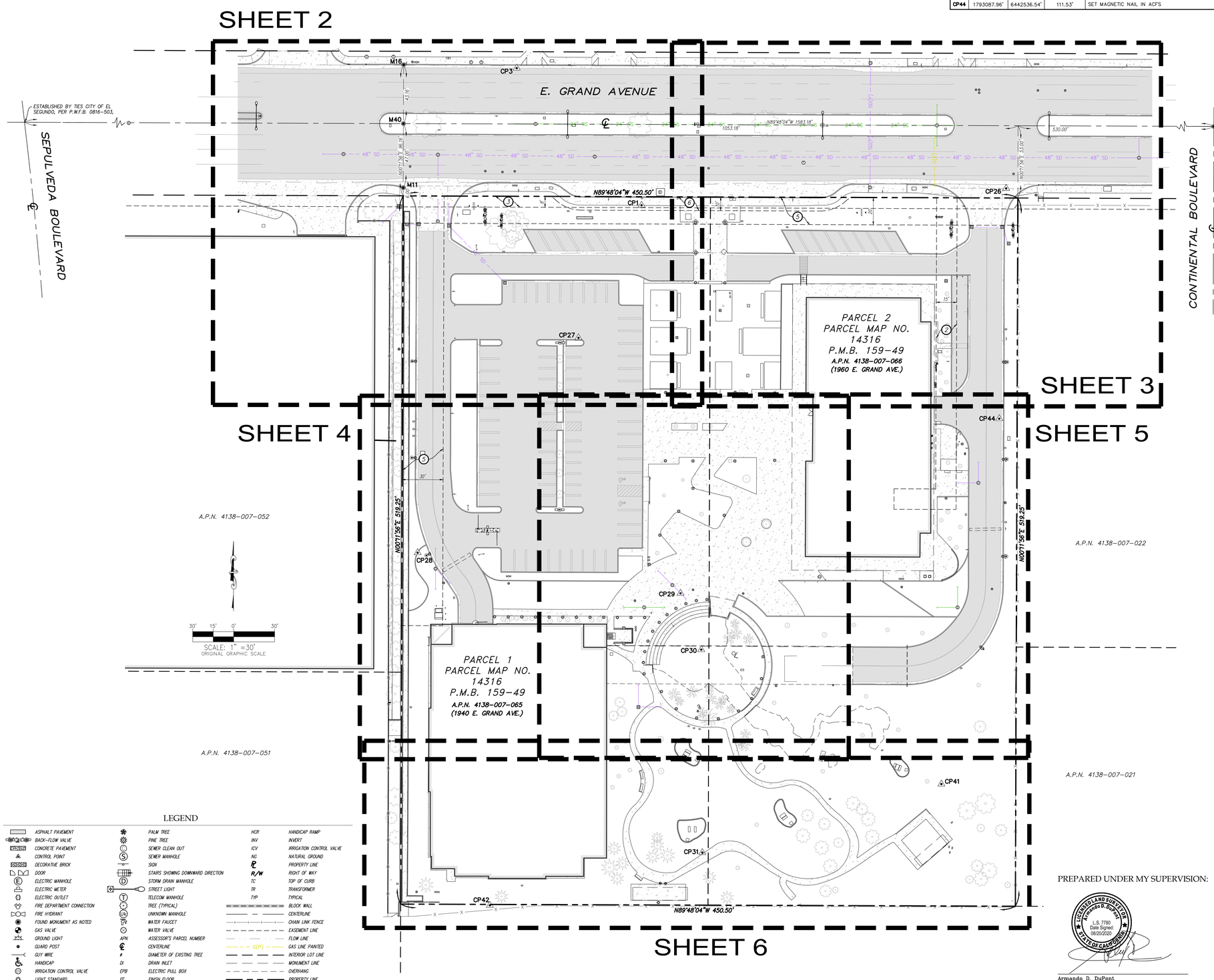
DESCRIPTION:
LEAD & NAIL IN CURB ON S'LY CURB GRAND AVE 5' W/E INDIANA (PROD.)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD–OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. CRHS:
NORTHING = 1758263.14' EASTING = 6478820.08'

C.S.R.C. CNPP:
NORTHING = 1770801.63' EASTING = 6680408.43'



LEGEND

ASPHALT PAVEMENT	PALM TREE	HCR	HANDICAP RAMP
BACK–FLOW VALVE	PINE TREE	INV	INVERT
CONCRETE PAVEMENT	SEWER CLEAN OUT	ICV	IRRIGATION CONTROL VALVE
CONTROL POINT	SEWER MANHOLE	NG	NATURAL GROUND
DECORATIVE BRICK	SIGN	P.L.	PROPERTY LINE
DOOR	STAIRS SHOWING DOWNWARD DIRECTION	R/W	RIGHT OF WAY
ELECTRIC MANHOLE	STORM DRAIN MANHOLE	TC	TOP OF CURB
ELECTRIC METER	STREET LIGHT	TR	TRANSFORMER
ELECTRIC OUTLET	TELECOM MANHOLE	TYP	TYPICAL
FIRE DEPARTMENT CONNECTION	TREE (TYPICAL)		BLOCK WALL
FIRE HYDRANT	UNKNOWN MANHOLE		CENTERLINE
FOUND MONUMENT AS NOTED	WATER FAUCET		CHAIN LINK FENCE
GAS VALVE	WATER VALVE		EASEMENT LINE
GROUND LIGHT	ASSESSOR'S PARCEL NUMBER		FLOW LINE
GUARD POST	CENTERLINE	G(P)	GAS LINE PAINTED
GUY WIRE	DIAMETER OF EXISTING TREE		INTERIOR LOT LINE
HANDICAP	DRAIN INLET		MONUMENT LINE
IRRIGATION CONTROL VALVE	ELECTRIC PULL BOX		OVERHANG
LIGHT STANDARD	FINISH FLOOR		PROPERTY LINE
LIGHT STANDARD	FINISH SURFACE		RIGHT–OF–WAY
	FLOW LINE	SS(P)	SANITARY SEWER LINE PAINTED
		SD(P)	STORM DRAIN LINE PAINTED

PREPARED UNDER MY SUPERVISION:

LICENSED LAND SURVEYOR Armando D. DuPont L.S. 7780 Date Signed: 08/20/2020 STATE OF CALIFORNIA

Armando D. DuPont
Registration No. 7780
in the State of California

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WARE MALCOMB CIVIL ENGINEERING

PROJECT

NO.	DATE	REMARKS
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DRAWN BY:	VG
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SHEET 1 of 6

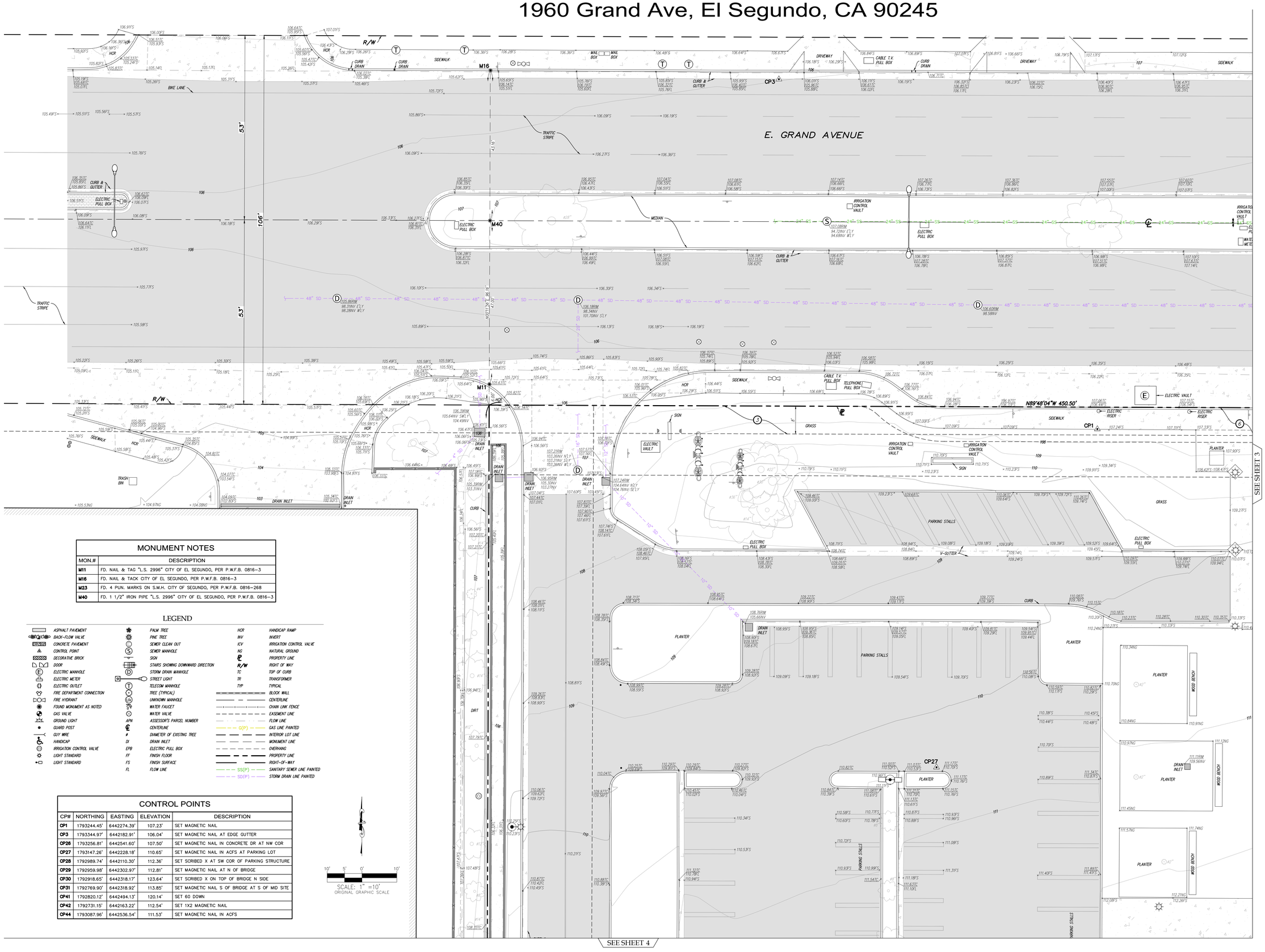
TOPOGRAPHIC SURVEY
1950 GRAND AVE.
EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

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TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245



MONUMENT NOTES

MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816–3
M16	FD. NAIL & TACK CITY OF EL SEGUNDO, PER P.W.F.B. 0816–3
M23	FD. 4 PUN. MARKS ON S.M.H. CITY OF SEGUNDO, PER P.W.F.B. 0816–268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816–3

LEGEND

	ASPHALT PAVEMENT		PALM TREE	HCR	HANDICAP RAMP
	BACK-FLOW VALVE		PINE TREE	INV	INVERT
	CONCRETE PAVEMENT	C	SEWER CLEAN OUT	ICV	IRRIGATION CONTROL VALVE
	CONTROL POINT	S	SEWER MANHOLE	NG	NATURAL GROUND
	DECORATIVE BRICK		SIGN	PL	PROPERTY LINE
	DOOR		STAIRS SHOWING DOWNWARD DIRECTION	R/W	RIGHT OF WAY
E	ELECTRIC MANHOLE	D	STORM DRAIN MANHOLE	TC	TOP OF CURB
	ELECTRIC METER		STREET LIGHT	TR	TRANSFORMER
	ELECTRIC OUTLET	T	TELECOM MANHOLE	TYP	TYPICAL
	FIRE DEPARTMENT CONNECTION		TREE (TYPICAL)		BLOCK WALL
	FIRE HYDRANT	UM	UNKNOWN MANHOLE		CENTERLINE
	FOUND MONUMENT AS NOTED		WATER FAUCET		CHAIN LINK FENCE
	GAS VALVE		WATER VALVE		EASEMENT LINE
	GROUND LIGHT	APN	ASSESSOR'S PARCEL NUMBER		FLOW LINE
	GUARD POST		CENTERLINE	G(P)	GAS LINE PAINTED
	GUY WIRE	#	DIAMETER OF EXISTING TREE		INTERIOR LOT LINE
	HANDICAP	DI	DRAIN INLET		MONUMENT LINE
	IRRIGATION CONTROL VALVE	EPB	ELECTRIC PULL BOX		OVERHANG
	LIGHT STANDARD	FF	FINISH FLOOR		PROPERTY LINE
	LIGHT STANDARD	FS	FINISH SURFACE		RIGHT-OF-WAY
		FL	FLOW LINE	SS(P)	SANITARY SEWER LINE PAINTED
				SD(P)	STORM DRAIN LINE PAINTED

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP26	1793256.81'	6442541.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.26'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF PARKING STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS

10' 5' 0' 10'
SCALE: 1" =10'
ORIGINAL GRAPHIC SCALE

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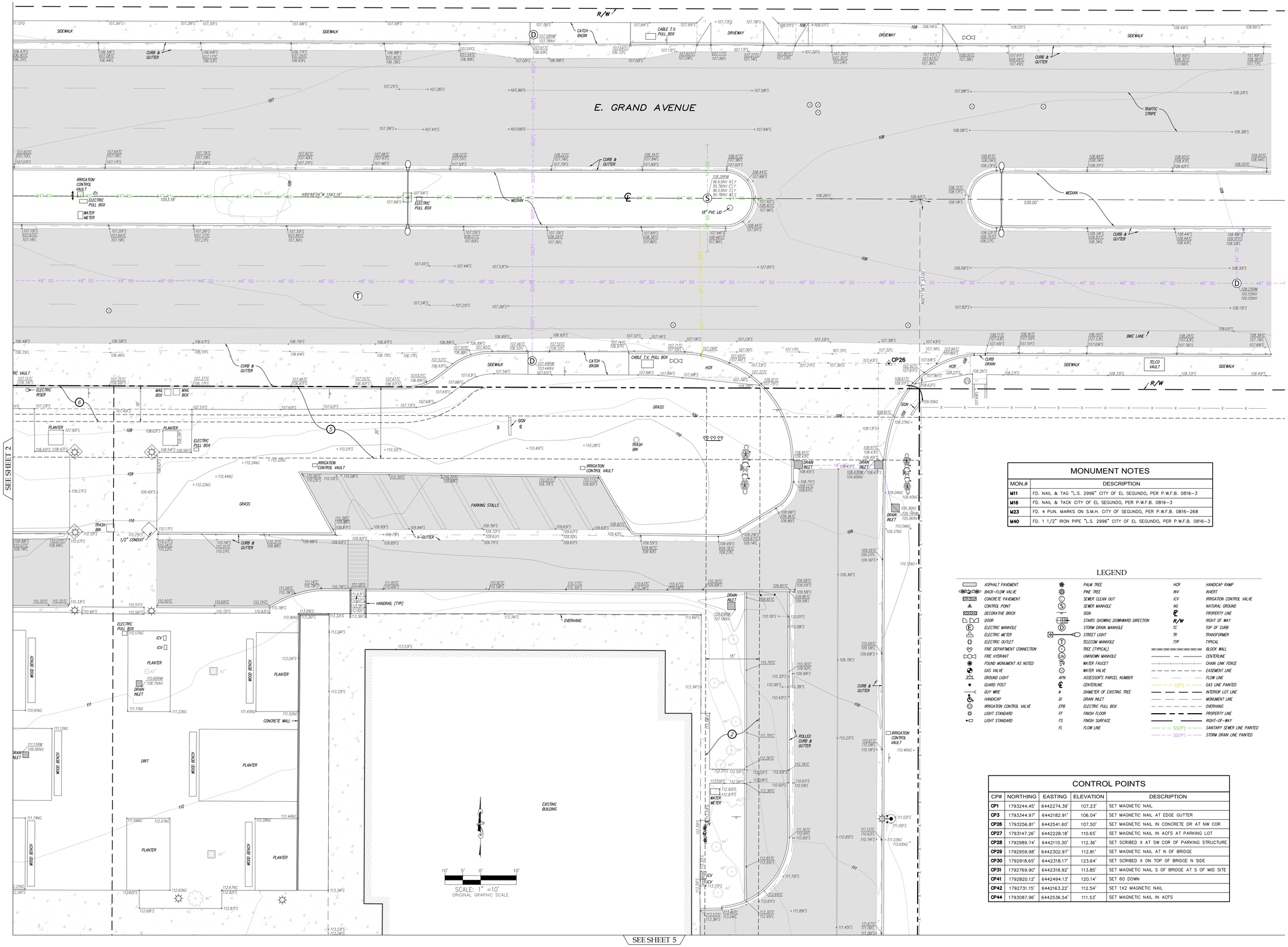
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SHEET
2
Sheet 2 of 6

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LEGEND

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SHEET
3
Sheet 3 of 6

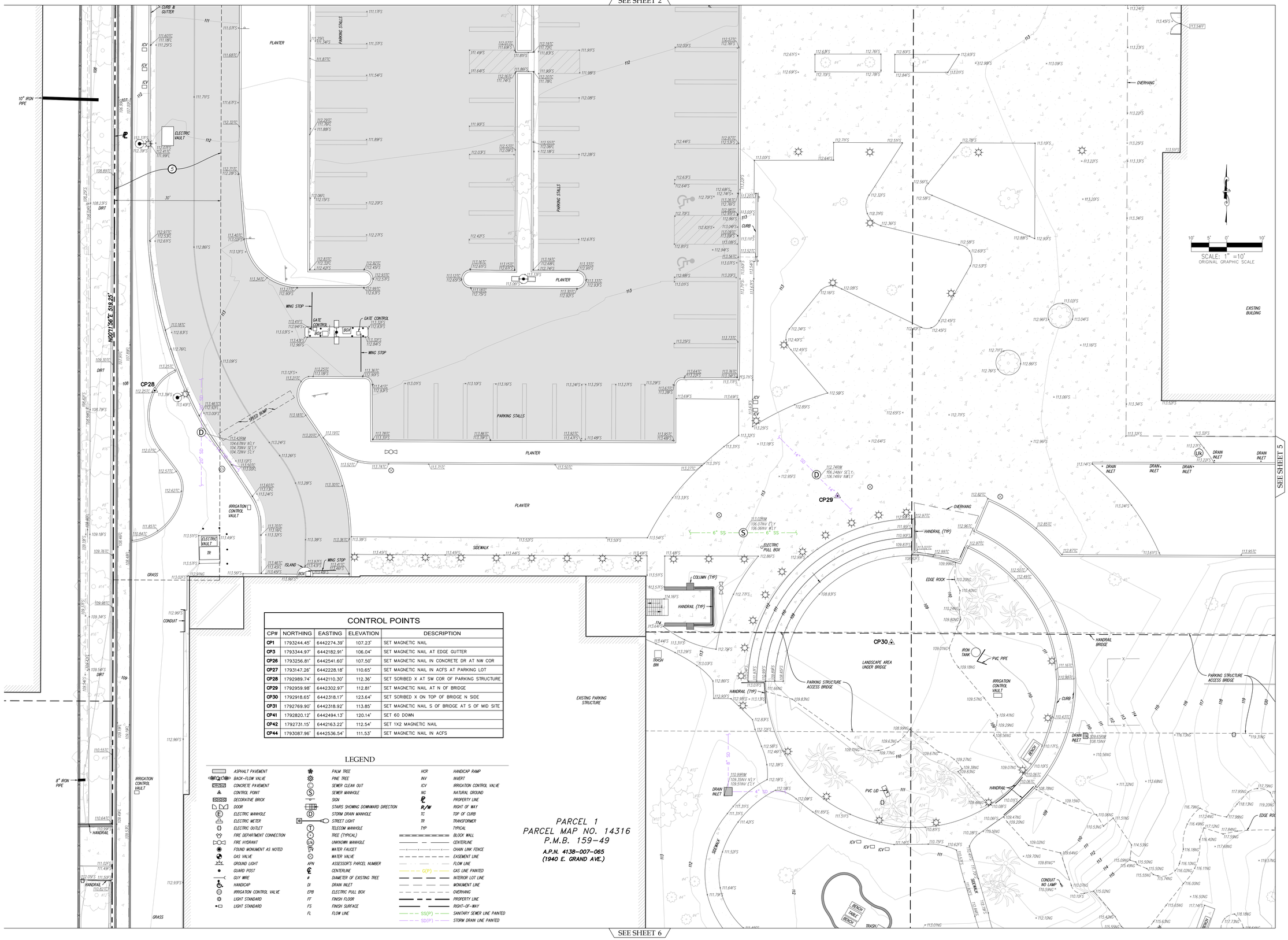
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SEE SHEET 2



CONTROL POINTS				
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LEGEND

- ASPHALT PAVEMENT
- BACK-FLOW VALVE
- CONCRETE PAVEMENT
- CONTROL POINT
- DECORATIVE BRICK
- DOOR
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FOUND MONUMENT AS NOTED
- GAS VALVE
- GROUND LIGHT
- GUARD POST
- GUY WIRE
- HANDICAP
- IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- LIGHT STANDARD
- PALM TREE
- PINE TREE
- SEWER CLEAN OUT
- SEWER MANHOLE
- SIGN
- STAIRS SHOWING DOWNWARD DIRECTION
- STORM DRAIN MANHOLE
- STREET LIGHT
- TELECOM MANHOLE
- TREE (TYPICAL)
- UNKNOWN MANHOLE
- WATER FAUCET
- WATER VALVE
- ASSESSOR'S PARCEL NUMBER
- CENTERLINE
- DIAMETER OF EXISTING TREE
- DRAIN INLET
- ELECTRIC PULL BOX
- FINISH FLOOR
- FINISH SURFACE
- FLOW LINE
- HANDICAP RAMP
- INVERT
- IRRIGATION CONTROL VALVE
- NATURAL GROUND
- PROPERTY LINE
- RIGHT OF WAY
- TOP OF CURB
- TRANSFORMER
- TYPICAL
- BLOCK WALL
- CENTERLINE
- CHAIN LINK FENCE
- EASEMENT LINE
- FLOW LINE
- GAS LINE PAINTED
- INTERIOR LOT LINE
- MONUMENT LINE
- OVERHANG
- PROPERTY LINE
- RIGHT-OF-WAY
- SANITARY SEWER LINE PAINTED
- STORM DRAIN LINE PAINTED

PARCEL 1
PARCEL MAP NO. 14316
P.M.B. 159-49
A.P.N. 4138-007-065
(1940 E. GRAND AVE.)

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SHEET 4
Sheet 4 of 6

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LEGEND

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BACK-FLOW VALVE	GROUND LIGHT	STORM DRAIN MANHOLE	FF	FINISH FLOOR		BLOCK WALL
CONCRETE PAVEMENT	GUARD POST	STREET LIGHT	FS	FINISH SURFACE		CENTERLINE
CONTROL POINT	GUY WIRE	TELECOM MANHOLE	FL	FLOW LINE		CHAIN LINK FENCE
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FIRE DEPARTMENT CONNECTION	PINE TREE	CENTERLINE	R/W	RIGHT OF WAY		PROPERTY LINE
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FOUND MONUMENT AS NOTED	SEWER MANHOLE	DRAIN INLET	TR	TRANSFORMER	SS(P)	SANITARY SEWER LINE PAINTED
	SIGN				SD(P)	STORM DRAIN LINE PAINTED

SEE SHEET 3

CONTROL POINTS				
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PARCEL 2
PARCEL MAP NO. 14316
P.M.B. 159–49
A.P.N. 4138–007–066
(1960 E. GRAND AVE.)

PARCEL 1
PARCEL MAP NO. 14316
P.M.B. 159–49
A.P.N. 4138–007–065
(1940 E. GRAND AVE.)

SCALE: 1" =10'
ORIGINAL GRAPHIC SCALE

SEE SHEET 6

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DRAWN BY:	VG
JOB NO.:	20766

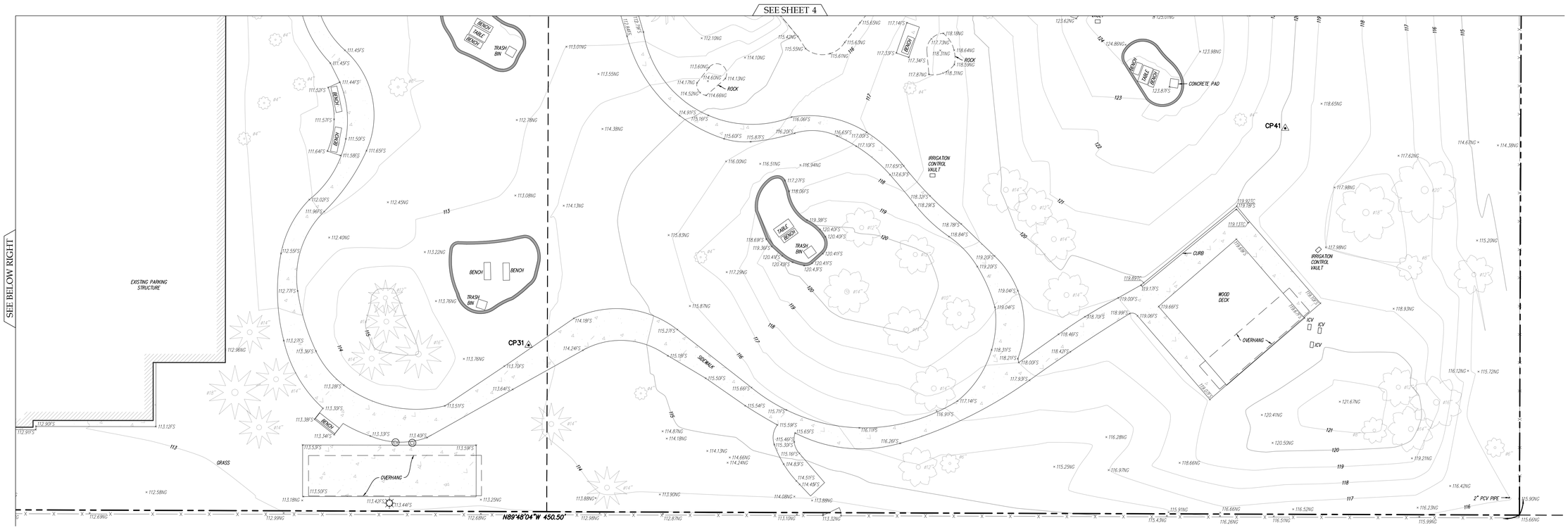
SHEET 5
Sheet 5 of 6

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245



LEGEND

	ASPHALT PAVEMENT		PALM TREE	HCR	HANDICAP RAMP
	BACK-FLOW VALVE		PINE TREE	INV	INVERT
	CONCRETE PAVEMENT		SEWER CLEAN OUT	ICV	IRRIGATION CONTROL VALVE
	CONTROL POINT		SEWER MANHOLE	NG	NATURAL GROUND
	DECORATIVE BRICK		SIGN		PROPERTY LINE
	DOOR		STAIRS SHOWING DOWNWARD DIRECTION	R/W	RIGHT OF WAY
	ELECTRIC MANHOLE		STORM DRAIN MANHOLE	TC	TOP OF CURB
	ELECTRIC METER		STREET LIGHT	TR	TRANSFORMER
	ELECTRIC OUTLET		TELECOM MANHOLE	TYP	TYPICAL
	FIRE DEPARTMENT CONNECTION		TREE (TYPICAL)		BLOCK WALL
	FIRE HYDRANT		UNKNOWN MANHOLE		CENTERLINE
	FOUND MONUMENT AS NOTED		WATER FAUCET		CHAIN LINK FENCE
	GAS VALVE		WATER VALVE		EASEMENT LINE
	GROUND LIGHT	APN	ASSESSOR'S PARCEL NUMBER		FLOW LINE
	GUARD POST		CENTERLINE		GAS LINE PAINTED
	GUY WIRE	#	DIAMETER OF EXISTING TREE		INTERIOR LOT LINE
	HANDICAP	DI	DRAIN INLET		MONUMENT LINE
	IRRIGATION CONTROL VALVE	EPB	ELECTRIC PULL BOX		OVERHANG
	LIGHT STANDARD	FF	FINISH FLOOR		PROPERTY LINE
	LIGHT STANDARD	FS	FINISH SURFACE		RIGHT-OF-WAY
		FL	FLOW LINE		SANITARY SEWER LINE PAINTED
					STORM DRAIN LINE PAINTED

SCALE: 1" =10'
ORIGINAL GRAPHIC SCALE

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP26	1793256.81'	6442541.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.26'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF PARKING STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS

MONUMENT NOTES

MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M16	FD. NAIL & TACK CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M23	FD. 4 PUN. MARKS ON S.M.H. CITY OF SEGUNDO, PER P.W.F.B. 0816-268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3

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JOB NO. 20766
FOR AND ON BEHALF OF
WARE MALCOMB CIVIL ENGINEERING

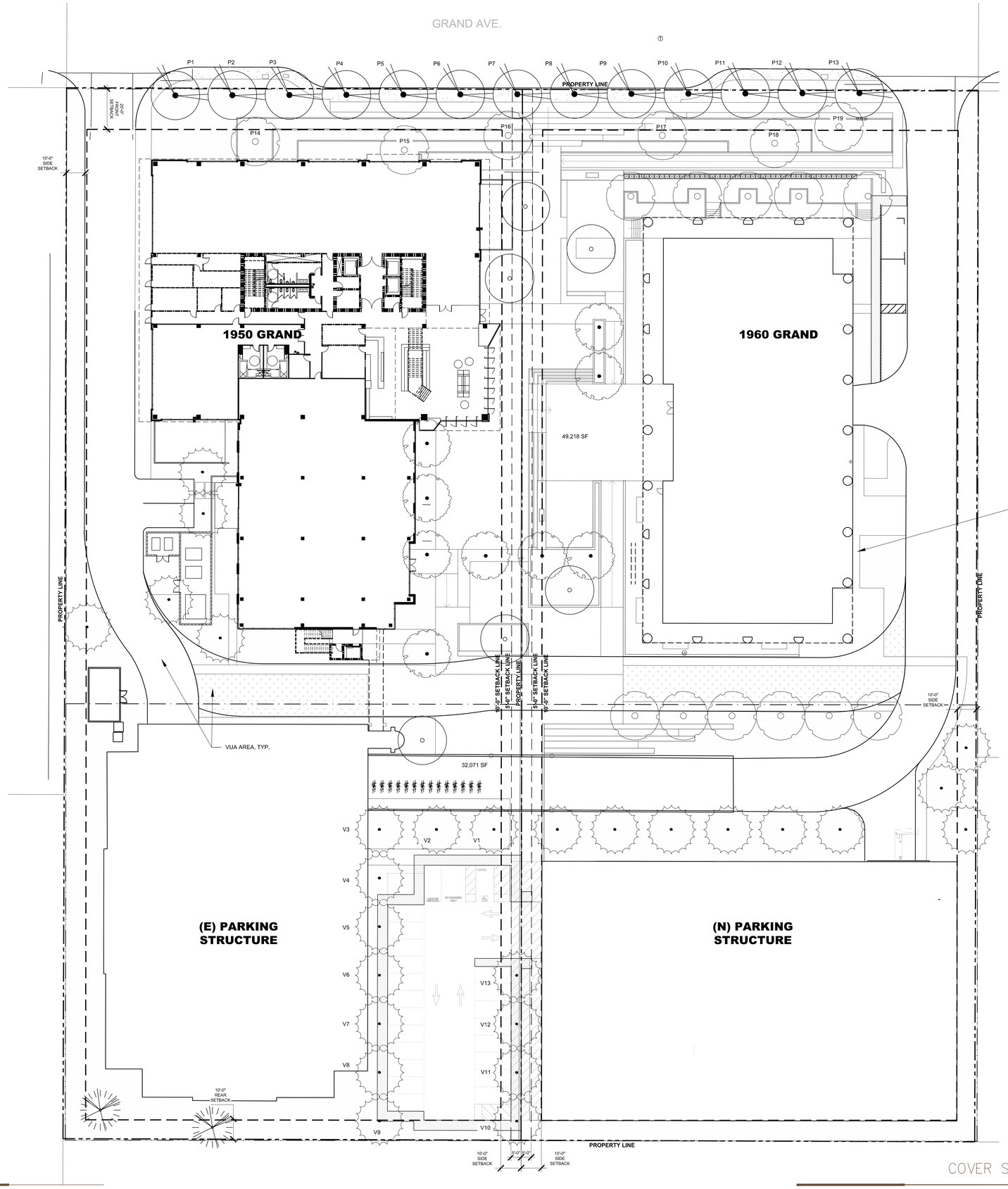
TOPOGRAPHIC SURVEY
1950 GRAND AVE.
EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

PROJECT

NO.	DATE	REMARKS
D	11/30/2021	PLANNING SUBMITTAL

PA / PM:	BK
DRAWN BY:	VG
JOB NO.:	20766

SHEET 6
Sheet 6 of 6



1950 GRAND

100% SD LANDSCAPE SET

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SHEET INDEX

SHEET NUMBER	TITLE
L0.0	COVER SHEET/CITY REFERENCE PLAN
L0.1	CITY REFERENCE PLAN
L0.2	TREE DISPOSITION PLAN
L1.0	L1 CONSTRUCTION PLAN
L1.1	L3 CONSTRUCTION PLAN
L1.2	L1 CONSTRUCTION ENLARGEMENT PLAN
L1.3	L1 CONSTRUCTION ENLARGEMENT PLAN
L2.0	CONSTRUCTION DETAILS
L2.1	CONSTRUCTION DETAILS
L2.2	CONSTRUCTION DETAILS
L2.3	CONSTRUCTION DETAILS
L2.4	CONSTRUCTION DETAILS
L2.5	CONSTRUCTION DETAILS
L3.0	L1 PLANTING PLAN
L3.1	L3 PLANTING PLAN
L3.2	PLANT PALETTE

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE (OPEN) AREA	
1950 PARCEL:	63,166 SF
1960 PARCEL:	73,351 SF
TOTAL:	136,517 SF

BUILDING PERIMETER
REQUIREMENTS: A MINIMUM HORIZONTAL DEPTH OF (5') OF LANDSCAPE SHALL BE PROVIDED AROUND THE BUILDING
PROVIDED: LANDSCAPE MATERIALS ARE PROVIDED A MINIMUM OF (5') AROUND THE PERIMETER OF THE BUILDING. (REFER TO THIS SHEET FOR LANDSCAPE AREA)

PROPERTY PERIMETER	
REQUIREMENTS: PROVIDE (1) TREE FOR EVERY (25') OF STREET FRONTAGE	
STREET FRONTAGE:	451 LF = 19 TREES REQ'D
TREES PROVIDED:	19 (# P1-P19)

LEGEND

PROPERTY LINE

SETBACK LINE

VUA LANDSCAPE AREA

VEHICULAR USE AREA (VUA)		
REQUIREMENTS: PROVIDE (1) TREE FOR EVERY (3,000) SQUARE FEET AND LANDSCAPE AREAS TO COVER FIVE PERCENT (5%) OF THE VUA		
VUA (BOTH PARCELS):	8,591 SF	
LANDSCAPE AREA PROVIDED:	2,472 SF (29%)	
TREES REQUIRED:	3	
TREES PROVIDED:	13 (# V1-V13)	

PLANT SIZING CALCULATIONS		
REQUIREMENTS: AT LEAST 20% OF THE TREES MUST BE 36" BOX OR LARGER, AT LEAST 30% MUST BE 24" BOX SIZE OR LARGER, AND THE REMAINING 50% MUST BE 15 GALLON SIZE OR LARGER.		
TOTAL TREES	74	
36" BOX TREES OR LARGER (61 TOTAL)	MIN % REQ 20%	% PROVIDED 82%
24" BOX TREES OR LARGER (13 TOTAL)	30%	18%
15 GALLON TREES OR LARGER (0 TOTAL)	50%	-
REQUIREMENTS: SHRUBS MUST BE PLANTED FROM A MINIMUM FIVE (5) GALLON SIZE CONTAINER. ONE GALLON SIZE CONTAINERS MAY BE ALLOWED FOR SHRUBS THAT ARE NOT COMMONLY AVAILABLE IN FIVE (5) GALLON SIZE CONTAINERS, SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING AND BUILDING SAFETY.		

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3/64"=1'-0"

NORTH

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COVER SHEET / CITY REFERENCE PLAN

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
09.30.2020

SHEET
L0.0

GRAND STAIR.
15-2-7D1, HELD 5 FEET FROM PL, THOUGH THEY COULD ENCROACH ANOTHER TWO FEET

12" HT TERRACED RETAINING WALLS
15-2-4 3. A Retaining Wall Located In Any Required Setback, As Depicted In Subsection E, Figures 3a And 3b Of This Section, MAY RETAIN A MAXIMUM OF THREE FEET (3') OF FILL. The Height Of The Retaining Wall Built To Retain The Fill Is Considered As Contributing To The Permissible Height Of A Fence Or Wall.

In A Required Front Setback, A Six Inch (6") Wall Or Fence May Be Erected On Top Of A Wall Which Retains A Maximum Of Three Feet (3'). No Open Work Fence, Above The Maximum FORTY TWO INCH (42") TOTAL HEIGHT, IS ALLOWED IN THE FRONT SETBACK.

TRELLIS ELEMENT, ENCROACHES 2' INTO THE REQUIRED SETBACK BUT DOES NOT REDUCE THE SETBACK TO LESS THAN 3' IN WIDTH.

15-2-7: ENCROACHMENTS:
Encroachments are subject to the following provisions in the indicated zones:
A. All Zones: "ARCHITECTURAL LANDSCAPE FEATURES" as defined in section 15-1-6 of this title may encroach into setbacks as specified in section 15-2-14 of this chapter. In all zones, every required yard must be open and unobstructed from the ground up, EXCEPT THE FOLLOWING INTRUSIONS MAY PROJECT TWO FEET (2') INTO REQUIRED YARDS, PROVIDED THE REQUIRED YARD CANNOT BE REDUCED TO LESS THAN THREE FEET (3') IN WIDTH:.

FIREPLACE (4'WIDTH) ENCROACHES INTO THE REQUIRED SETBACK BUT DOES NOT REDUCE THE SETBACK TO LESS THAN 3' IN WIDTH.

15-2-7: ENCROACHMENTS:
Encroachments are subject to the following provisions in the indicated zones:
A. All Zones: "ARCHITECTURAL LANDSCAPE FEATURES" as defined in section 15-1-6 of this title may encroach into setbacks as specified in section 15-2-14 of this chapter. In all zones, every required yard must be open and unobstructed from the ground up, EXCEPT THE FOLLOWING INTRUSIONS MAY PROJECT TWO FEET (2') INTO REQUIRED YARDS, PROVIDED THE REQUIRED YARD CANNOT BE REDUCED TO LESS THAN THREE FEET (3') IN WIDTH:. 3. FIREPLACE STRUCTURES NOT WIDER THAN EIGHT FEET (8') MEASURED IN THE GENERAL DIRECTION OF THE WALL OF WHICH IT IS A PART;

Drivable Grass with Drivable Turf Infill

24" HT PLANTER WALLS
15-2-4 3. A Retaining Wall Located In Any Required Setback, As Depicted In Subsection E, Figures 3a And 3b Of This Section, MAY RETAIN A MAXIMUM OF THREE FEET (3') OF FILL. The Height Of The Retaining Wall Built To Retain The Fill Is Considered As Contributing To The Permissible Height Of A Fence Or Wall.

42" HT PLANTER WALLS

15-2-7: ENCROACHMENTS:
Encroachments are subject to the following provisions in the indicated zones:
A. All Zones: "ARCHITECTURAL LANDSCAPE FEATURES" as defined in section 15-1-6 of this title may encroach into setbacks as specified in section 15-2-14 of this chapter. In all zones, every required yard must be open and unobstructed from the ground up, EXCEPT THE FOLLOWING INTRUSIONS MAY PROJECT TWO FEET (2') INTO REQUIRED YARDS, PROVIDED THE REQUIRED YARD CANNOT BE REDUCED TO LESS THAN THREE FEET (3') IN WIDTH:. 4. PLANTING BOXES OR MASONRY PLANTERS NOT EXCEEDING FORTY TWO INCHES (42") IN HEIGHT



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REVISIONS

REV.	DATE	DESCRIPTION
A	3/17/21	PLANNING RESUBMITTAL
B	4/7/21	PLANNING RESUBMITTAL

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NORTH

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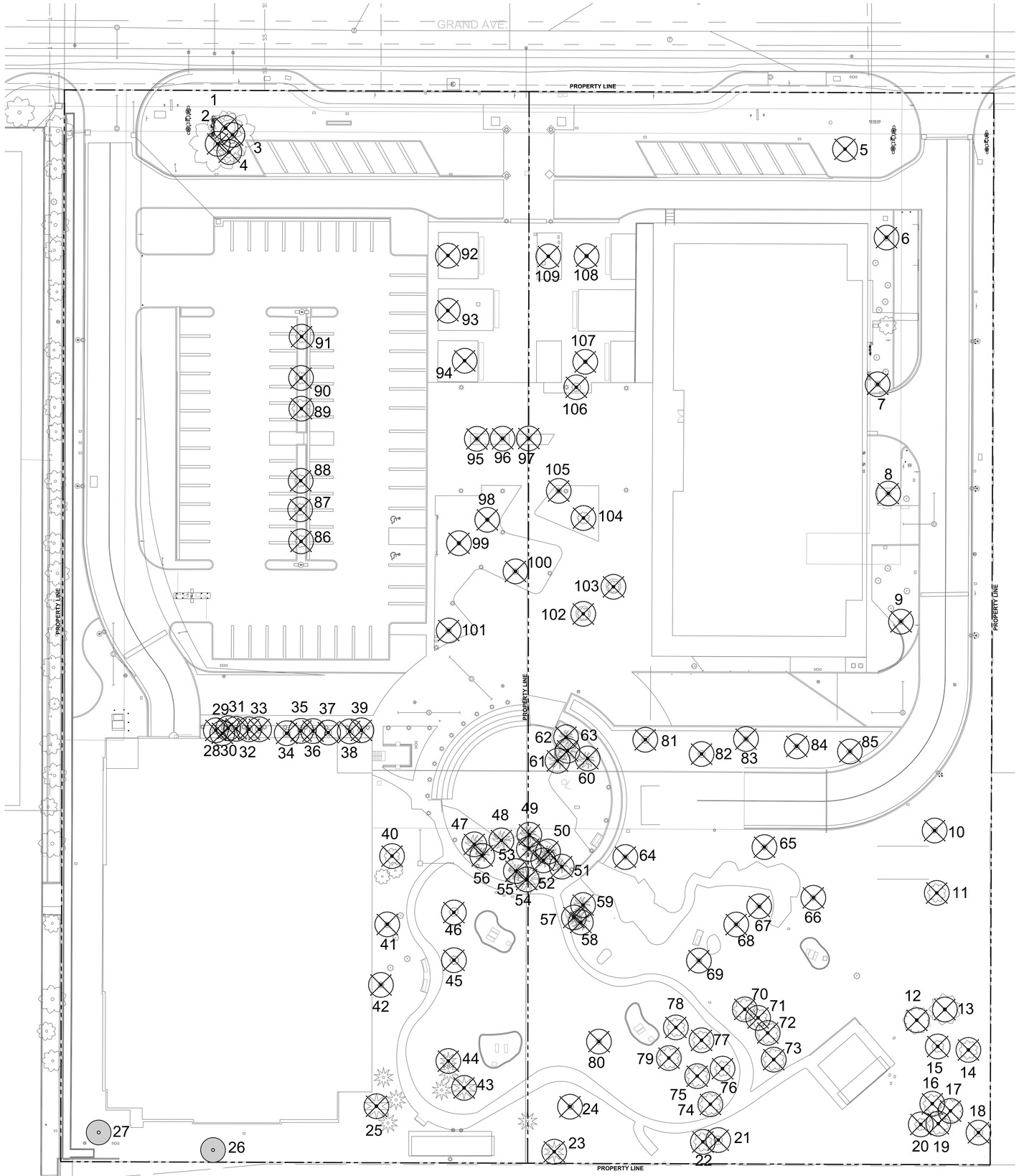
CITY REFERENCE PLAN

1950 GRAND
El Segundo, California

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LAX20-0012-00
04.07.2021

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PLANT LEGEND - TREES

	NOTE	QTY
⊗	EXISTING TREE TO BE REMOVED	107
○	EXISTING TREE TO REMAIN	2

SUMMARY:

PROTECTED TREES - 0

TOTAL NO. OF ONSITE TREES - 109

TOTAL NO. OF OFFSITE TREES (STREET TREES) - 0

TOTAL TREES (BOTH ON SITE AND OFFSITE) - 109

TREE #	SPECIES NAME	COMMON NAME	REMOVE Y/N
1	EUCALYPTUS SP.	EUCALYPTUS	Y
2	EUCALYPTUS SP.	EUCALYPTUS	Y
3	EUCALYPTUS SP.	EUCALYPTUS	Y
4	EUCALYPTUS SP.	EUCALYPTUS	Y
5	EUCALYPTUS SP.	EUCALYPTUS	Y
6	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
7	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
8	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
9	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
10	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
11	EUCALYPTUS SP.	EUCALYPTUS	Y
12	EUCALYPTUS SP.	EUCALYPTUS	Y
13	EUCALYPTUS SP.	EUCALYPTUS	Y
14	EUCALYPTUS SP.	EUCALYPTUS	Y
15	EUCALYPTUS SP.	EUCALYPTUS	Y
16	EUCALYPTUS SP.	EUCALYPTUS	Y
17	EUCALYPTUS SP.	EUCALYPTUS	Y
18	EUCALYPTUS SP.	EUCALYPTUS	Y
19	EUCALYPTUS SP.	EUCALYPTUS	Y
20	EUCALYPTUS SP.	EUCALYPTUS	Y
21	EUCALYPTUS SP.	EUCALYPTUS	Y
22	EUCALYPTUS SP.	EUCALYPTUS	Y
23	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
24	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
25	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
26	PINUS CANARIENSIS	CANARY ISLAND PINE	N
27	PINUS CANARIENSIS	CANARY ISLAND PINE	N
28	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
29	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
30	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
31	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
32	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
33	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
34	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
35	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
36	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
37	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
38	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
39	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
40	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
41	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
42	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
43	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
44	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
45	PYRUS KAWAKAMII	EVERGREEN PEAR	Y
46	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	Y
47	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
48	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
49	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
50	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
51	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
52	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
53	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
54	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
55	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
56	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
57	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
58	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
59	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
60	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
61	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
62	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
63	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
64	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
65	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
66	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
67	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
68	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
69	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
70	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
71	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
72	EUCALYPTUS SP.	EUCALYPTUS	Y
73	EUCALYPTUS SP.	EUCALYPTUS	Y
74	EUCALYPTUS SP.	EUCALYPTUS	Y
75	EUCALYPTUS SP.	EUCALYPTUS	Y
76	EUCALYPTUS SP.	EUCALYPTUS	Y
77	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
78	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
79	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
80	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
81	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
82	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
83	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
84	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
85	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
86	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	Y
87	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	Y
88	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	Y
89	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	Y
90	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	Y
91	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	Y
92	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
93	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
94	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
95	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
96	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
97	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
98	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
99	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
100	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
101	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
102	TIPUANA TIPU	TIPU TREE	Y
103	TIPUANA TIPU	TIPU TREE	Y
104	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
105	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
106	LIRIODENDRON TULIPIFERA	TULIP TREE	Y
107	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
108	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
109	PARKINSONIA FLORIDA	PALO VERDE SP.	Y

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3/64"=1'-0"

NORTH

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TREE DISPOSITION PLAN

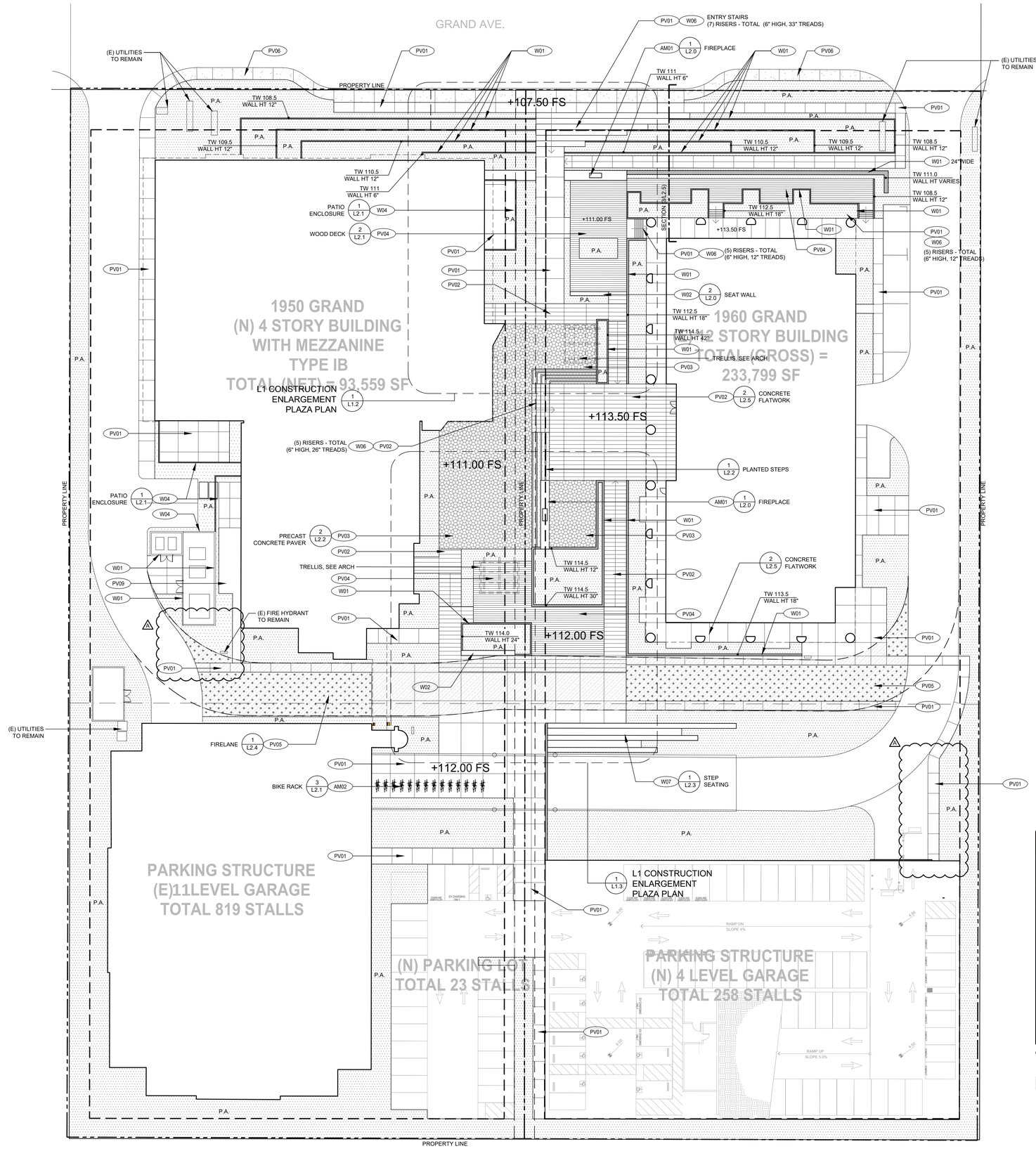
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09.30.2020

SHEET
L0.2



PAVING SCHEDULE

	SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
	PV01	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS PALOMINO FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
	PV02	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS COBBLESTONE FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
	PV03	PRECAST PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY MORTAR SET OVER CONCRETE RAT SLAB
	PV04	WOOD DECKING	1X6 IPE WOOD TIMBERS	COLOR:NATURAL, FINISH:PENOFIN IPE OILED FINISH. WAX ALL ENDS. INSTALL WITH SS DECKING SCREWS OVER PT DOUGLAS FIR FRAMING SYSTEM. ON-GRADE CONDITION, INSTALL OVER CONCRETE RAT SLAB
	PV05	FIRE LANE PAVING	SOIL RETENTION PLANTABLE CONCRETE SOLUTIONS	MODEL: DRIVABLE GRASS WITH DRIVABLE TURF INFILL OPTION
	PV06	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: NATURAL GREY FINISH: TO MATCH CITY OF EL SEGUNDO STANDARDS
	PV07	PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. QS-30PV FRENCH GRAY SET ON PEDESTALS OVERSTRUCTURE
	PV08	PRECAST PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY PEDESTAL SET OVER CONCRETE STRUCTURAL SLAB
	PV09	DECOMPOSED GRANITE PAVING	¾" MINUS PEWTER GREY DECOMPOSED GRANITE	PROVIDE SAMPLES FOR APPROVAL

WALL SCHEDULE - GRADE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W01	PLANTER WALL/ RETAINING WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH. SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W02	SEAT WALL	CAST IN PLACE CONCRETE	18" HIGH X 24" WIDE CAST-IN-PLACE CONCRETE SEAT WALL W/ SMOOTH FRP FINISH. COLOR TO MATCH ADJACENT PAVING
W03	ENTRY WALL	CMU	30" HIGH X 60" WIDE CONCRETE MASONRY UNIT WALL FINISH TO MATCH ADJACENT ENTRY FIREPLACE STRUCTURE
W04	PATIO ENCLOSURE	WOOD	42" HIGH WOOD PATIO ENCLOSURE COLOR: STAINED OR PAINTED BLACK
W05	UTILITY SCREEN WALL	CAST IN PLACE CONCRETE	5'-0" HIGH 8" WIDE CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH.
W06	STAIRS	CAST IN PLACE CONCRETE	CAST-IN-PLACE CONCRETE STAIRS W/ BRUSHED STAINLESS STEEL HANDRAILS, TYP. SEE PLANS FOR RISER AMOUNT & TREAD DEPTH.
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

AMENITY SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MANUF	COLOR/FINISH/MODEL
AM01	FIREPLACE		BUILT-IN CMU CONSTRUCTION W/ SMOOTH STUCCO PLASTER FINISH. NATURAL GAS CONNECTION. PROVIDE EMERGENCY SHUT OFF SWITCH, 4 HR DIGITAL COUNTDOWN TIMER, AND ELECTRICAL CONNECTION (120V)
AM02	BIKE RACK	LANDSCAPE FORMS	MODEL: FGP COLOR/FINISH: ANODIZED ALUMINUM QTY: 17



GRAND AVE. ENTRY STEPS AND WALLS

LEGEND

PROPERTY LINE

SETBACK LINE

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3/64"=1'-0"

NORTH

L R M
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REVISIONS

REV.	DATE	DESCRIPTION
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D 11/30/2021 PLANNING SUBMITTAL

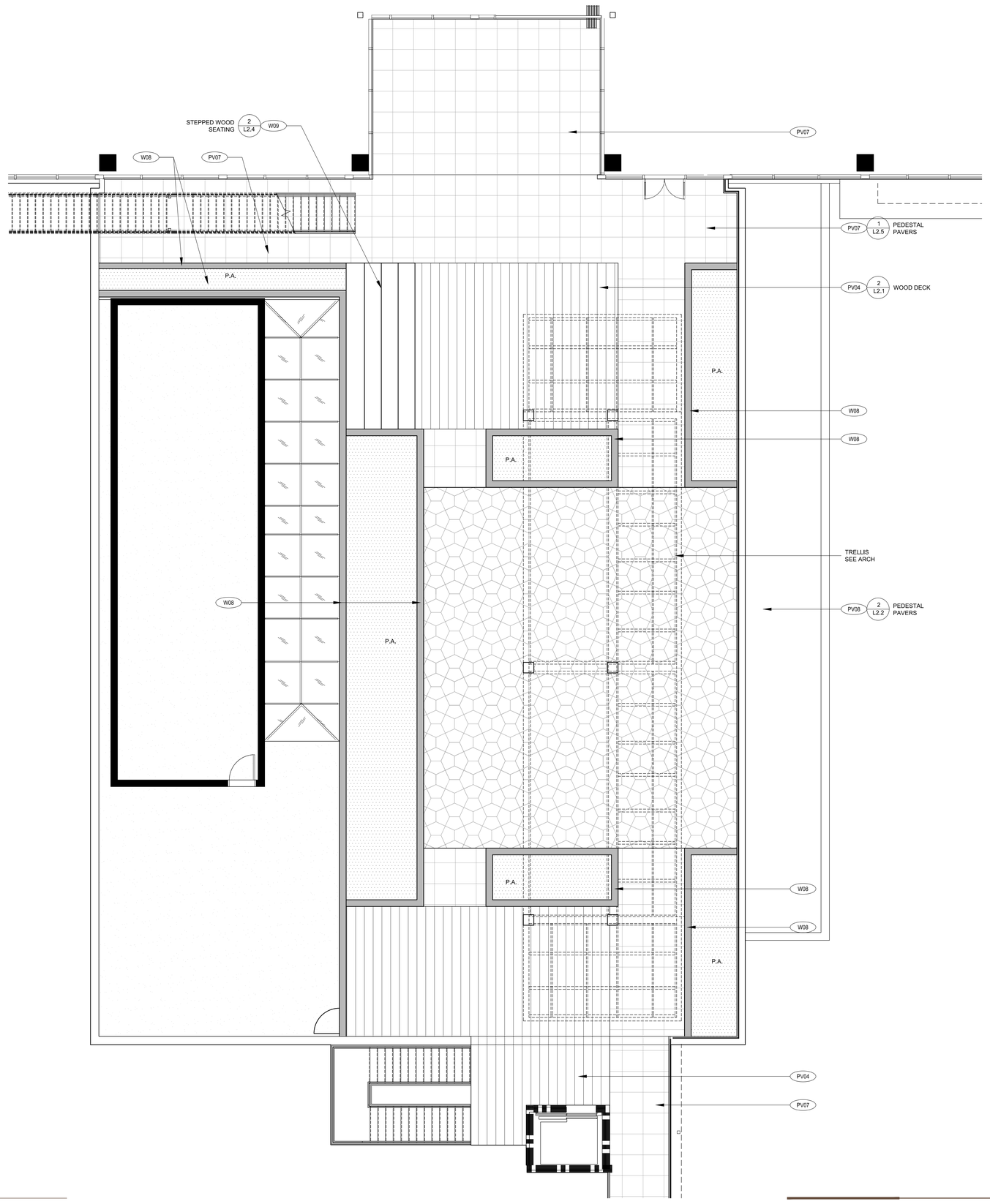
L1 CONSTRUCTION PLAN

1950 GRAND
El Segundo, California

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LAX20-0012-00
03.17.2021

SHEET
L1.0



PAVING SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
PV01	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS PALOMINO FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
PV02	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS COBBLESTONE FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
PV03	PRECAST PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY MORTAR SET OVER CONCRETE RAT SLAB
PV04	WOOD DECKING	1X6 IPE WOOD TIMBERS	COLOR:NATURAL, FINISH:PENOFIN IPE OILED FINISH. WAX ALL ENDS. INSTALL WITH SS DECKING SCREWS OVER PT DOUGLAS FIR FRAMING SYSTEM. ON-GRADE CONDITION, INSTALL OVER CONCRETE RAT SLAB
PV05	FIRE LANE PAVING	SOIL RETENTION PLANTABLE CONCRETE SOLUTIONS	MODEL: DRIVABLE GRASS WITH DRIVABLE TURF INFILL OPTION
PV06	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: NATURAL GREY FINISH: TO MATCH CITY OF EL SEGUNDO STANDARDS
PV07	PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. QS-30PV FRENCH GRAY SET ON PEDESTALS OVERSTRUCTURE
PV08	PRECAST PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY PEDESTAL SET OVER CONCRETE STRUCTURAL SLAB
PV09	DECOMPOSED GRANITE PAVING	½" MINUS PEWTER GREY DECOMPOSED GRANITE	PROVIDE SAMPLES FOR APPROVAL

WALL SCHEDULE - STRUCTURE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W08	PLANTER WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE, W/ LIGHTWEIGHT PLANTING SOIL, DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH, SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

AMENITY SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MANUF	COLOR/FINISH/MODEL
AM01	FIREPLACE		BUILT-IN CMU CONSTRUCTION W/ SMOOTH STUCCO PLASTER FINISH, NATURAL GAS CONNECTION. PROVIDE EMERGENCY SHUT OFF SWITCH, 4 HR DIGITAL COUNTDOWN TIMER, AND ELECTRICAL CONNECTION (120V)
AM02	BIKE RACK	LANDSCAPE FORMS	MODEL: FGP COLOR/FINISH: ANODIZED ALUMINUM QTY: 17

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3/16"=1'-0"

NORTH

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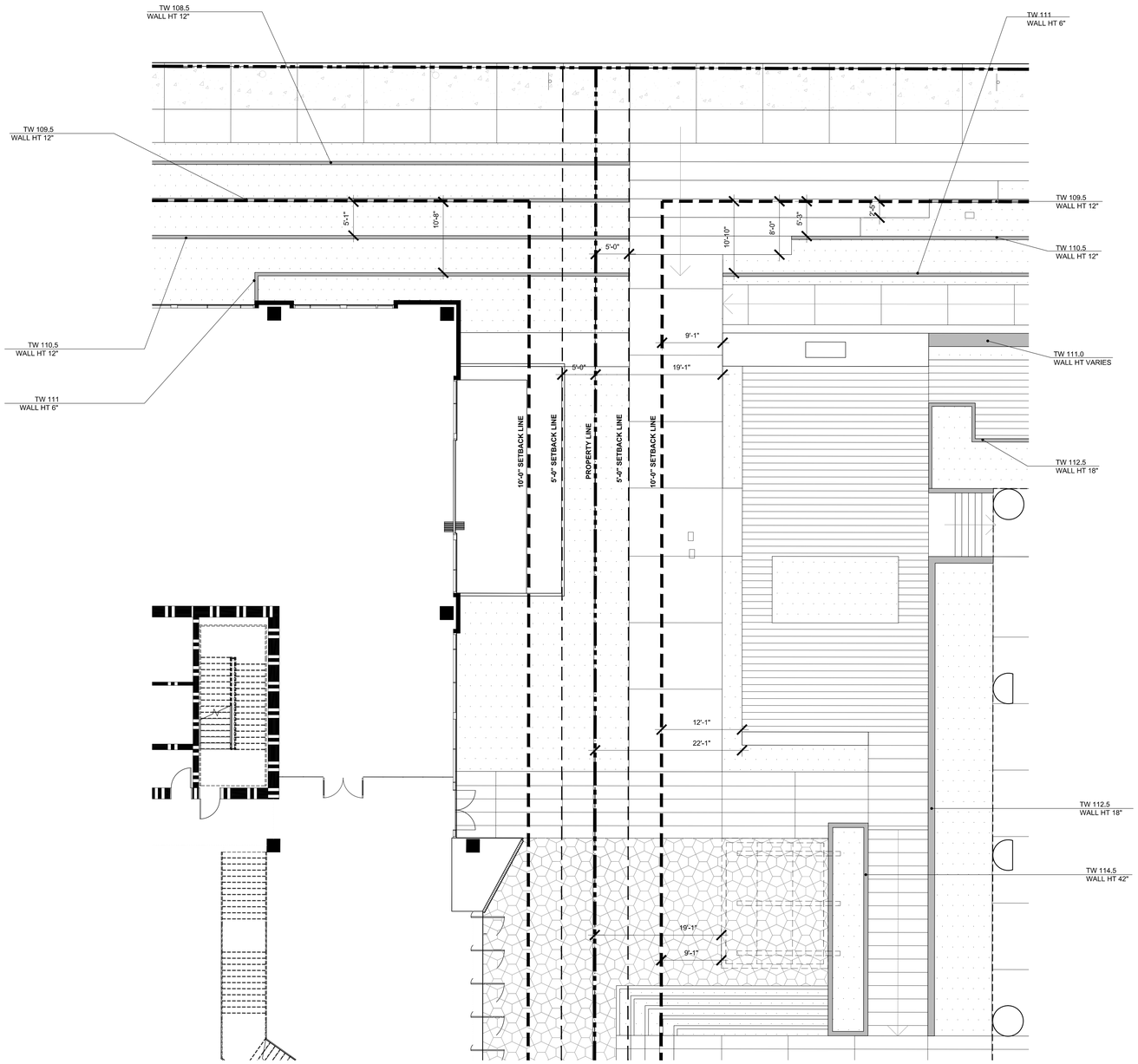
L3 CONSTRUCTION PLAN

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El Segundo, California

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09.30.2020

SHEET
L1.1



WALL SCHEDULE - GRADE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W01	PLANTER WALL/ RETAINING WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE, DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH. SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W02	SEAT WALL	CAST IN PLACE CONCRETE	18" HIGH X 24" WIDE CAST-IN-PLACE CONCRETE SEAT WALL W/ SMOOTH FRP FINISH. COLOR TO MATCH ADJACENT PAVING
W03	ENTRY WALL	CMU	30" HIGH X 60" WIDE CONCRETE MASONRY UNIT WALL FINISH TO MATCH ADJACENT ENTRY FIREPLACE STRUCTURE
W04	PATIO ENCLOSURE	WOOD	42" HIGH WOOD PATIO ENCLOSURE COLOR: STAINED OR PAINTED BLACK
W05	UTILITY SCREEN WALL	CAST IN PLACE CONCRETE	5'-0" HIGH 8" WIDE CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH.
W06	STAIRS	CAST IN PLACE CONCRETE	CAST-IN-PLACE CONCRETE STAIRS W/ BRUSHED STAINLESS STEEL HANDRAILS, TYP. SEE PLANS FOR RISER AMOUNT & TREAD DEPTH.
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

AMENITY SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MANUF	COLOR/FINISH/MODEL
AM01	FIREPLACE		BUILT-IN CMU CONSTRUCTION W/ SMOOTH STUCCO PLASTER FINISH. NATURAL GAS CONNECTION. PROVIDE EMERGENCY SHUT OFF SWITCH, 4 HR DIGITAL COUNTDOWN TIMER, AND ELECTRICAL CONNECTION (120V)
AM02	BIKE RACK	LANDSCAPE FORMS	MODEL: FGP COLOR/FINISH: ANODIZED ALUMINUM QTY: 17

LEGEND

PROPERTY LINE

SETBACK LINE

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1/8"=1'-0"

NORTH

PLANNING SUBMITTAL | 11/30/2021 | D

L1 CONSTRUCTION ENLARGEMENT PLAN

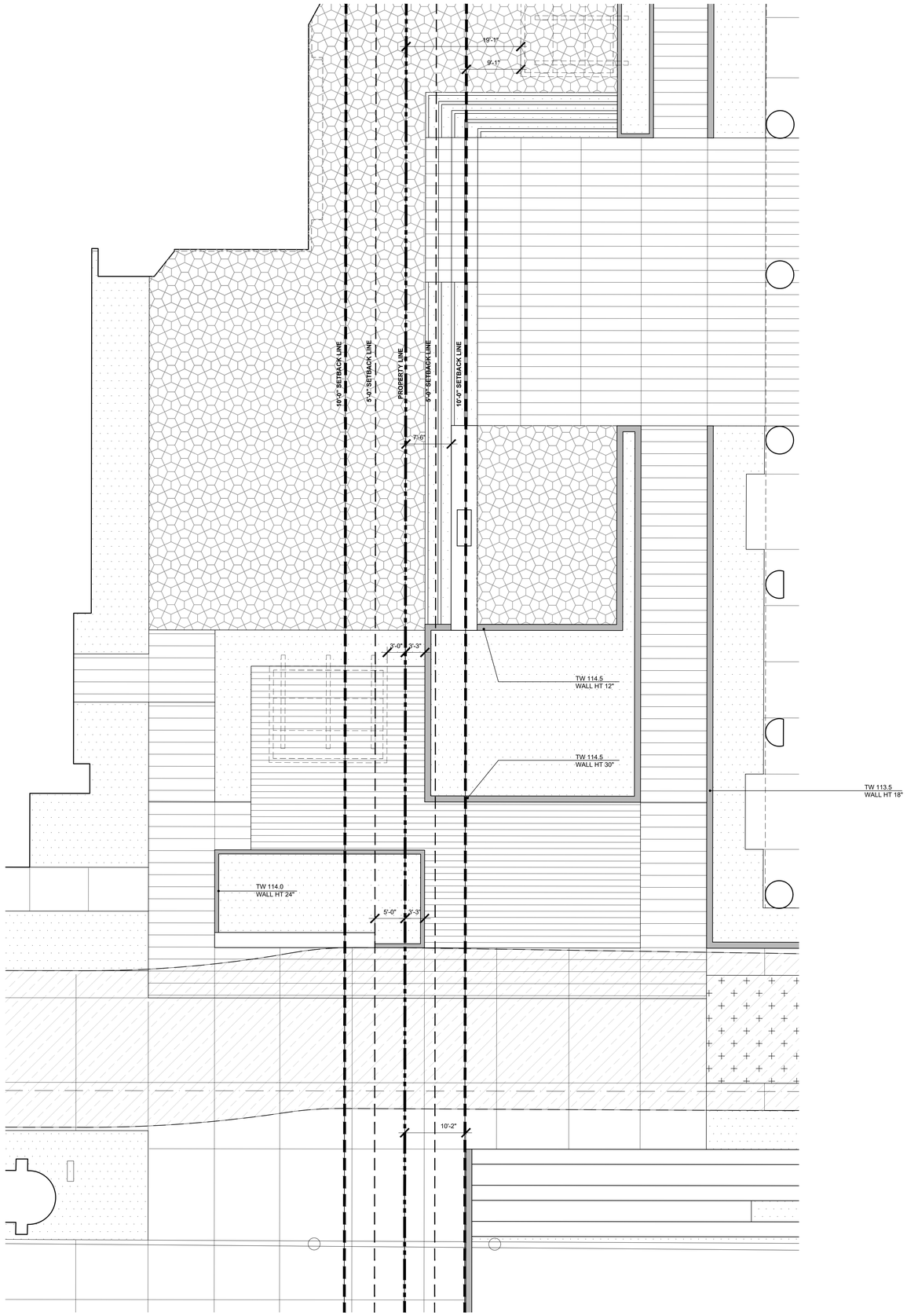
1950 GRAND
El Segundo, California

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09.30.2020

SHEET
L1.2

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WALL SCHEDULE - GRADE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W01	PLANTER WALL/ RETAINING WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH. SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W02	SEAT WALL	CAST IN PLACE CONCRETE	18" HIGH X 24" WIDE CAST-IN-PLACE CONCRETE SEAT WALL W/ SMOOTH FRP FINISH. COLOR TO MATCH ADJACENT PAVING
W03	ENTRY WALL	CMU	30" HIGH X 60" WIDE CONCRETE MASONRY UNIT WALL FINISH TO MATCH ADJACENT ENTRY FIREPLACE STRUCTURE
W04	PATIO ENCLOSURE	WOOD	42" HIGH WOOD PATIO ENCLOSURE COLOR: STAINED OR PAINTED BLACK
W05	UTILITY SCREEN WALL	CAST IN PLACE CONCRETE	5'-0" HIGH 8" WIDE CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH.
W06	STAIRS	CAST IN PLACE CONCRETE	CAST-IN-PLACE CONCRETE STAIRS W/ BRUSHED STAINLESS STEEL HANDRAILS, TYP. SEE PLANS FOR RISER AMOUNT & TREAD DEPTH.
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

LEGEND

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1/8"=1'-0"

NORTH

L1 CONSTRUCTION ENLARGEMENT PLAN

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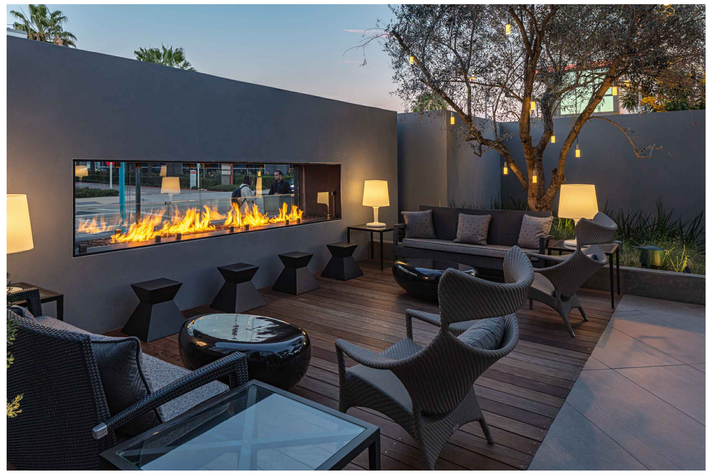
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03.17.2021

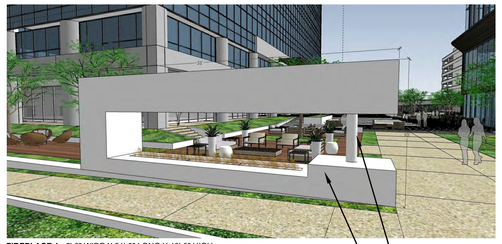
SHEET
L1.3





SEAT WALL | SCALE NTS | 2





FIREPLACE 1 - 5'-0" WIDE X 31'-0" LONG X 10'-0" HIGH

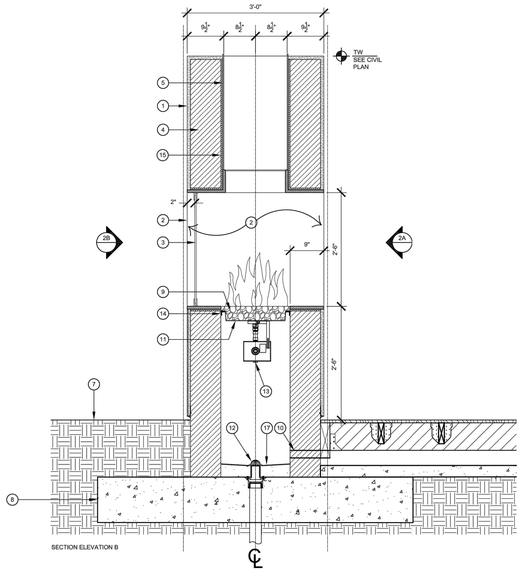
STEEL SUPPORT POST

SMOOTH PLASTER STUCCO FINISH



FIREPLACE 2 - 4'-6" WIDE X 34'-0" LONG X 9'-0" HIGH

SMOOTH PLASTER STUCCO FINISH



LEGEND

1. PLASTER FINISH WALL, REFER TO CONSTRUCTION SCHEDULE (F03A) FOR COLOR AND FINISH
2. STONE SLAB, REFER TO CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
3. CUSTOM FRAMELESS HEAT RESISTANT TEMPERED CLEAR GLASS FIXED PANEL, ½" THICK, PROVIDE ½" SPACING BETWEEN GLASS PANELS. VERIFY OPENINGS IN FIELD.
4. 8" CMU WALL, TYP.
5. ¼" THICK GALVANIZED SHEET METAL PANEL PAINTED SILVER
6. CAST IN PLACE CONCRETE
7. FINISH GRADE ADJACENT
8. CONCRETE FOOTING, SEE STRUCT.
9. CRUSHED FIRE GLASS, REFER TO CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
10. 9"x2" VENT OPENING UNDER DECK, 2 TOTAL. NOTCH 3X10 DOUGLAS FIR LEDGER BOARD AS NEEDED.
11. HPC H BURNER INSERT KIT: MODEL 54X16SSEI-H, 200K (2 TOTAL) WITH COMMERCIAL SAFETY PIPE TRAIN & MANUAL SHUT OFF VALVE. PLACE EQUIPMENT AS NOTED.
12. DRAIN - REFER TO PLUMBING DRAWINGS
13. GAS SUPPLY - REFER TO PLUMBING DRAWINGS
14. GALVANIZED ANGLE IRON, BOLT TO ADJACENT CMU WALL.
15. MORTAR
16. GE IN-WALL 4 HR DIGITAL COUNTDOWN TIMER WITH BELL SWITCH VERTICAL FLIP COVER, MODEL: 5103-0. LOCATE CENTER OF TIMER TO BE 36" OFF THE FINISH SURFACE. ADJACENT TO EMERGENCY SHUT OFF
17. CONCRETE SUBSLAB. DRAIN TO SLOPE
18. DOOR PER ARCHITECTURE
19. EMERGENCY SHUT OFF SWITCH BY GRAND EFFECTS, INC. LOCATE CENTER OF SWITCH TO BE 36" OFF THE FINISH SURFACE ADJACENT TO TIMER.
20. CRL 2-SERIES SQUARE TYPE FLAT BASE GLASS CLAMPS, MODEL: Z910BS (BRUSHED STAINLESS).
21. GLASS INLET ADJACENT. SEE DETAIL 6, SHEET L2.00
22. 2-¾" LONG ANCHOR, EPOXY SET
23. 12"X12" ACCESS DOOR WITH KEY OPERATED CYLINDER CAM LATCH BY CENDREX. PAINT TO MATCH PLASTER. 2 TOTAL.
24. VENTING PANEL LOUVERED STAINLESS STEEL, PAINT TO MATCH PLASTER. MODEL: LEGACY 5510-01 BY FIRE MAGIC. 2 TOTAL.

NOTES:

1. ALL FIREPLACE CONTROLS TO BE ADA ACCESSIBLE AND COMPLIANT WITH REACH RANGE BETWEEN 15" AND 48". ONE-HAND OPERABLE WITH MAXIMUM PRESSURE OF 5 LBS WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
2. PROVIDE GAS SUPPLY WITH MANUAL SHUT OFF VALVE, ELECTRICAL CONNECTION (120V) AND GROUND WIRE FOR VALVE.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FIREPLACE AND BAR FOR APPROVAL.
4. FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.

FIREPLACE | SCALE NTS | 1

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NORTH

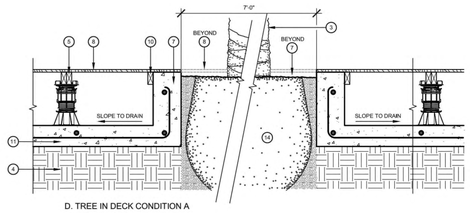
CONSTRUCTION DETAILS

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El Segundo, California

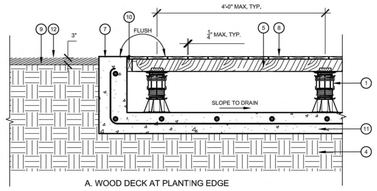
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03.17.2021

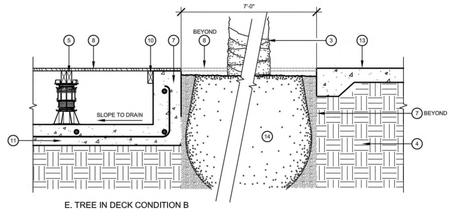
SHEET
L2.0



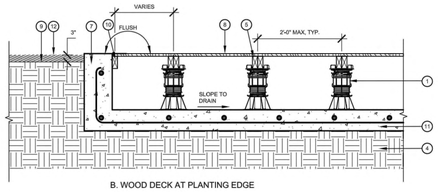
D. TREE IN DECK CONDITION A



A. WOOD DECK AT PLANTING EDGE



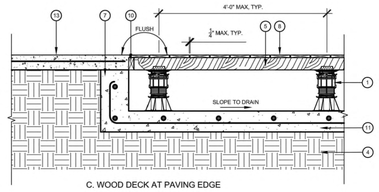
E. TREE IN DECK CONDITION B



B. WOOD DECK AT PLANTING EDGE

1. TOURNESOL VERSIJACK PEDESTAL SYSTEM WITH BEAM HOLDER AND SLOPE CORRECTORS
2. NOT USED
3. PALM TRUNK
4. COMPACT SUBGRADE PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS
5. 2 x 4 DOUGLAS FIR TWINNED JOIST. SET IN BEAM HOLDER.
6. NOT USED
7. CAST IN PLACE CONCRETE CHEEK WALL, 8" THICK. REINFORCE PER STRUCTURAL
8. 1 x 6 IPE WOOD DECKING, ATTACH WITH #8 STAINLESS STEEL WOOD SCREWS, ALIGN ALL DIRECTIONS
9. FINISH GRADE OF PLANTER, TYP.
10. 2 x 4 DOUGLAS FIR LEDGER BOARD. ATTACH TO ADJACENT CONCRETE CHEEK WALL. *BACK-CUT IF ATTACHING TO CURVED SURFACE
11. 6" THICK CONCRETE SUB-SLAB. TYP. SLOPE TO DRAIN. REINFORCE PER STRUCTURAL
12. MULCH, SEE SPECS
13. ADJACENT PAVING, SEE CONSTRUCTION PLAN
14. PALM ROOTBALL

NOTE:
1. ALL IPE TO BE FINISHED WITH PENOFIN OIL, COLOR: TRANSPARENT NATURAL, AND ENDS TO BE WAXED.
2. ALL DOUGLAS FIR - USE PRESSURE TREATED DOUGLAS FIR #1 OR BETTER.
3. PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL



C. WOOD DECK AT PAVING EDGE



WOOD DECKING | SCALE NTS | 2







PATIO ENCLOSURE | SCALE NTS | 1







BIKE RACK | SCALE NTS | 3

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NORTH

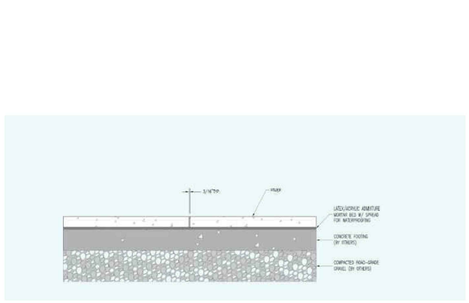
CONSTRUCTION DETAILS

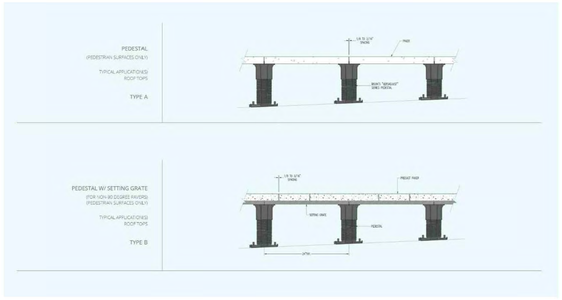
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El Segundo, California

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SHEET
L2.1

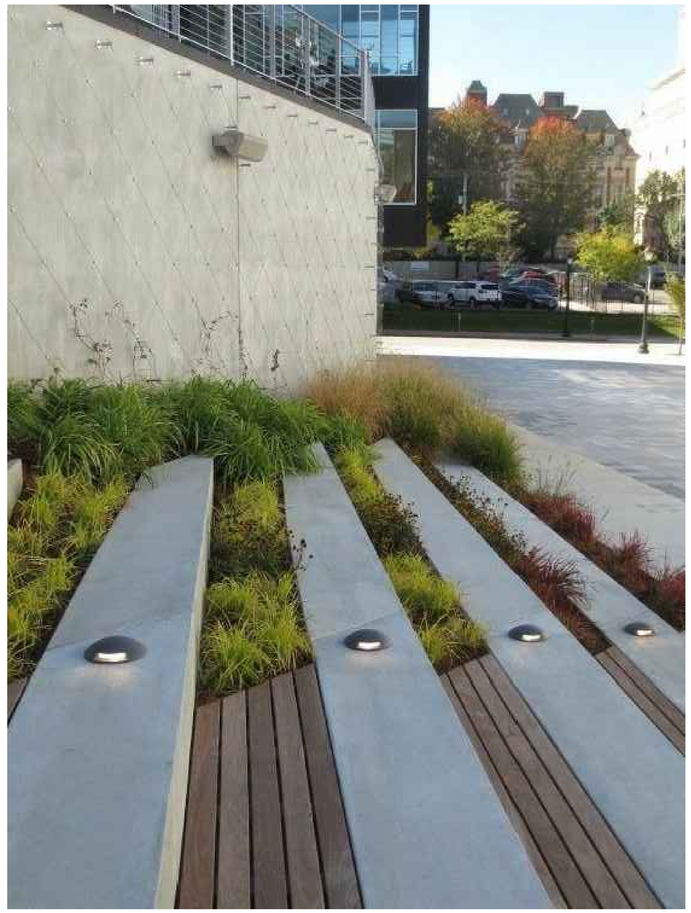








PRECAST CONCRETE PAVER | SCALE NTS | 2





PLANTED STEPS | SCALE NTS | 1

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PLANNING SUBMITTAL
11/30/2021
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NORTH

CONSTRUCTION DETAILS

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03.17.2021

SHEET
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STEP SEATING | SCALE NTS | 1

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D 11/30/2021 PLANNING SUBMITTAL

NORTH

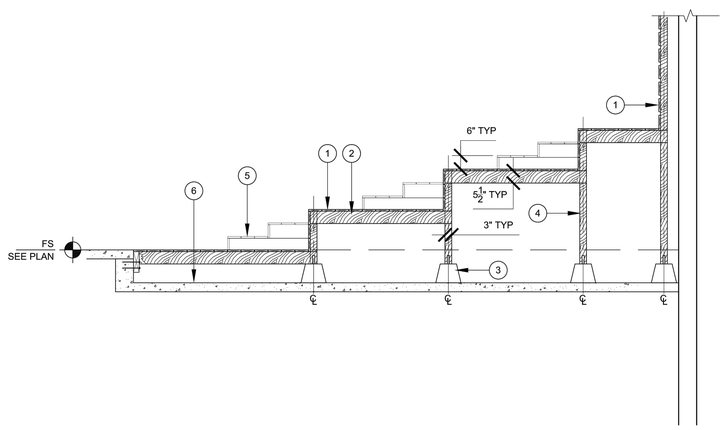
CONSTRUCTION DETAILS

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03.17.2021

SHEET
L2.3



1. 1 x 6 IPE WOOD DECKING (FULL LENGTH), ATTACH WITH STAINLESS STEEL WOOD SCREWS.
2. PT WOOD FRAMING
3. PEDESTAL
4. 4X4 PT WOOD POST
5. WOOD STEP BEYOND WHERE OCCURS
6. STRUCTURAL SLAB, SEE ARCH

NOTE:
1. ALL IPE TO BE FINISHED WITH PENOFIN OIL, COLOR: TRANSPARENT NATURAL, AND ENDS TO BE WAXED.

2. ALL DOUGLAS FIR - USE PRESSURE TREATED DOUGLAS FIR #1 OR BETTER.

3. PROVIDE SHOP DRAWINGS AT ALL DECK LOCATIONS FOR REVIEW & APPROVAL. SEE 1/L2.01 FOR EDGE DETAILS.

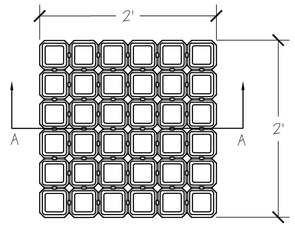
4. PROVIDE ACCESS HATCH WITH FINGER HOLES OVER WATER FEATURE VAULT.



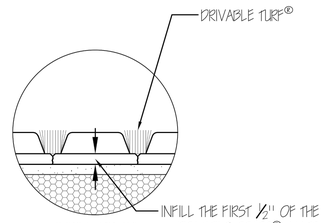


STEPPED WOOD SEATING | SCALE NTS | 2

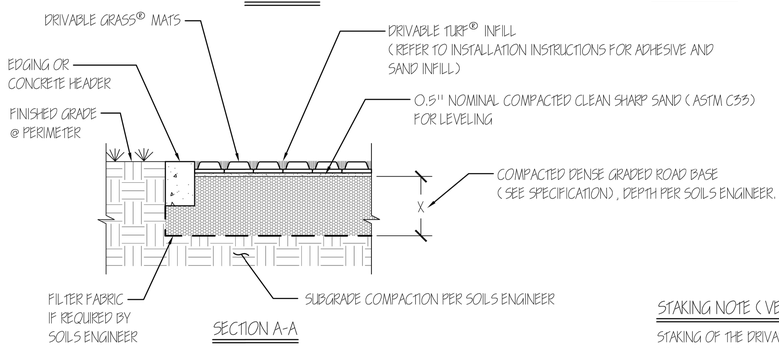




PLAN VIEW



INFILL DETAIL



SECTION A-A

TYPICAL PROFESSIONAL DRIVABLE GRASS® DETAIL WITH DRIVABLE TURF® INFILL

SCALE: 1" = 1'

STAKING NOTE (VEHICULAR DRIVING):

STAKING OF THE DRIVABLE GRASS® MATS IS REQUIRED. SEE 'STAKING DETAIL'.

DRIVABLE GRASS®
A Soil Retention Product
PROTECTED BY US AND INTERNATIONAL PATENTS AND TRADEMARKS

FIRELANE | SCALE NTS | 1

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN
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REVISIONS

REV.	DATE	DESCRIPTION
1	3/17/21	PLANNING RESUBMITTAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

11/30/2021 | PLANNING SUBMITTAL | D

NORTH

CONSTRUCTION DETAILS

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L2.4

IPE WOOD DECKING

DAVIS COLOR PALOMINO

DAVIS COLOR COBBLESTONE



TOPCAST FINISH WITH SAWCUT JOINTS

CONCRETE FLATWORK | SCALE NTS | 2

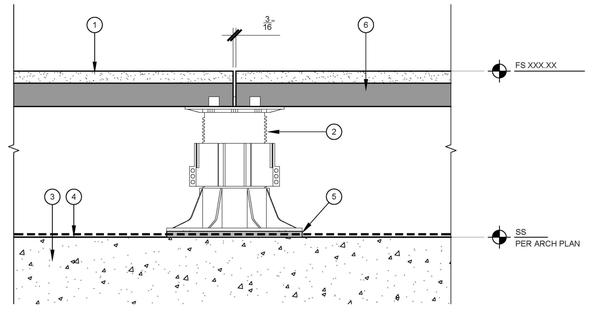


1. PEDESTAL PAVER, SEE CONSTRUCTION PLAN/PAVING SCHEDULE FOR COLOR AND FINISH
2. PEDESTAL SUPPORT SYSTEM PER TILE TECH OR SIMILAR. FINAL MANUFACTURER SELECTION BY OWNER.
3. STRUCTURAL SLAB PER ARCHITECT'S DRAWINGS
4. WATERPROOFING PER ARCHITECT'S DRAWINGS
5. PEDESTAL SHIM PER MANUFACTURER
6. HEX-TRAY WIND UPLIFT SYSTEM PER TILE TECH OR SIMILAR. FINAL MANUFACTURER SELECTION BY OWNER. ADHERE PEDESTAL PAVER PER MANUFACTURER RECOMMENDATIONS.

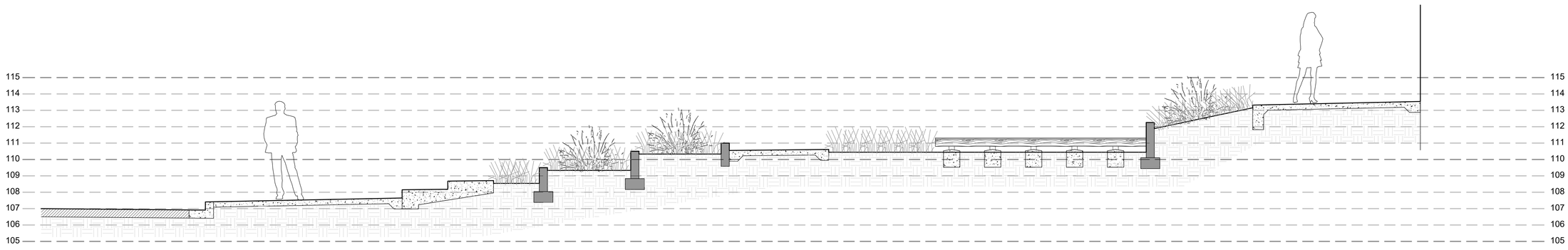
NOTES TO CONTRACTOR

A. CONTRACTOR SHALL SUBMIT SCALED SHOP DRAWINGS OF ALL PEDESTAL PAVER LAYOUT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY WORK.

B. PEDESTAL SUPPORT SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND TYPICAL DETAILS. COORDINATE WITH MANUFACTURER FOR ALL SHOP DRAWINGS AND COMPLETE LIST OF PARTS AND MATERIALS NEEDED TO COMPLETE WORK.



PEDESTAL PAVERS | SCALE NTS | 1



FRONTAGE SECTION | SCALE NTS | 3

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NORTH

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REVISIONS

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1	3/17/21	PLANNING RESUBMITTAL

PLANNING SUBMITTAL 11/30/2021 D

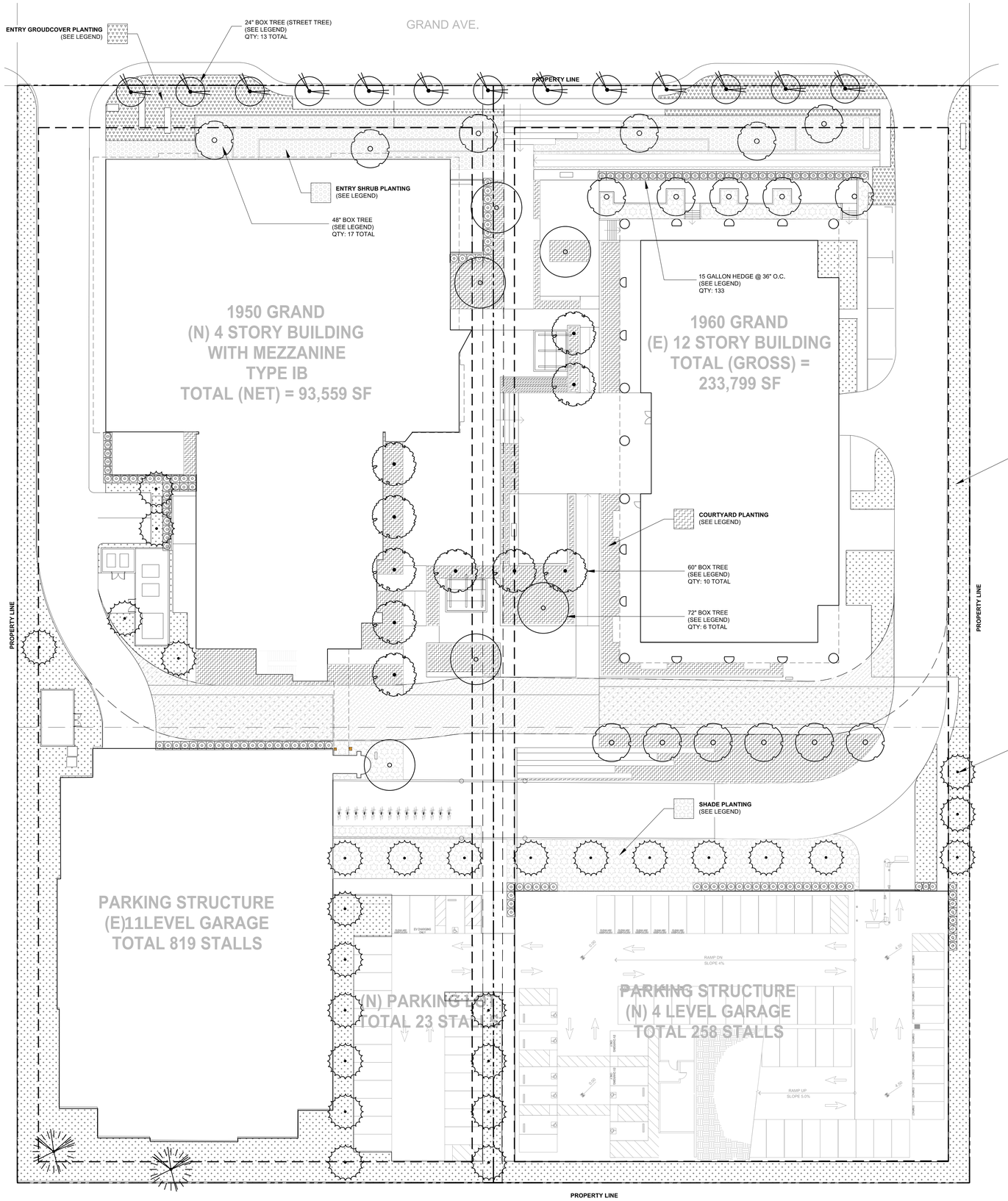
CONSTRUCTION DETAILS

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L2.5



PLANT LEGEND - TREES

SYMBOL	DESCRIPTION	SIZE
	PLATANUS RACEMOSA *CALIFORNIA SYCAMORE* **LOPHOSTOMON CONFERTA** *BRISBANE BOX*	24" BOX
	ULMUS PARVIFOLIA *CHINESE ELM*	36" BOX
	ACACIA BAILEYANA *GOLDEN MIMOSA TREE* **ARBUTUS 'MARINA'** *MARINA STRAWBERRY TREE* **EUPHORBIA COTTINIFOLIA** *COPPER PLANT*	48" BOX
	OLEA EUROPAEA *OLIVE TREE* **ULMUS PARVIFOLIA** *CHINESE ELM*	60" BOX
	JACARANDA MIMOSIFOLIA *JACARANDA TREE* **TIPUANA TIPU** *TIPU TREE*	72" BOX
	EXISTING TREE TO REMAIN	--

PLANT LEGEND - SHRUBS

	DESCRIPTION	SIZE
	SCREENING HEDGE **FICUS MICROCARPA NITIDA 'GREEN GEM'** *GREEN GEM FIG* **LIGUSTRUM TEXANUM** *WAXLEAF PRIVET*	15 GAL @ 36" O.C.
	ENTRY GROUNDCOVER **BOUTELOUA GRACILIS** *GRAMA GRASS* **FESTUCA GLAUCA** *BLUE FESCUE* **MYOPORUM PARVIFOLIUM** *CREEPING MYOPORUM* **SENECIO SPP.** *CHALK STICKS* **WESTRINGIA 'MUNDI'** *CREEPING COAST ROSEMARY*	MIX OF: 75% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.
	ENTRY SHRUBS **AGAVE SPP.** *AGAVES* **LEYMUS CONDENSATUS 'C.P.'** *CANYON PRINCE WILD RYE* **PENNISETUM 'FAIRY TAILS'** *EVERGREEN FOUNTAIN GRASS* **PHORMIUM 'AMAZING RED'** *RED NEW ZEALAND FLAX*	MIX OF: 75% 5 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.
	COURTYARD PLANTING **BOUTELOUA GRACILIS** *GRAMA GRASS* **DIANELLA CAERULEA 'CASSA BLUE'** *BLUE FLAX LILY* **KALANCHOE SPP.** *SPOON PLANT* **OLEA EUROPAEA 'MONTRA'** *LITTLE OLLIE DWARF OLIVE* **PENNISETUM SPATHIOLATUM** *SLENDER VELDT GRASS* **SALVIA APIANA** *WHITE SAGE* **SENECIO VITALIS** *NARROW LEAF CHALK STICKS*	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.
	SHADE PLANTING **AEOMIUM SPP.** **AGAVE ATTENUATA** *FOXTAIL AGAVE* **DIANELLA TASMANICA 'VARIEGATA'** *STRIPED FLAX LILY* **LOMANDRA LONGIFOLIA 'BREEZE'** *DWARF MAT RUSH* **SANSEVIERIA TRIFASCIATA** *MOTHER IN LAW'S TONGUE*	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.
	PERIMETER/MASS PLANTING **ALOE ARBORESCENS** *TORCH ALOE* **FURCRAEA FOETIDA 'MEDIOPICTA'** *VARIEGATED MAURITIUS HEMP* **MYOPORUM PARVIFOLIUM** *CREEPING MYOPORUM* **ROSMARINUS OFFICINALIS 'PROSTRATUS'** *CREEPING ROSEMARY* **SENECIO MANDRALISCAE** *BLUE CHALK STICKS*	MIX OF: 25% 15 GAL @ 36" O.C. 25% 5 GAL @ 24" O.C. 25% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.

PLANTING NOTES:

ALL LANDSCAPING SHALL BE LOW PROFILE AROUND PERIMETER FENCING, WINDOWS, DOORS AND ENTRYWAYS, TAKING SPECIAL CARE NOT TO LIMIT VISIBILITY OR PROVIDE CLIMBING ACCESS. FLORAL OR GRASS GROUND COVER IS RECOMMENDED. BUSHES SHALL BE TRIMMED TO 2 TO 3 FEET AND AWAY FROM BUILDINGS. DENSE BUSHES SHALL NOT BE CLUMPED TOGETHER; THIS PROVIDES A HIDING PLACE FOR CRIMINAL ACTIVITY, TREES SHALL BE TRIMMED UP TO 7 FEET.

TREES/BUSHES/SHRUBS SHALL NOT BE PLANTED NEXT TO OR NEAR ANY LIGHT FIXTURE OR LIGHT STANDARD, WHEN GROWN TO MATURITY THIS LANDSCAPING WILL BLOCK THE LIGHT AND REDUCE LIGHTING ON THE GROUND SURFACE.

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REVISIONS

REV.	DATE	DESCRIPTION
A	3/17/21	PLANNING RESUBMITTAL
B	4/7/21	PLANNING RESUBMITTAL

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3/64"=1'-0"

NORTH

D | 11/30/2021 | PLANNING SUBMITTAL

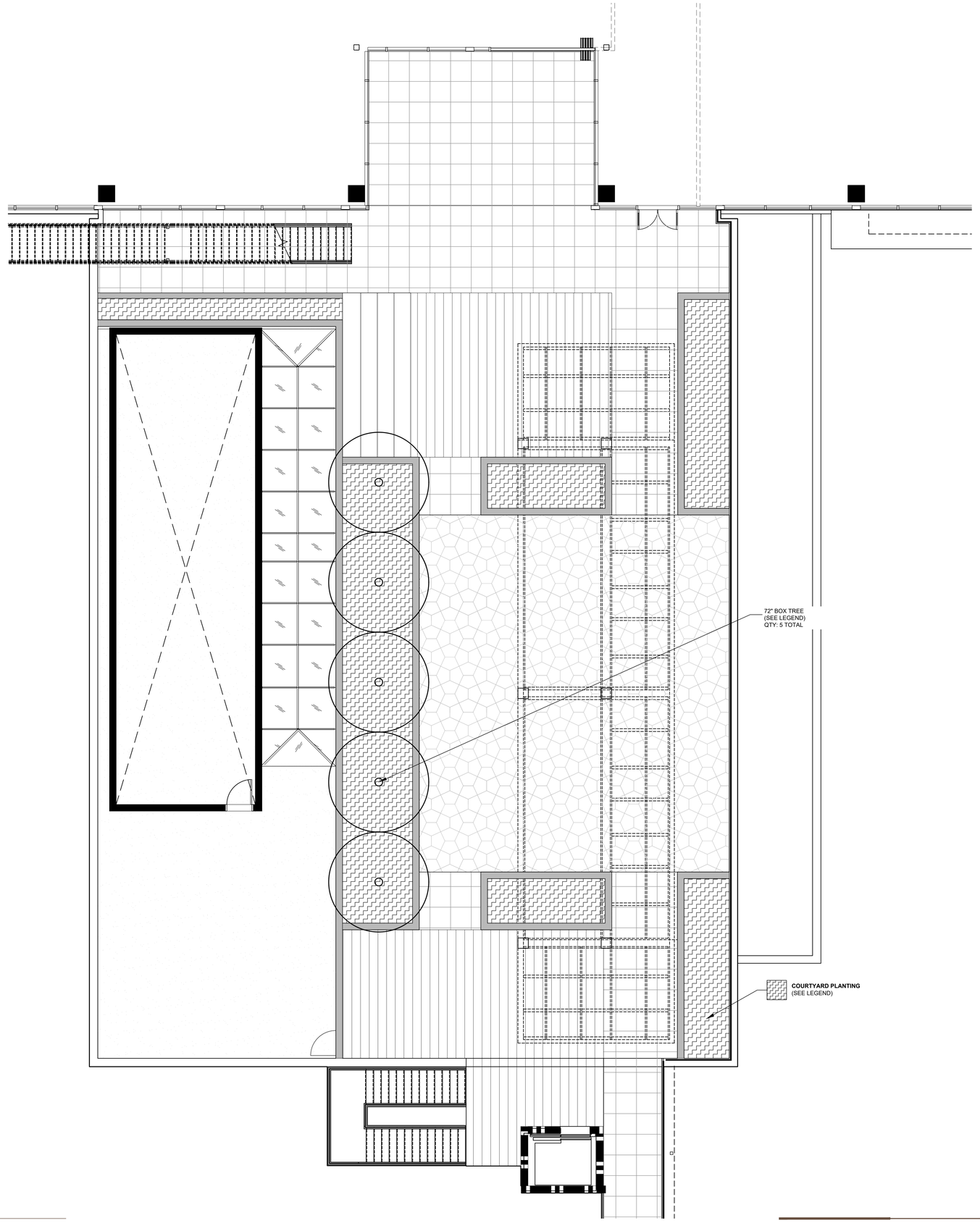
L1 PLANTING PLAN

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
04.07.2021

SHEET
L3.0



PLANT LEGEND - TREES

SYMBOL	DESCRIPTION	SIZE
	PLATANUS RACEMOSA *CALIFORNIA SYCAMORE* **LOPHOSTOMON CONFERTA** *BRISBANE BOX*	24" BOX
	ULMUS PARVIFOLIA *CHINESE ELM*	36" BOX
	ACACIA BAILEYANA *GOLDEN MIMOSA TREE* **ARBUTUS 'MARINA'** *MARINA STRAWBERRY TREE* **EUPHORBIA COTTINIFOLIA** *COPPER PLANT*	48" BOX
	OLEA EUROPAEA *OLIVE TREE* **ULMUS PARVIFOLIA** *CHINESE ELM*	60" BOX
	JACARANDA MIMOSIFOLIA *JACARANDA TREE* **TIPUANA TIPU** *TIPU TREE*	72" BOX
	EXISTING TREE TO REMAIN	--

PLANT LEGEND - SHRUBS

	DESCRIPTION	SIZE
	SCREENING HEDGE/BAMBOO **BAMBUSA MULTIPLEX 'ALPHONSE KARR'** *A.K. BAMBOO* **PITTOSPORUM TEN. 'SILVER SHEEN'** *SILVER KOHUHU* **PODOCARPUS GRACILIOR** *FERN PODOCARPUS* **WESTRINGIA 'WYNYABEE GEM'** *COAST ROSEMARY*	15 GAL @ 36" O.C.
	ENTRY GROUNDCOVER **BOUTELOUA GRACILIS** *GRAMA GRASS* **FESTUCA GLAUCA** *BLUE FESCUE* **MYOPORUM PARVIFOLIUM** *CREEPING MYOPORUM* **SENECIO SPP.** *CHALK STICKS* **WESTRINGIA 'MUNDI'** *CREEPING COAST ROSEMARY*	MIX OF: 75% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.
	ENTRY SHRUBS **AGAVE SPP.** *AGAVES* **LEYMUS CONDENSATUS 'C.P.'** *CANYON PRINCE WILD RYE* **PENNISETUM 'FAIRY TAILS'** *EVERGREEN FOUNTAIN GRASS* **PHORMIUM 'AMAZING RED'** *RED NEW ZEALAND FLAX*	MIX OF: 75% 5 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.
	COURTYARD PLANTING **BOUTELOUA GRACILIS** *GRAMA GRASS* **DIANELLA CAERULEA 'CASSA BLUE'** *BLUE FLAX LILY* **KALANCHOE SPP.** *SPOON PLANT* **OLEA EUROPAEA 'MONTRA'** *LITTLE OLLIE DWARF OLIVE* **PENNISETUM SPATHIOLATUM** *SLENDER VELDT GRASS* **SALVIA APIANA** *WHITE SAGE* **SENECIO VITALIS** *NARROW LEAF CHALK STICKS*	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.
	SHADE PLANTING **AEOMIUM SPP.** **AGAVE ATTENUATA** *FOXTAIL AGAVE* **DIANELLA TASMANICA 'VARIEGATA'** *STRIPED FLAX LILY* **LOMANDRA LONGIFOLIA 'BREEZE'** *DWARF MAT RUSH* **SANSEVERIA TRIFASCIATA** *MOTHER IN LAW'S TONGUE*	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.
	PERIMETER/MASS PLANTING **ALOE ARBORESCENS** *TORCH ALOE* **FURCRAEA FOETIDA 'MEDIOPICTA'** *VARIEGATED MAURITIUS HEMP* **MYOPORUM PARVIFOLIUM** *CREEPING MYOPORUM* **ROSMARINUS OFFICINALIS 'PROSTRATUS'** *CREEPING ROSEMARY* **SENECIO MANDRALISCAE** *BLUE CHALK STICKS*	MIX OF: 25% 15 GAL @ 36" O.C. 25% 5 GAL @ 24" O.C. 25% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.

PLANTING NOTES:

ALL LANDSCAPING SHALL BE LOW PROFILE AROUND PERIMETER FENCING, WINDOWS, DOORS AND ENTRYWAYS, TAKING SPECIAL CARE NOT TO LIMIT VISIBILITY OR PROVIDE CLIMBING ACCESS. FLORAL OR GRASS GROUND COVER IS RECOMMENDED. BUSHES SHALL BE TRIMMED TO 2 TO 3 FEET AND AWAY FROM BUILDINGS. DENSE BUSHES SHALL NOT BE CLUMPED TOGETHER, THIS PROVIDES A HIDING PLACE FOR CRIMINAL ACTIVITY. TREES SHALL BE TRIMMED UP TO 7 FEET.

TREES/BUSHES/SHRUBS SHALL NOT BE PLANTED NEXT TO OR NEAR ANY LIGHT FIXTURE OR LIGHTS STANDARD WHEN GROWN TO ~~IN~~ MATURITY THIS LANDSCAPING WILL BLOCK THE LIGHT AND REDUCE LIGHTING ON THE GROUND SURFACE.

Review of entitlement requirements and on unverified
Conceptual design to assist client in preliminary

3/16"=1'-0"

NORTH

L3 PLANTING PLAN

1950 GRAND
El Segundo, California

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN
LRMLTD.COM CA PLA 4226

REVISIONS

REV.	DATE	DESCRIPTION
1	3/17/21	PLANNING RESUBMITTAL

D 11/30/2021 PLANNING SUBMITTAL

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L3.1

grasses



BOUTELOUA GRACILIS
'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.



FESTUCA GLAUCA 'ELIJAH BLUE'
blue fescue
1 GAL @ 12" O.C.



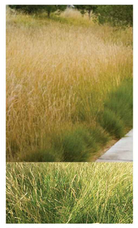
LEYMUS CONDENSATUS
'CANYON PRINCE'
canyon prince wild rye
1 GAL @ 12" O.C.



LOMANDRA LONGIFOLIA
'BREEZE'
dwarf mat rush
1 GAL @ 12" O.C.



PENNISETUM 'FAIRY TAILS'
everygreen fountain grass
1 GAL @ 12" O.C.



PENNISETUM SPATHIOLATUM
slender veldt grass
1 GAL @ 12" O.C.

groundcovers



MYOPORUM PARVIFOLIUM
'PUTAH CREEK'
creeping myoporum
4" POTS @ 8' O.C.



SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.

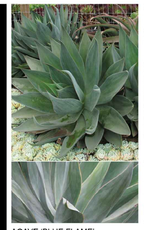


SENECIO VITALIS
narrow leaf chalk sticks
1 GAL @ 12" O.C.



TRADESCANTIA SPATHACEA
moses in the cradle
1 GAL @ 8" O.C.

shrubs



AGAVE 'BLUE FLAME'
blue flame agave
5 GAL @ 18" O.C.



AGAVE 'BLUE GLOW'
blue glow agave
5 GAL @ 18" O.C.



AGAVE DESMETTIANA
smooth agave
15 GAL @ 30"X30"



ALOE ARBORESCENS
tree aloe
5 GAL @ 24" O.C.



CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.



DIANELLA CAERULEA 'CASSA BLUE'
blue flax lily
5 GAL @ 18" O.C



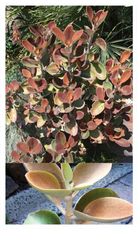
FURCRAEA FOETIDA MEDIOPICTA
variegated mauritius hemp
15 GAL @ 30"X30"



JUNCUS INFLEXUS
'BLUE ARROWS'
blue arrows rush
5 GAL @ 18" O.C.



KALANCHOE HILDEBRANDTII
silver spoon



KALANCHOE ORGYALIS
copper spoon



OLEA EUROPAEA 'MONTRA'
little ollie dwarf olive
5 GAL @ 18" O.C.



PHORMIUM 'AMAZING RED'
amazing red new zealand flax
5 GAL @ 18" O.C.



PITTOSPORUM CRASSIFOLIUM
'COMPACTUM'
karo
5 GAL @ 24" O.C.



ROSMARINUS OFFICINALIS
'PROSTRATUS'
trailing rosemary
5 GAL @ 18" O.C.



WESTRINGIA FRUTICOSA
'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.



WESTRINGIA FRUTICOSA
'SMOKEY'
smokey coast rosemary
5 GAL @ 18" O.C.

shade plants



AEONIUM SPP

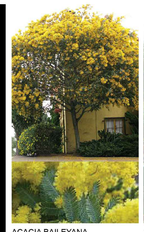


AGAVE ATTENUATTA
fox tail agave -MIX TO CREATE NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.



SANSEVIERIA TRIFASCIATA
'LAURENTII'
striped mother-in-laws tongue
8" POTS @ 12" O.C..

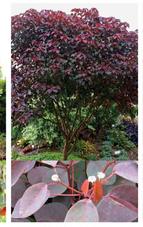
trees



ACACIA BAILEYANA
golden mimosa tree
48" BOX



ARBUTUS 'MARINA'
marina strawberry tree
48" BOX



EUPHORBIA COTINIFOLIA
caribbean copper plant
48" BOX



JACARANDA MIMOSIFOLIA
jacaranda tree
72" BOX



KOELREUTERIA BIPINNATA
chinese flame tree
72" BOX



OLEA EUROPAEA
olive
72" BOX



PLATANUS RACEMOSA
california sycamore
24" BOX



PRUNUS CERASIFERA
'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
48" BOX



TIPUANA TIPU
tipu tree
72" BOX

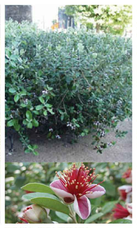


ULMUS PARVIFOLIA
chinese elm
36" BOX
60" BOX

hedges



BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'
green beauty boxwood
15 GAL @ 24" O.C.



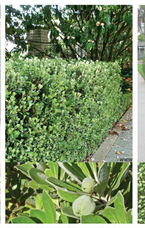
FEIJOA SELLOWIANA
pineapple guava
15 GAL @ 24" O.C.



FICUS MICROCARPA NITIDA
'GREEN GEM'
green gem fig
15 GAL @ 24" O.C.



LIGUSTRUM TEXANUM
waxleaf privet
15 GAL @ 24" O.C.



PITTOSPORUM CRASSIFOLIUM
'COMPACTUM'
karo
15 GAL @ 24" O.C.



PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
silver sheen kohuhu
15 GAL @ 24" O.C.



PODOCARPUS GRACILIOR
fern podocarpus
15 GAL @ 24" O.C.



PODOCARPUS MACROPHYLLUS
yew podocarpus
15 GAL @ 24" O.C.



WESTRINGIA 'WYNYABBIE GEM'
coast rosemary
15 GAL @ 24" O.C.

bamboo



BAMBUSA MULTIPLEX
'ALPHONSE KARR'
alphonse karr bamboo
5 GAL @ 36" O.C.



BAMBUSA OLDHAMII
giant timber bamboo
15 GAL @ 30" O.C.



PLEIOBLASTUS FORTUNEI
dwarf whitestripe bamboo
5 GAL @ 24" O.C.



SASAELLA MASAMUNEANA
'ALBOSTRIATA'
white striped dwarf bamboo
5 GAL @ 24" O.C.

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REVISIONS

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3/16"=1'-0"

NORTH

D | 11/30/2021 | PLANNING SUBMITTAL

PLANT PALETTE

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L3.2

City of El Segundo
Community Development Department

August 4, 2022

Mark Laderman
Artisan Ventures
3000 Olympic Blvd, Ste 1255
Santa Monica, CA 90404

RE: Environmental Assessment No. EA 1291 and Administrative Use Permit No. AUP 20-03

Address: 1950-1960 E Grand Avenue, El Segundo, CA

Dear Mr. Laderman:

Your request for an Administrative Use Permit for two new monument signs greater than 8-feet in height is APPROVED in accordance with El Segundo Municipal Code ("ESMC") Chapter 15-22, and subject to the conditions of approval in the attached Exhibit A. The approved master sign program includes two 16-foot tall monument signs located at 1950-1960 East Grand Avenue with space allocated for four tenant signs. The associated environmental determination and findings supporting the decision are described in Exhibit B.

This determination is scheduled to be received and filed by the Planning Commission at its August 11, 2022 meeting.

Should you have any questions, please contact Principal Planner Paul Samaras, AICP, at (310) 524-2340, or via email at psamaras@elsegundo.org.

Prepared by:

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen, AICP
Community Development Director

Exhibit A

CONDITIONS OF APPROVAL

Based on these findings and facts in support of these findings, the Director of Community Development Department approved the project, subject to the following conditions:

1. Any change to the monument signs, including the height, design, colors, materials, dimensions, location, and directional orientation, must be reviewed and approved by the Director of Community Development, prior to the construction of the modification. The Director of Community Development Department will decide regarding the need for Planning Commission review of the proposed modification.

2. The internally illuminated monument sign is limited to a maximum height of 16 feet and a maximum of 80 square-feet per sign face.

3. The monument sign must comply with all applicable laws including the ESMC, the building code, electrical code, mechanical code, and grading code, at the time the sign is constructed and mounted for display. Signs that are substantially rebuilt, remodeled, or refurbished must conform to all codes in effect at the time such work occurs.

4. The Applicant hereby agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA 1291 and Administrative Use Permit No. AUP 20-03. 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's approval of EA 1291 or AUP 20-03, 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.

5. The applicant must, if applicable, include the following note on the construction plans: "No work is to occur on the public right-of-way."

6. All construction related parking must be accommodated on-site.

By signing this document, Andrea Pierce, certifies that he has read, understands, and agrees to the Project Conditions listed in this document.

_____

Andrea Pierce
1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P.

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment: After considering the facts and findings, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311 as a Class 11 categorical exemption (Accessory Structures).

- The proposed project involves two on-premise signs and will not have a significant effect on the environment.

Administrative Use Permit Findings: The following are the facts in support of each finding for this decision:

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

1. The proposed signs are similar in height and scale to other monument signs located in the immediate area and compatible with the existing commercial office building.

2. The proposed 16-foot high monument signs include two faces and are intended to display the names of four future tenants at each parcel for 1950-1960 East Grand Avenue. The monument signs will not exceed the maximum permitted area of 150 square feet per sign face.

3. The signs are limited to one monument sign per parcel and are located adjacent to the north property line within the landscaped setback. The additional height would allow the signs to remain visible even with the proposed trees within the same landscape planter. Furthermore, the location, width and height of the monument signs allows them to maintain a proper scale as compared to the buildings.

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

1. The zoning for the site is Corporate Office (CO) zone. The purpose of the CO zone is to provide for the development of office projects with regulations are designed to promote and control their growth in a favorable environment to all abutting and surrounding land uses. Principal uses are, therefore, restricted to a mixture of office and food serving uses with limited retail uses. As a result, properties within this zoning district often need monument signs that display the names of multiple tenants at each site. The proposed 16-foot tall and 5-foot wide monument signs provides four 5.8 square foot tenant signs with 6-inch letter heights. This additional height is necessary to provide enough area to clearly display the property address and tenant signs in a manner that will be readable to passing motorists. In addition, the subject site is located along Grand Avenue, an arterial street with three travel lanes in each direction and a speed limit of 35 miles per hour. The proposed sign

height is appropriate to ensure visibility of the subject property at a distance from vehicles traveling along Grand Avenue.

2. Monument signs greater than eight feet in height (not to exceed 20 feet in height) require an Administrative Use Permit in accordance with the El Segundo Municipal Code (ESMC) Section 15-18-8.

3. The project is harmonious in size, design, style, material, and appearance to the buildings and sites which they occupy and surrounding neighborhood. The new monument sign will be fabricated to the highest possible quality, using non-ferrous materials and low-VOC paints. It will be sealed and resistant to any tampering as well as weatherproof. Further, the existing landscaping along the perimeter of the property line will minimize the additional height request for the monument sign. In addition, the proposed sign colors will match the building colors, and the texture of the sign material will mimic the texture of the building materials. This will result in a similar appearance between the signs and the buildings.

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

1. The proposed monument signs will be within a landscape planter adjacent to Grand Avenue. The proposed signs meet the development standards of the CO Zone, including setbacks from the street, and driveway and corner visibility requirements. The monument signs will not cause obstructions to motorists entering the property and parking area. Thus, the proposed location of the monument sign will not be detrimental to the public health, safety, or welfare.

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

1. The construction of the 16-foot monument signs would not create noise, smoke, vibration, or odors. Further, as identified above, due to the location of the signs outside the driveway and corner visibility triangle area, there will be no impacts to traffic.

SIGN PROGRAM FOR





1950 ON GRAND

1960 ON GRAND

Property Owner

Artisan Realty Advisors
3000 Olympic Blvd, Suite 1255
Santa Monica, CA 90404
Contact: Robert Revzan
310.315.4852

Program Designer

Ware Malcomb
10 Edelman
Irvine, CA 92618
Contact: Debra Bryant
949.660.9128

Property Info

1950 & 1960
GRAND AVENUE
EL SEGUNDO, CA 90245

Sign Program												
SIGN TYPE	DESCRIPTION	SIGN LOCATION			QUANTITY	MAX SIGN AREA (IN SQUARE FEET)	MAX LETTER HEIGHT (IN INCHES)	MAX HEIGHT OF SIGN ABOVE GROUND	HEIGHT OR LENGTH LIMITATIONS? (IN FEET)	LOGOS ALLOWED? (Y OR N)	ILLUMINATION? (Y OR N)
		GROUND	WALL	BUILDING ENTRY							
A	Project Identification Sign******	X			2	80sf	6”	16'-0"	N/A	Y	Y
B	Tenant Signage - Primary		X		5	*	*	**	*	Y	Y
C	Tenant Signage - Secondary		X		4	***	***	****	***	N	Y
D	Address Signage		X		5	*****	*****	*****	N/A	N	Y
E	Entry Identification Sign			X	2	*****	5'-4"	12’-5”	N/A	N	Y
F	Wayfinding Directional Sign	X			3	16.5sf	4"	5'-10"	2'-10"	N	N

* Freestanding buildings allow wall, fin, marquee, canopy, awning, projecting, and roof signs to have cumulative area up to five percent (5%) of each building face.
** This standard is applicable to signs installed on the second story and above.
*** Signs allowed up to fifteen percent (15%) of each tenant space. All installed signs account for five percent (5%) cumulative total of each building face.
**** This standard is applicable to signs installed on the ground floor or street level.
***** Varies per location, see individual sheets for exact sizing.
****** One monument/ground directory sign per every 100 linear feet of street frontage. Additionally, signs must be a minimum of 50’-0” linear feet apart, where applicable. Monument/ground directory to be setback from property line, minimum 3’-0”.

APPROVAL PROCESS FOR FUTURE SIGNAGE:
1. Obtain approval from property owner.
2. Submit signs for permit to the city.

PAINT



P1
Matthews MP07102
“Deep River”



P2
Matthews To
Match PMS 5405c

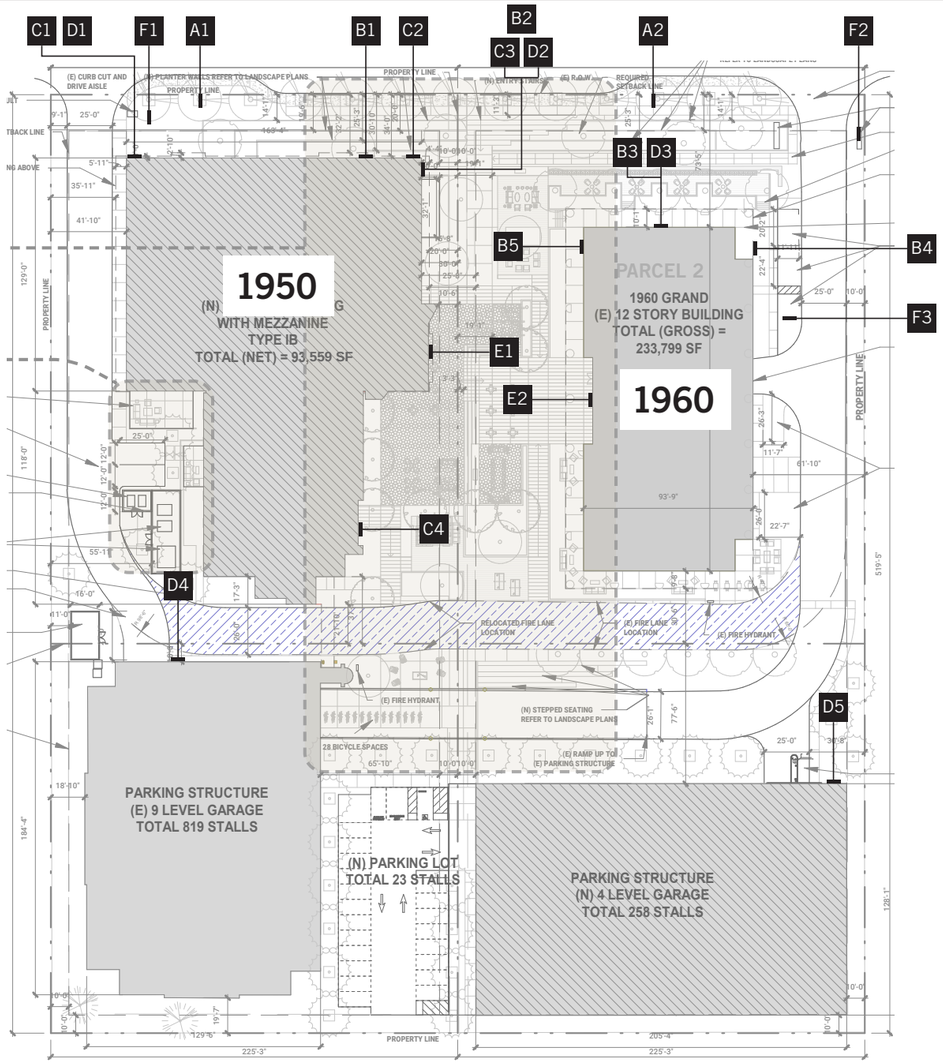


P3
Matthews To
Match PMS 7753c



P4
Matthews
“Satin White”

Sign Program



Legend		Qty
A	Project Identification Sign	2
B	Tenant Sign - Primary	5
C	Tenant Sign - Secondary	4
D	Address Sign	5
E	Entry Identification Sign	2
F	Wayfinding Directional Sign	3

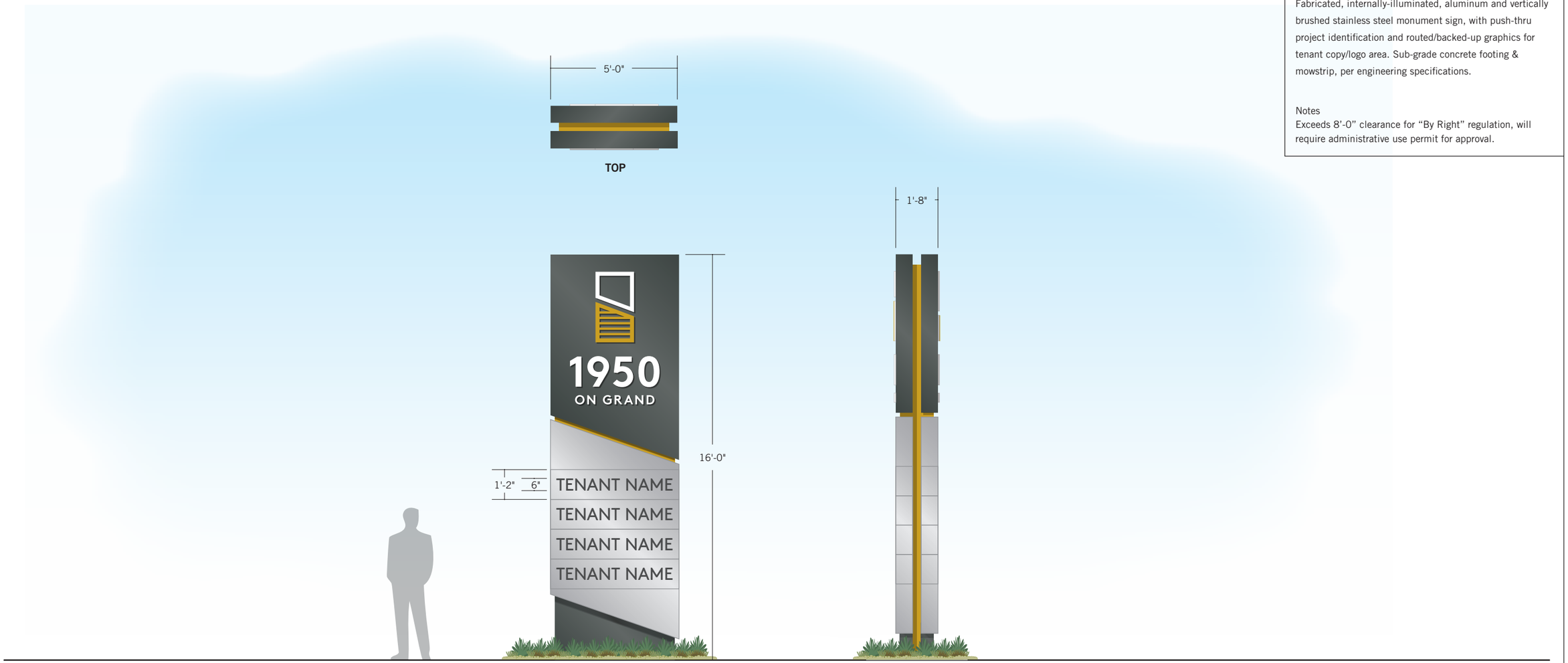
NORTH

Symbols show general locations of signs, precise locations to be determined with sign permit drawings. Proposed sign locations must not obstruct existing traffic regulation signs along all roadways and must be outside all sight-distance triangles and public right-of-way. Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

Fabricated, internally-illuminated, aluminum and vertically brushed stainless steel monument sign, with push-thru project identification and routed/backed-up graphics for tenant copy/logo area. Sub-grade concrete footing & mowstrip, per engineering specifications.

Notes
Exceeds 8'-0" clearance for "By Right" regulation, will require administrative use permit for approval.

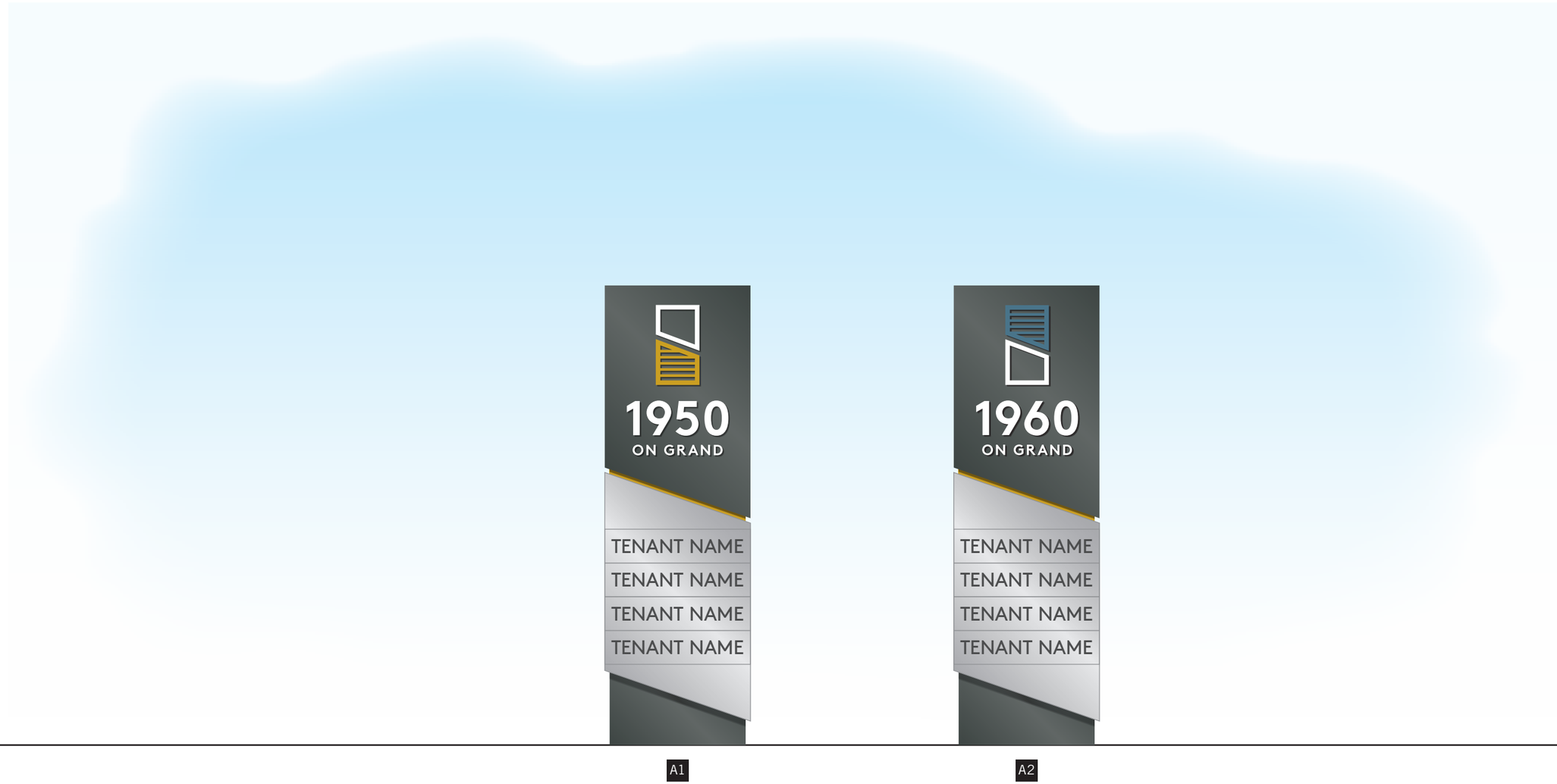


Maximum Letter Height: 6"
Colors: P1, P2, P3, & Stainless Steel
Maximum Sign Dimensions:
A. Height - 16'-0"
B. Width - 5'-0"
C. Depth - 1'-8"

Maximum Sign Area: 80sf
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type A - Project Identification Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.



A1 A2

ELEVATION VIEWS
SCALE 1/4”=1’-0”

Maximum Letter Height: 6"
Colors: P1, P2, P3, & Stainless Steel
Maximum Sign Dimensions:
A. Height - 16'-0"
B. Width - 5'-0"
C. Depth - 1'-8"

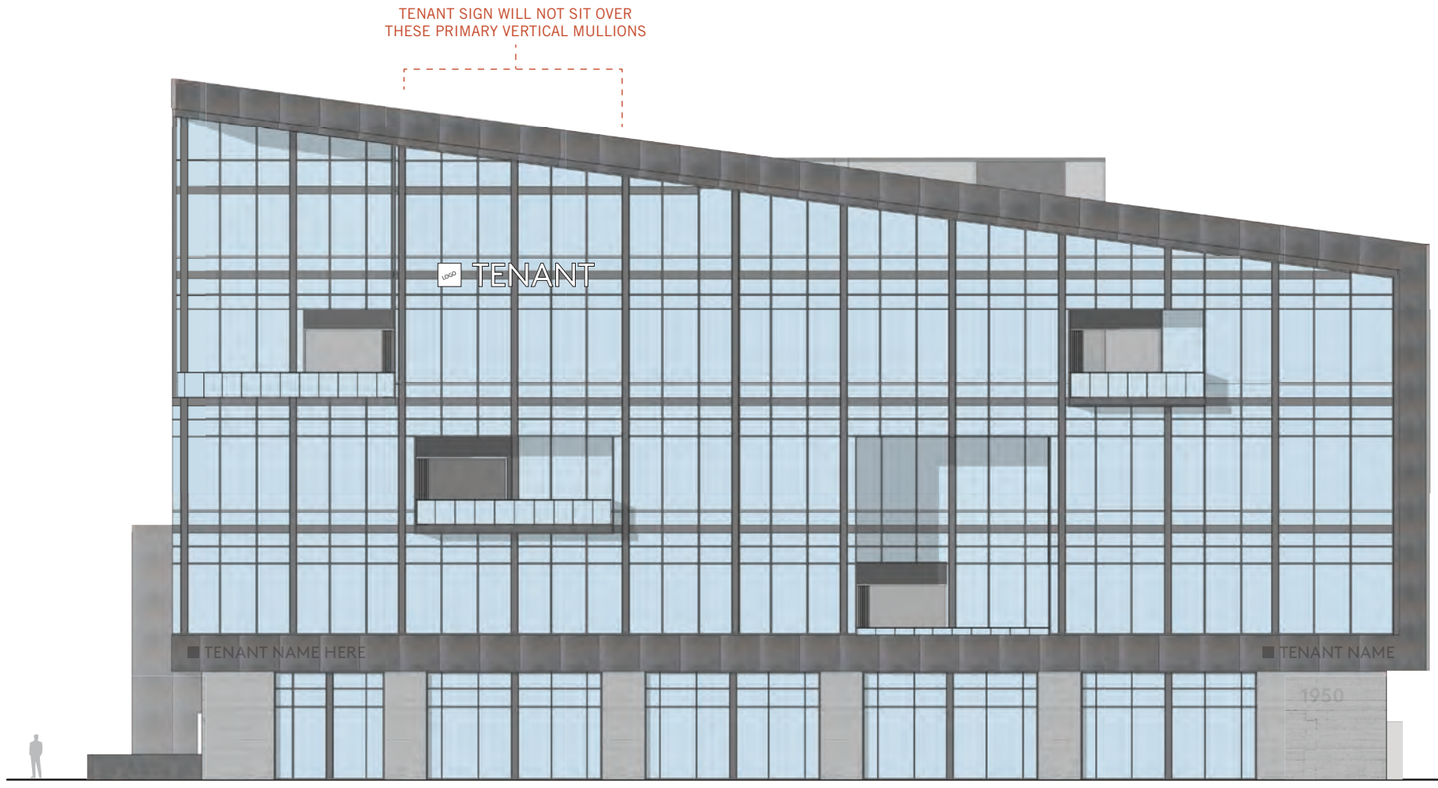
Maximum Sign Area: 80sf
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type A - Signs A1 & A2 - Project Identification Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.



B1

NORTH ELEVATION VIEW - 1950
SCALE: 1:250



DETAIL VIEW
NOT TO SCALE

Maximum Letter Height: 5'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 5'-0"
B. Width - 24'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 120 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

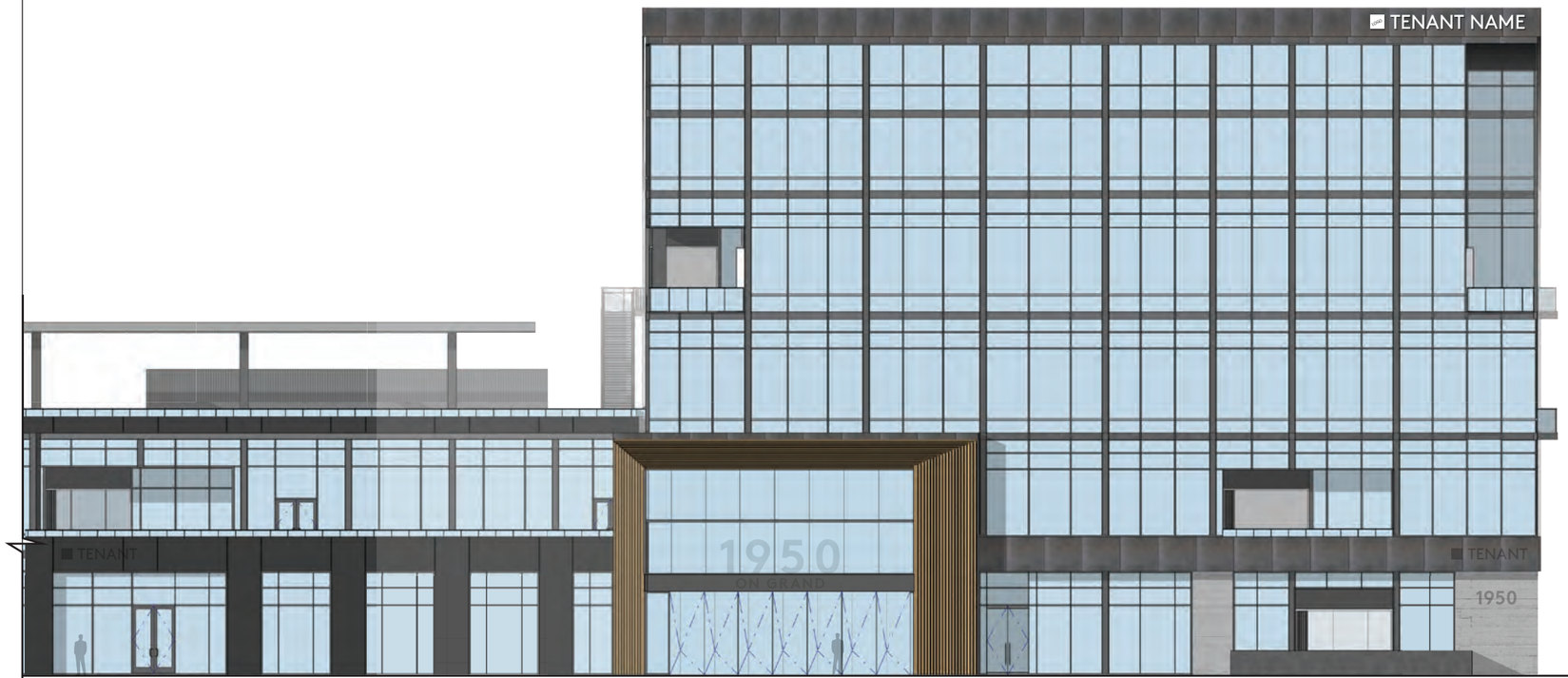
Sign Type B - Sign B1 - Tenant Sign - Primary - Specifications



Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.

DETAIL VIEW
NOT TO SCALE



B2

EAST ELEVATION VIEW - 1950
SCALE: 1:250

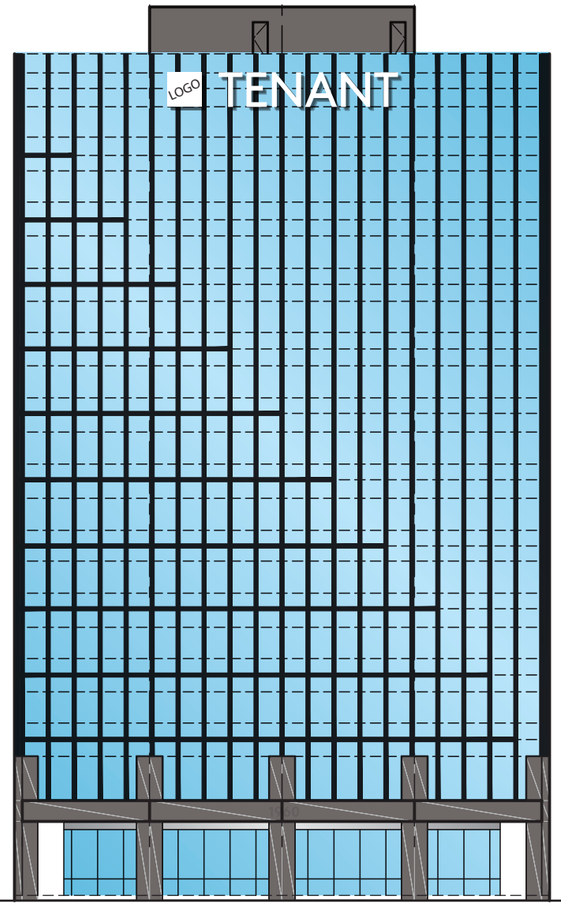
Maximum Letter Height: 2'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 35'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 175 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type B - Sign B2 - Tenant Sign - Primary - Specifications

Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.



B3



DETAIL VIEW
NOT TO SCALE

NORTH ELEVATION VIEW - 1960
SCALE: 1:350

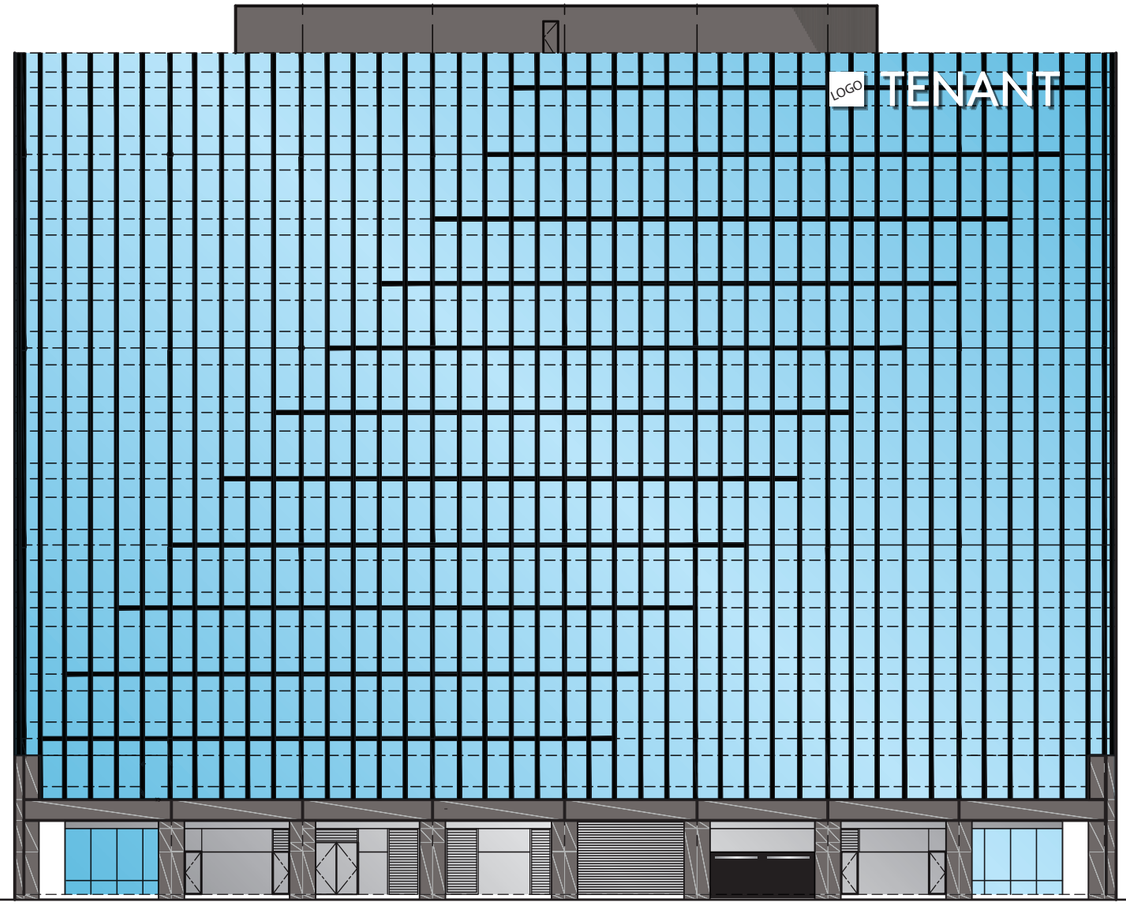
Maximum Letter Height: 8'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 8'-0"
B. Width - 65'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 500 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type B - Sign B3 - Tenant Sign - Primary - Specifications

Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.





DETAIL VIEW
NOT TO SCALE

B4

EAST ELEVATION VIEW - 1960
SCALE: 1:350

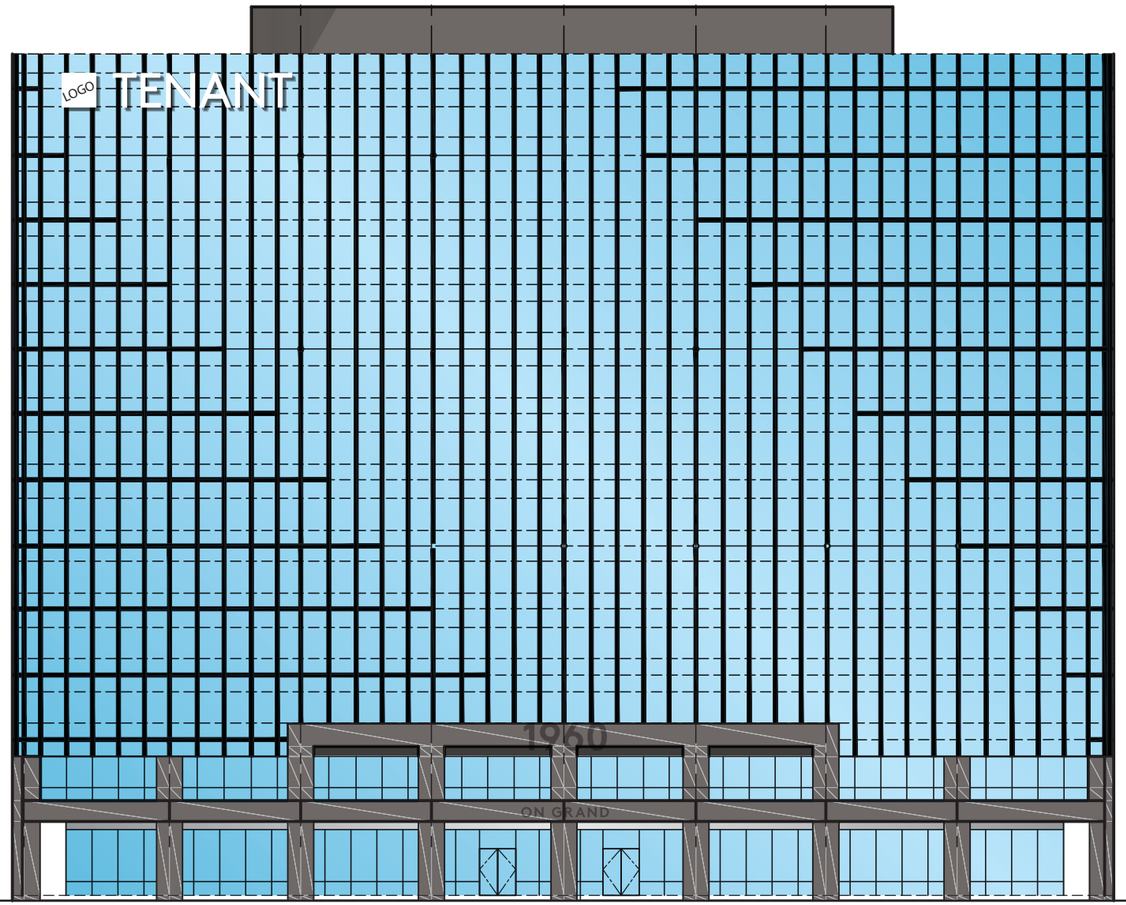
Maximum Letter Height: 8'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 8'-0"
B. Width - 65'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 500 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type B - Sign B4 - Tenant Sign - Primary - Specifications

Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.





DETAIL VIEW
NOT TO SCALE

B5

WEST ELEVATION VIEW - 1960
SCALE: 1:350

Maximum Letter Height: 8'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 8'-0"
B. Width - 65'-0"
C. Depth - 5" Maximum

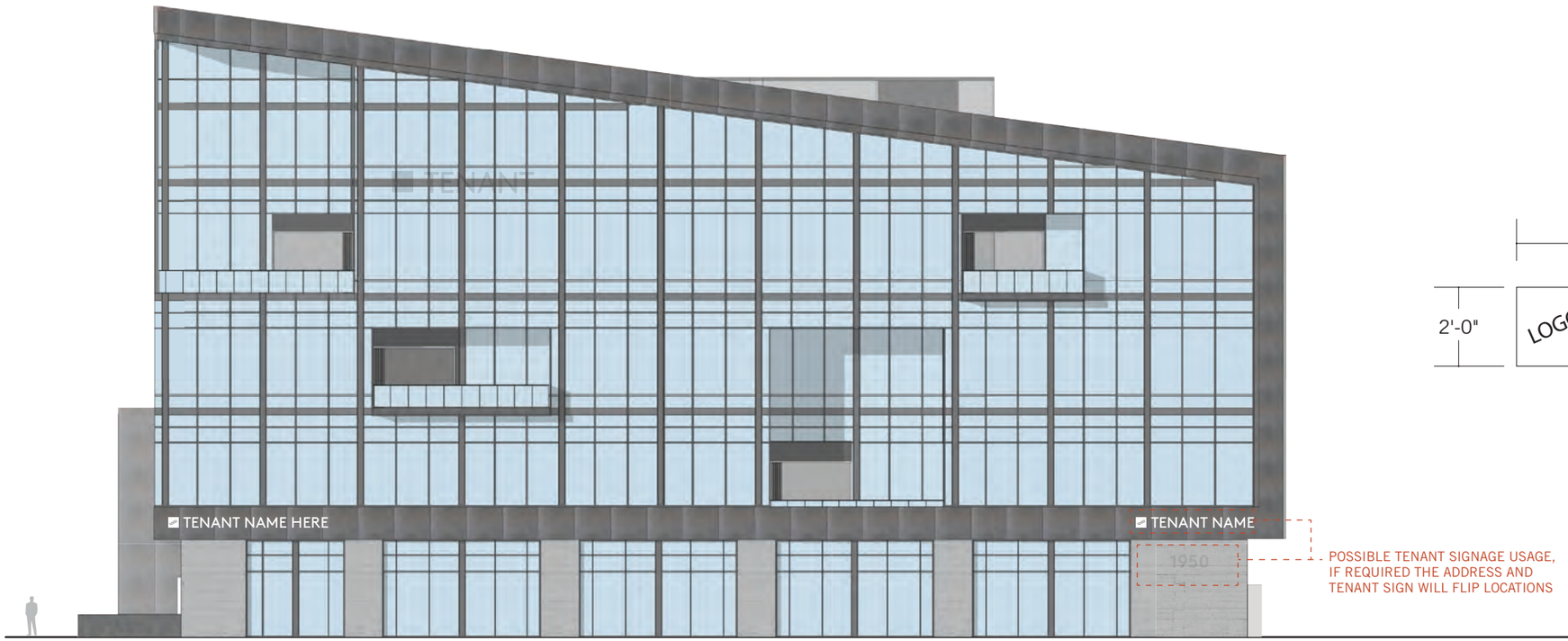
Maximum Sign Area: 500 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type B - Sign B5 - Tenant Sign - Primary - Specifications

Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.

Limit: Each tenant to have no more than one (1) sign per elevation



NORTH ELEVATION VIEW - 1950
SCALE: 1:250



DETAIL VIEW
NOT TO SCALE

Maximum Letter Height: 2'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 32'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 64 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type C - Signs C1 & C2 - Tenant Sign - Secondary - Specifications



DETAIL VIEW
NOT TO SCALE

Design Notes

Fabricated, internally-illuminated, aluminum channel letters & logo. Letters & logo to be face-lit or halo-lit with internal LED illumination.

Limit: Each tenant to have no more than one (1) sign per elevation



EAST ELEVATION VIEW - 1950
SCALE: 1:250

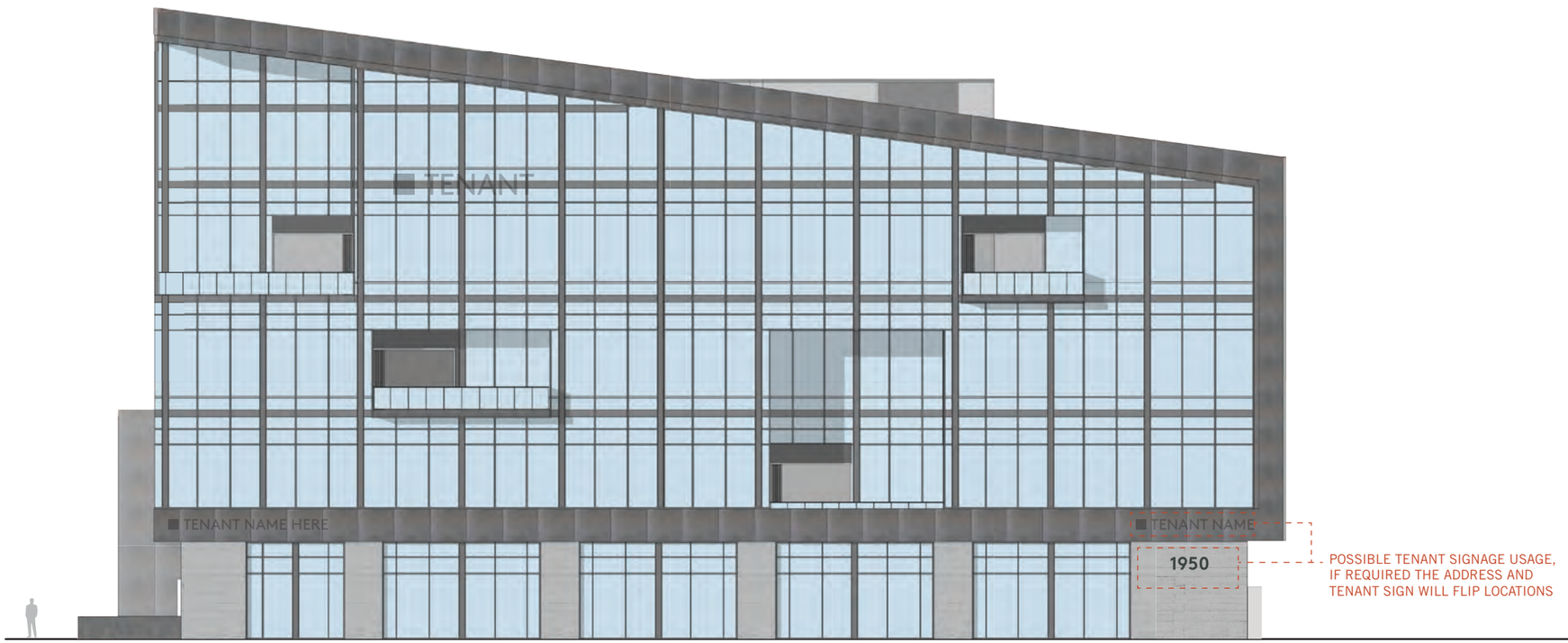
Maximum Letter Height: 2'-0"
Colors: As approved by Landlord
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 32'-0"
C. Depth - 5" Maximum

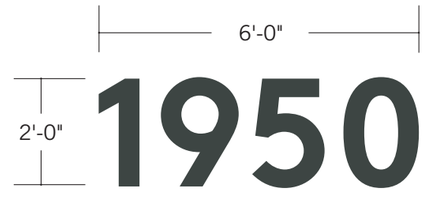
Maximum Sign Area: 64 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: Yes
Letterstyle: As approved by Landlord

Sign Type C - Signs C3 & C4 - Tenant Sign - Secondary - Specifications

Design Notes

Fabricated, internally halo-illuminated, aluminum channel letters.





DETAIL VIEW
NOT TO SCALE

D1

NORTH ELEVATION VIEWS - 1950
SCALE: 1:250

Maximum Height: 2'-0"
Colors: P1
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 6'-0"
C. Depth - 5" Maximum

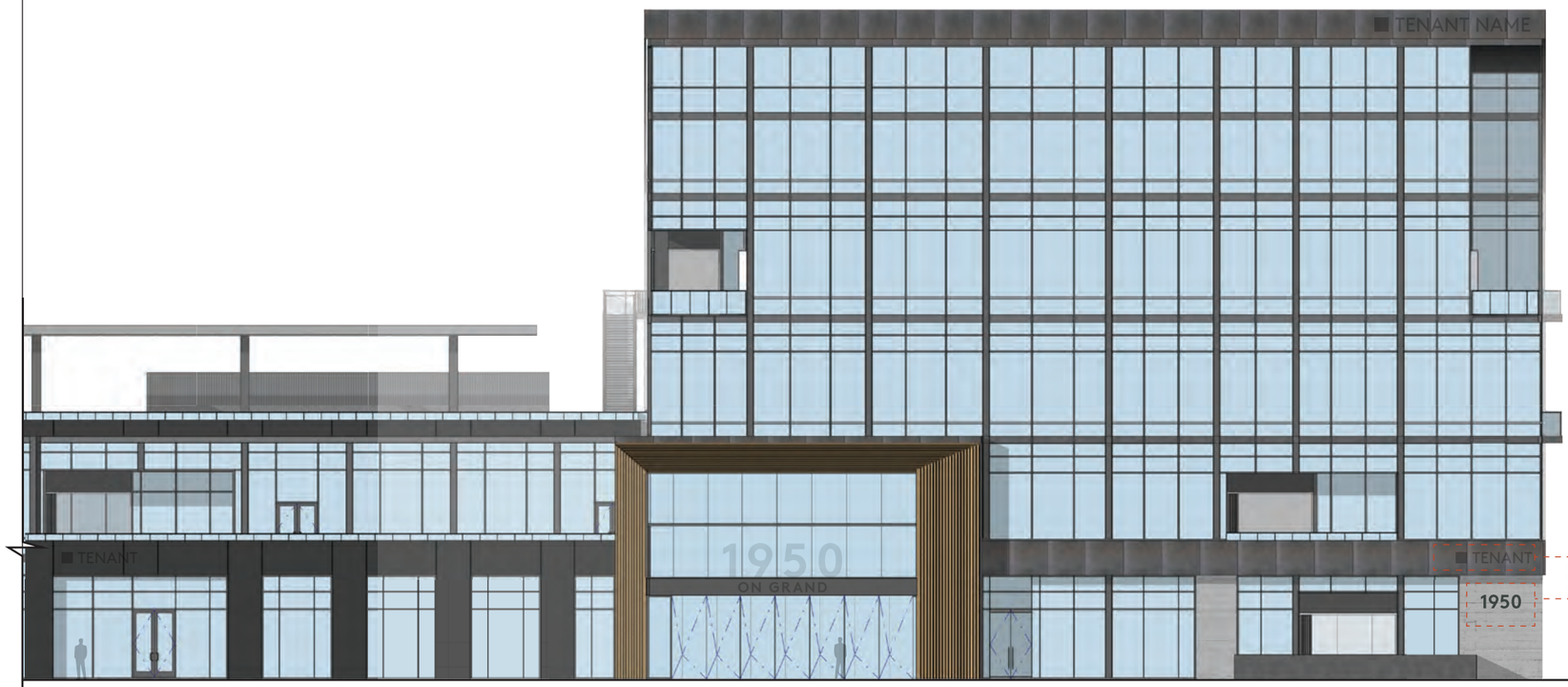
Maximum Sign Area: 12 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

Sign Type D - Sign D1 - Address Sign - Specifications

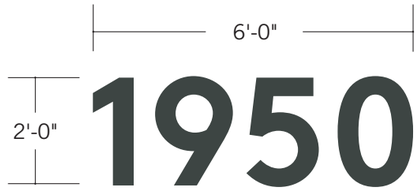
Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

Fabricated, internally halo-illuminated, aluminum channel letters.



POSSIBLE TENANT SIGNAGE USAGE, IF REQUIRED THE ADDRESS AND TENANT SIGN WILL FLIP LOCATIONS



DETAIL VIEW
NOT TO SCALE

D2

EAST ELEVATION VIEW - 1950
SCALE: 1:250

Maximum Height: 2'-0"
Colors: P1
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 6'-0"
C. Depth - 5" Maximum

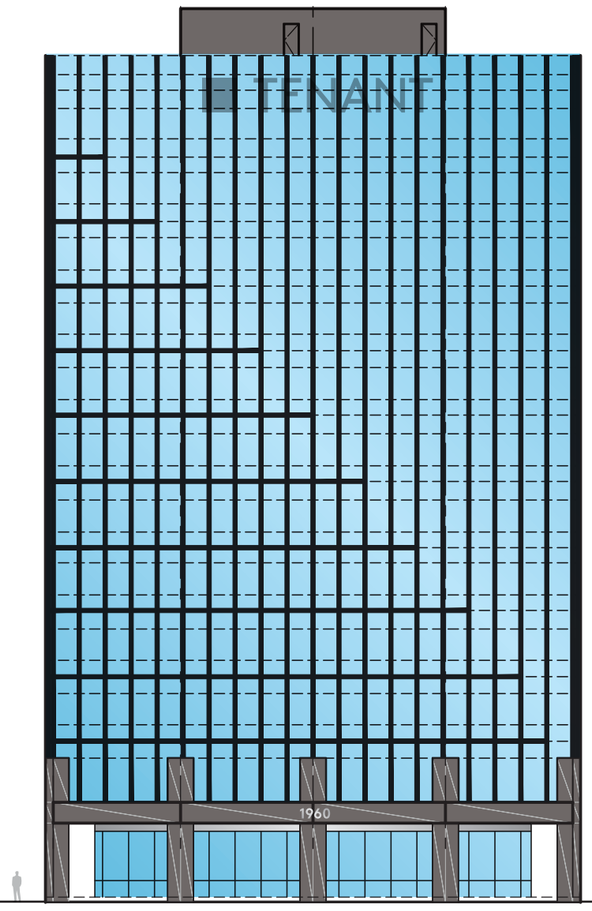
Maximum Sign Area: 12 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

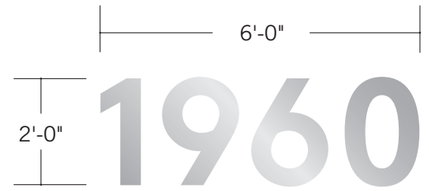
Sign Type D - Sign D2 - Address Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

Fabricated, internally halo-illuminated, stainless steel channel letters.





DETAIL VIEW
NOT TO SCALE

D3

NORTH ELEVATION VIEW - 1960
SCALE: 1:350

Maximum Letter Height: 2'-0"
Colors: Stainless Steel
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 6'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 12 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

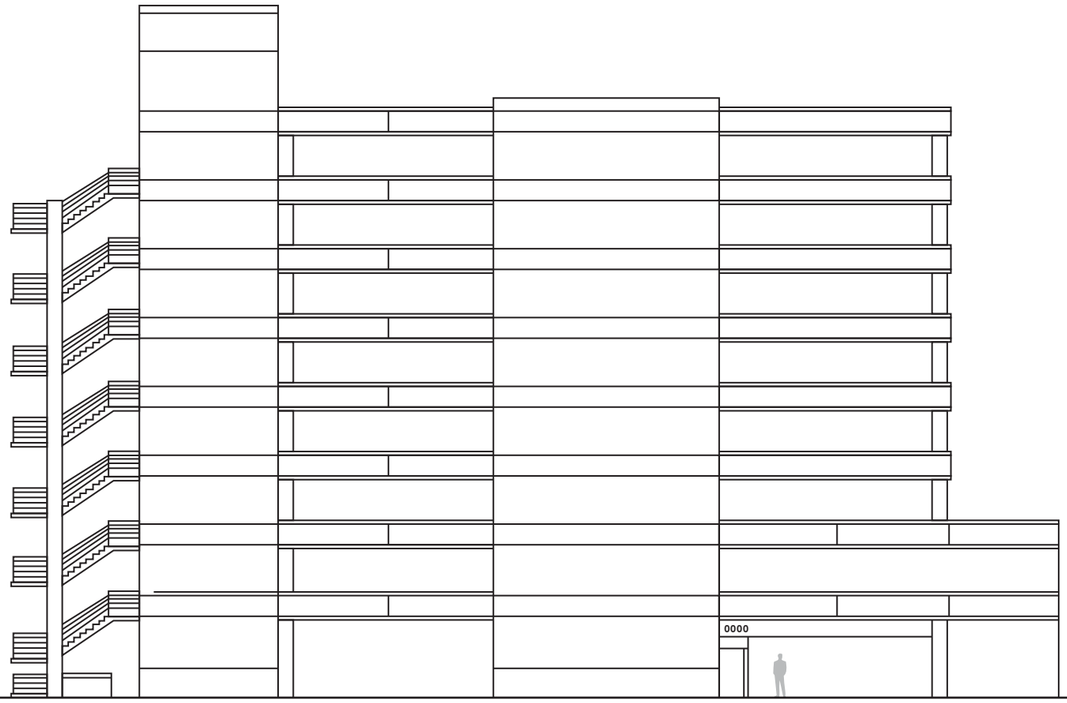
Sign Type D - Sign D3 - Address Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

Fabricated, internally halo-illuminated, painted, aluminum channel letters.

Address to be determined by the building department.



D4

6'-0"

2'-0"

0000

DETAIL VIEW
NOT TO SCALE

NORTH ELEVATION VIEW - EXISTING PARKING STRUCTURE
SCALE: 1:250

Maximum Letter Height: 2'-0"
Colors: P1 or P4
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 6'-0"
C. Depth - 5" Maximum

Maximum Sign Area: 12 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

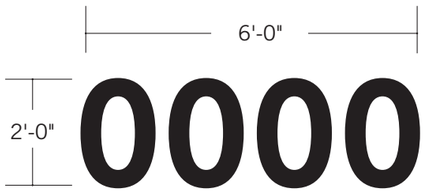
Sign Type D - Sign D4 - Address Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

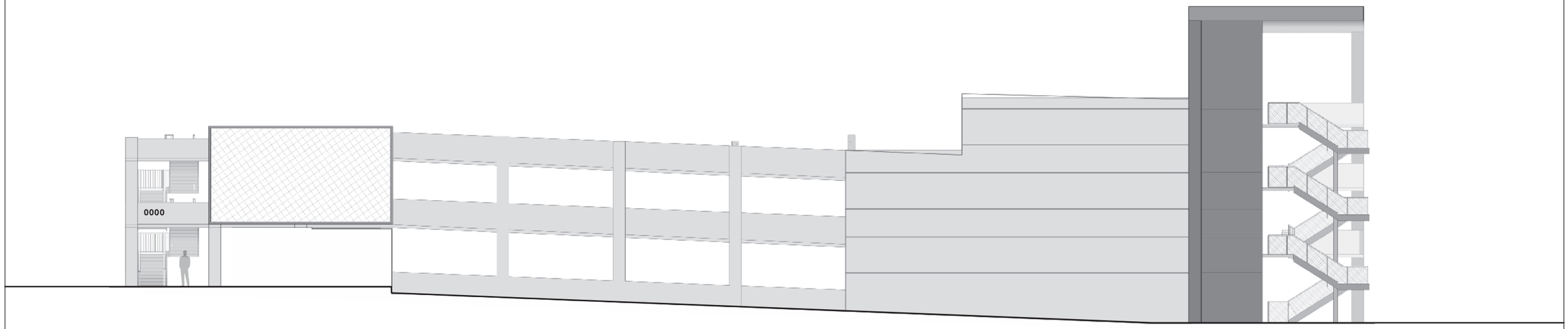
Design Notes

Fabricated, internally halo-illuminated, painted, aluminum channel letters.

Address to be determined by the building department.



DETAIL VIEW
NOT TO SCALE



NORTH ELEVATION VIEW - NEW PARKING STRUCTURE
SCALE: 1:200

Maximum Letter Height: 2'-0"
Colors: P1 or P4
Maximum Sign Dimensions:
A. Height - 2'-0"
B. Width - 6'-0"
C. Depth - 5" Maximum

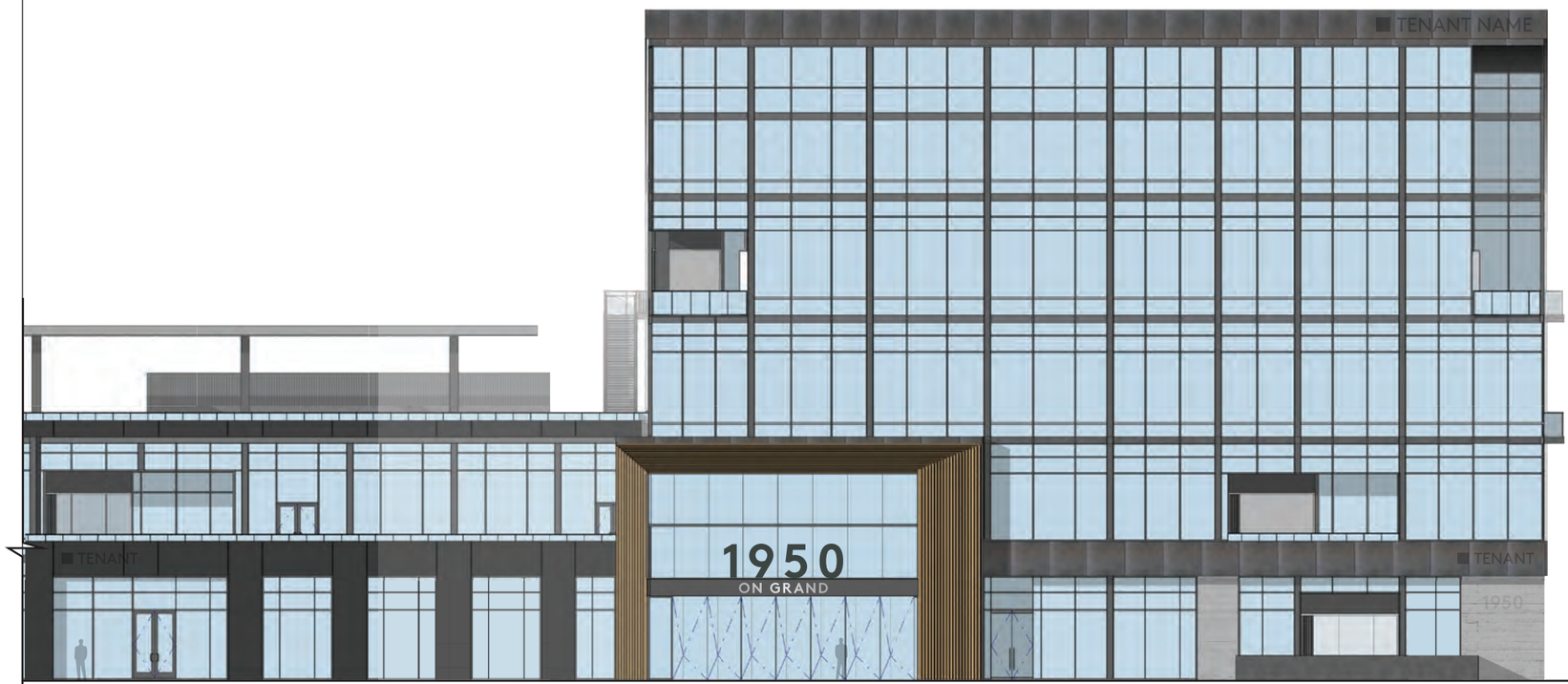
Maximum Sign Area: 12 sq ft
Sign Construction/Material: Non-Ferrous Metals or Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

Sign Type D - Sign D5 - Address Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

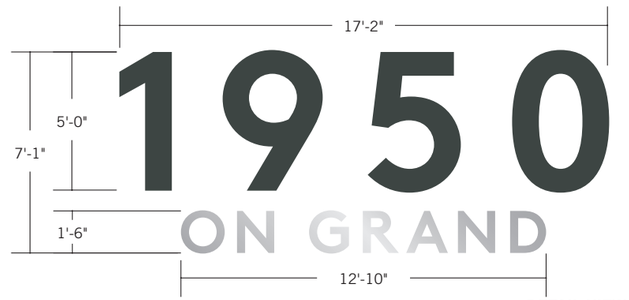
Design Notes

3" deep, edge-lit illumination, fabricated aluminum & stainelss steel, with push-thru acrylic & opaque faces.



E1

EAST ELEVATION VIEW - 1950
SCALE: 1:250



DETAIL VIEW
SCALE: 3/16"=1'-0"

Maximum Number Height: 5'-0"
Colors: P1 & Stainless Steel
Maximum Sign Dimensions:
A. Height - 7'-1" Maximum
B. Width - 17'-2" Maximum
C. Depth - 3" Maximum

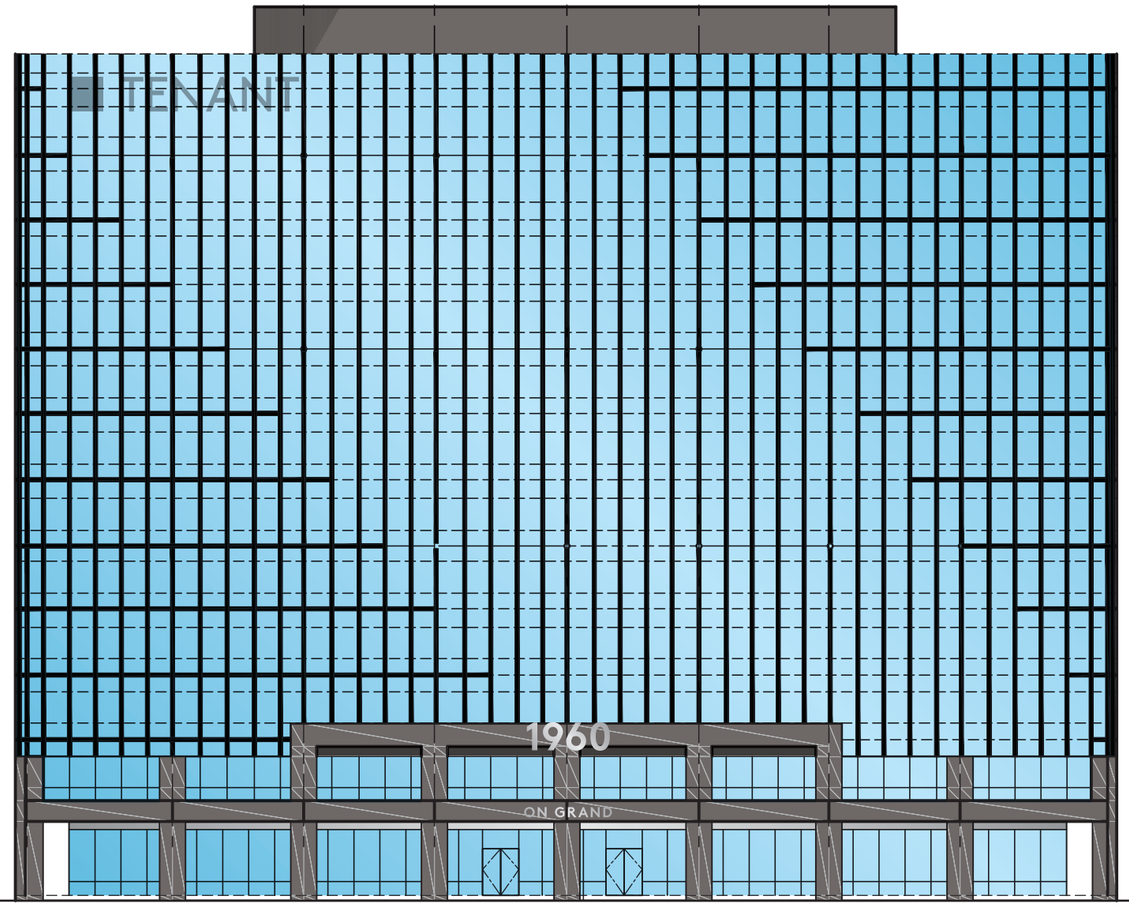
Maximum Sign Area: 122sf
Sign Construction/Material: Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

Sign Type E - Sign E1 - Entry Identification Sign - Specifications

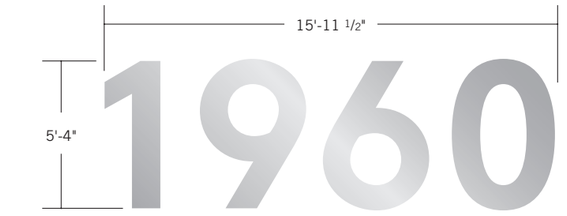
Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

3" deep, edge-lit illumination, fabricated aluminum & stainelss steel, with push-thru acrylic & opaque faces.



E2



DETAIL VIEW
SCALE: 3/16"=1'-0"



DETAIL VIEW
SCALE: 3/16"=1'-0"

WEST ELEVATION VIEW - 1960
SCALE: 1:350

Maximum Number Height: 5'-4"
Colors: Stainless Steel
Maximum Sign Dimensions:
A. Height - 7'-4" Maximum
B. Width - 16'-11" Maximum
C. Depth - 3" Maximum

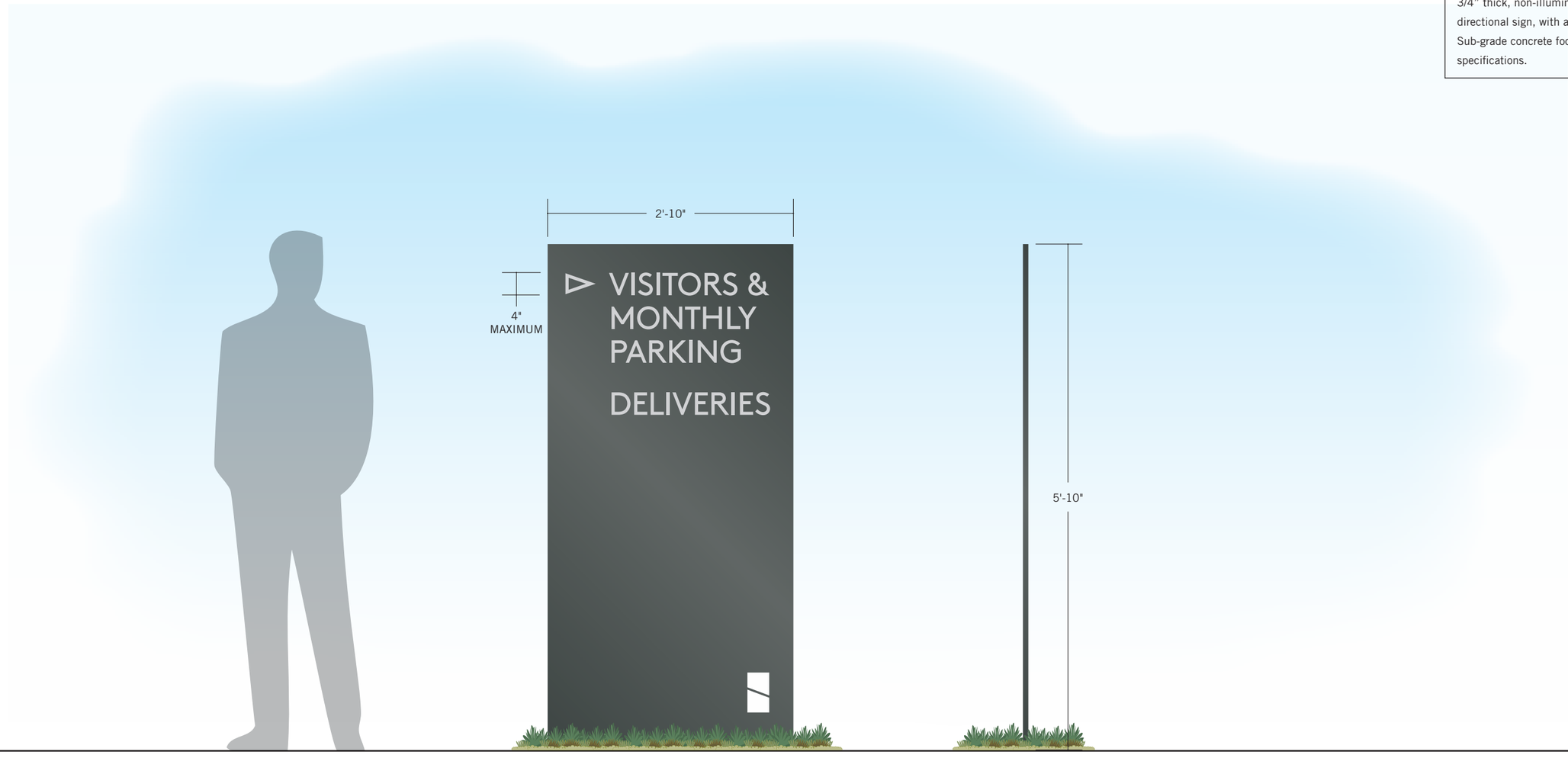
Maximum Sign Area: 124sf
Sign Construction/Material: Acrylic
Illumination: Yes
Logo Permitted: No
Letterstyle: As approved by Landlord

Sign Type E - Sign E2 - Entry Identification Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

Design Notes

3/4" thick, non-illuminated, aluminum wayfindign directional sign, with applied reflective vinyl graphics/copy. Sub-grade concrete footing & mowstrip, per engineering specifications.



FRONT - TYPICAL **SIDE**

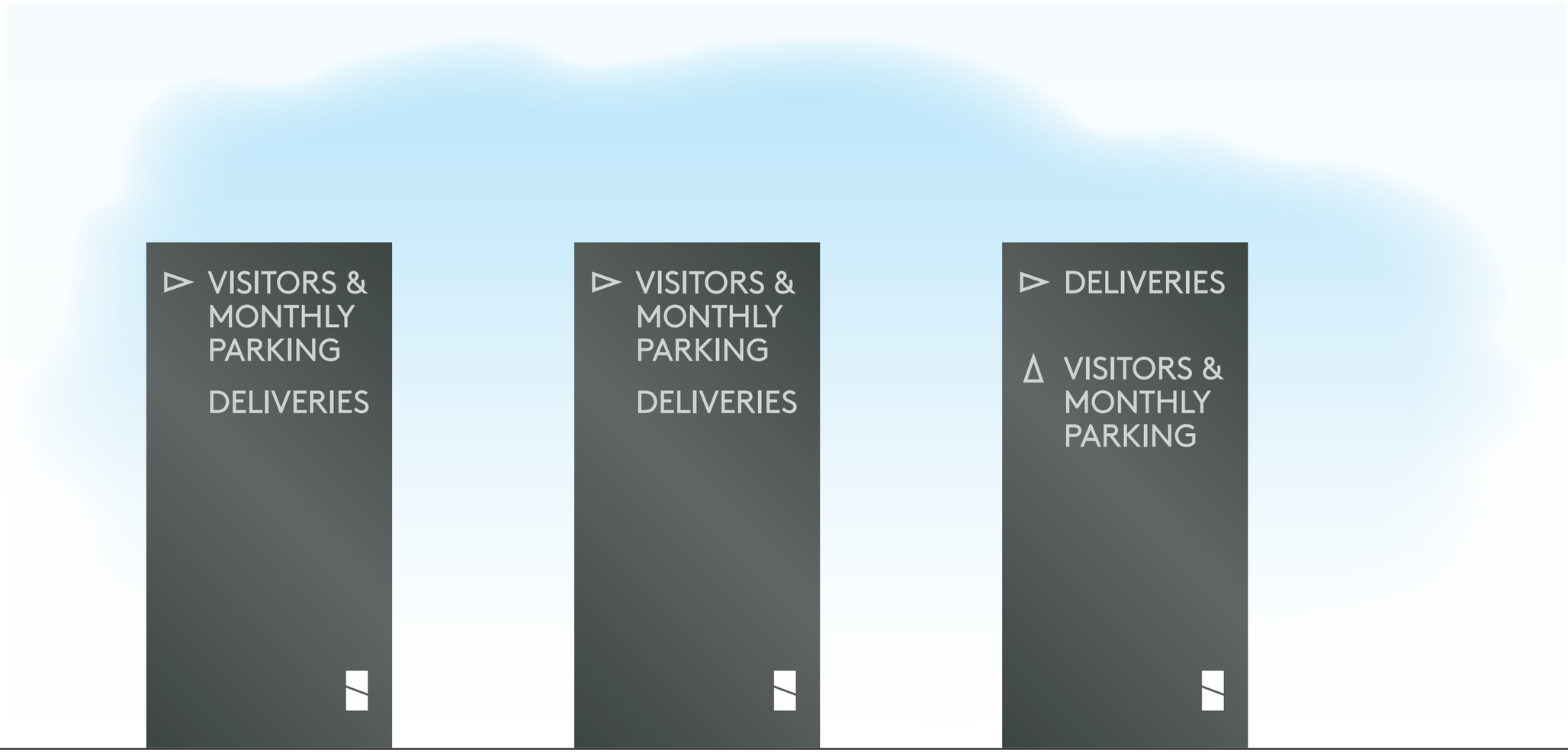
ELEVATION VIEWS
SCALE 3/4"=1'-0"

Maximum Letter Height: 4"
Colors: P1
Maximum Sign Dimensions:
A. Height - 5'-10"
B. Width - 2'-10"
C. Depth - 3/4"

Maximum Sign Area: 16.5sf
Sign Construction/Material: Non-Ferrous Metals or Acrylic & Vinyl
Illumination: No
Logo Permitted: No
Letterstyle: As approved by Landlord

Sign Type F - Wayfinding Directional Sign - Specifications

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.



F1 F2 F3

ELEVATION VIEWS - FINAL LAYOUTS TO BE APPROVED BY LANDLORD
SCALE 1/4”=1’-0”

Maximum Letter Height: 4"
Colors: P1
Maximum Sign Dimensions:
A. Height - 5'-10"
B. Width - 2'-10"
C. Depth - 3/4"

Maximum Sign Area: 16.5sf
Sign Construction/Material: Non-Ferrous Metals or Acrylic & Vinyl
Illumination: No
Logo Permitted: No
Letterstyle: As approved by Landlord

Sign Type F - Wayfinding Directional Sign - Layouts

Signs indicating building numbers and any reference to addresses are subject to final verification with the Building and Safety Division for address assignment.

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: August 11, 2022
Agenda Heading: Regular Business
Item Number: I.4

TITLE

Policy Discussion Regarding Administrative Use Permit (AUP) Requests for Monument Signs Taller than 8-Feet.

RECOMMENDATION

1. Discuss AUP findings and applicability today for monument signs above 8-feet in height as they were in 2006, including the following questions:

    a. Are 8-foot high monument signs sufficient?

    b. Should we still have an avenue to request taller than 8-feet? If so,

    c. Should the maximum height be reduced, increased, or remain at 20-feet?

2. Provide feedback and input to staff.

3. Alternatively, discuss and take other action related to this item.

BACKGROUND

This policy discussion item is presented to Commission as a result of a pending AUP/Adjustment request for a property along East Rosecrans Avenue where the applicant proposes to replace an existing 6-foot tall two-sided monument sign with a new two-sided 25-foot tall monument sign for a new restaurant. Prior to deciding on this pending request, staff is seeking Commission input on whether the required findings to approving AUPs for monument signs exceeding 8-up to 20-feet in height may be made.

Prior to 2006, the City's sign ordinance allowed monument signs in non-residential zones, regulating the size to 150 square feet, and no regulations regarding height. In 2006, the City updated its sign ordinance to include regulations that limited height of monument signs to 6-feet and introduced the AUP application process for signs greater than 6-feet in height and up to 20-feet in overall height. In 2016, City Council directed Planning staff to streamline permitting processes for signage to make it more "business friendly." Planning staff evaluated the different sign types submitted during the previous ten years and prepared an Ordinance revising, in part, the sign regulations involving AUP applications, which was adopted in 2017. The update increased the maximum allowable height limit for monument signs from 6-feet to 8-feet, however, the 20-foot height limit through an AUP remained.

Since the 2006 implementation of the AUP process allowing up to 20-foot high monument signs, the City has approved 22 AUPs for monument signs up to 20-feet in height. Specifically, along Rosecrans in the vicinity of the project location, 10 monument signs have been approved, ranging in height from 9'-6" to 20-feet.

DISCUSSION

As indicated above, a pending AUP/Adjustment request to replace an existing 6-foot tall two-sided monument sign with a new two-sided 25-foot tall monument sign for a new restaurant has resulted in this item being presented to Commission for discussion. The Municipal Code provides the following definitions for pole signs and monument signs as follows:

> SIGN, MONUMENT OR GROUND: A sign with a solid base that is not attached to a building, where the bottom of the sign is in contact with or close to the ground.
>
> SIGN, POLE: A freestanding sign that is supported by a pole/post or poles/posts.

Monument signs are typically freestanding signs, detached from a building and have a solid base where the bottom of the sign is in contact with or close to the ground. Further, a monument sign design also provides a solid material face from ground to top of sign, and they are indented to provide a direct line of sight for both vehicular and pedestrian traffic. These characteristics differentiate a monument sign from the typical design and intent of a pole sign.

Pole signs are also typically freestanding signs and detached from a building but have a sign cabinet located at the upper end of the pole/post. Since the cabinet of a pole sign is raised above and clearly detached from the base/grade, it is intended to draw attention from far distances. Thus, a pole sign includes vacated space between grade and the bottom of a sign canister to provide greater contrast and increase visibility from farther distances.

The intent of signs and the sign-type are important variables when considering development standards. Traditionally, permitted signage is limited to what is deemed necessary for:

- Way-finding - providing directional information, helping one find their way while navigating to their destination;

- Site identification - to identify when one has arrived. Typically located on the business frontage, or a large site with multiple tenants with limited/no visibility from the street; or

- Advertising – typically what founds on billboards.

Over-signage is discouraged in order to preserve a desired environmental aesthetic along commercial corridors, avoid "sign blindness" where there are so many signs that drivers/pedestrians actually stop noticing them, reduce building mass along street frontages, and maintain the intent of signs types (i.e. directional vs. site identification vs. advertising) consistent with humans intuitive navigational inclinations.

El Segundo Municipal Code (ESMC) Section 15-18 allows monument signs at a maximum height of 8 feet, "by right" in non-residential zones. Monument signs greater than 8 feet up to a maximum height of 20 feet in non-residential zones require approval of an AUP (ESMC § 15-18-4(A)(1)(d)(1)). The Director is authorized to approve Administrative Use Permits and must be placed as receive and file by the Planning Commission. Before an AUP is granted, the Director reviews the project in accordance with required findings specified in ESMC § 15-22-3(B), which determines if the application and project is approved. The required Administrative Use Permits findings are:

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

2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located;

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

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

ESMC § 15-18-5(B)(2) states, "Deviations from any nonstructural provision of this chapter, including, but not limited to, the number of permitted signs, the size of proposed signs up to a maximum of 20 percent of the area of the building face, and setback, may be granted upon the approval of an adjustment…" Before an Adjustment is granted, the Director reviews the project in accordance with required findings specified in ESMC § 15-22-4(C), which determines if the application and project is approved. The required Adjustment findings are:

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

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

3. That the proposed adjustment is consistent with the legislative intent of this title.

Many variables affect whether the required findings can be made, such as development patterns, roadway curvatures, type of street, proposed location, height, and size. These variables must also be weighed against potential long-term consequences from approving multiple requests, such as visual blight from too much signage, especially in areas developed with multi-tenant commercial and office buildings.

Although there may be reasons to support AUPs for monument signs up to 20-feet, the question is whether there is a need for large signs that may result in visual blight from competing signage, especially with technology that exists today that was not as prevalent in 2006.

Although establishing physical awareness and standing out is desired from businesses, smart phones, GPS and food apps help guide customers to their locations and find their businesses and locations. Thus, is there a need for physical signs taller than 8-feet, which impacts the visual character of the built form, causes visual overload, and can be indirectly detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. Further, are monument signs greater than 8-feet, 20-feet, or taller necessary for site identification, or additional means of advertising a business to the public and drivers, which can easily be located using technology or otherwise seen from the roadway. Furthermore, should height be considered a nonstructural provision that can allow further deviating from the 20-foot height limits through an Adjustment request.

As defined by the ESMC, the intent and purpose of our sign regulations are "to encourage the effective use of signs, to help maintain the aesthetic environment and the City's ability to attract businesses, to encourage harmonious integration of signs with their surroundings, to ensure pedestrian and traffic safety, and to minimize possible adverse effects (ESMC Section 15-18-1).

When considering the required findings outlined above, the intent and purpose of the sign ordinance, and the growing number of monument signs above the code allowed 8-feet in height, staff requests the Planning Commission discuss and provide feedback related to monument signs taller than the allowable 8-foot height limit. Once feedback is provided, staff will process the proposed application accordingly.

PREPARED BY: Maria Baldenegro, Assistant Planner
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager
APPROVED BY: Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

None