



PLANNING COMMISSION AGENDA July 27, 2023

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, July 27, 2023
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 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 Community Development Department and on the City's website, www.elsegundo.org.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or 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

- July 13, 2023

RECOMMENDED ACTION: Approve the minutes.

G. Continued Business

H. New Public Hearings

2. A New Drive-Through Starbucks within Nash Street Exchange Retail Development. (ES)

Applicant: Lionel Uhry, representing CDC-Mar Retail I LLC

Project Description: An amendment to the approved Site Plan Review for the Phase 1 development to allow a third drive-through restaurant in the commercial development. The project involves construction of a new Starbucks drive-through, located at the northwest corner of the Nash Street Exchange commercial development. The proposed building will be 1,130 gross square feet and have a 330-foot-long drive-through lane. (Environmental Assessment No. EA-1200 Revision B, Site Plan Review, and Conditional Use Permit).

Environmental Determination: The proposed project has been determined not to have a significant effect on the environment and is therefore exempt from provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15303(c) (New Construction or Conversion of Small Structures) of the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), Public Resources Code section 21084.

RECOMMENDED ACTION: Adopt Resolution No. 2938, approving Environmental Assessment No. EA-1200, Revision B, Site Plan Review, and Conditional Use Permit to approve the construction of a new drive-through restaurant.

- I. **New Business**
- 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 10, 2023, at 5:30 p.m.

POSTED: *Jazmin Farias* 7/20/2023 5:16 P.M.
(Signature) (Date and time)



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

July 13, 2023

A. Call to Order

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

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Vice Chair Hoeschler (via Zoom)
Present: Commissioner Newman
Present: Commissioner Maggay
Present: Commissioner Inga

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- June 25, 2023
- July 25, 2019

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Commissioner Inga.

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

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01. (MB)

Assistant Planner Maria Baldenegro presented the staff report regarding a request for a Conditional Use Permit (CUP) to allow the operation of a Major Wireless Communication Facility and advised that the applicant representative is available to answer any questions.

- Commissioner Maggay asked why it is classified as a major Wireless Communication Facility (WCF) and if it is visible from public view. Planning Manager Eduardo Schonborn advised that the proposed WCF is classified as major because it is mounted on a new monopole whereas a minor WCF is mounted on an existing structure. Staff report page 38 illustrates the uppermost portion of the facility will be visible from public view but the existing environment helps blend it in.
- Chair Keldorf inquired if Manhattan residents were notified of the proposed project. Staff advised that Manhattan residents were notified, and no public comments were received.

Chair Keldorf opened public communications.

- Applicant representative Jessica Grevin thanked the Planning Commission for their time.

Chair Keldorf closed public communications.

MOTION: Adopt Resolution No. 2937, conditionally approving Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01.

Moved by Commissioner Newman, second by Commissioner Inga.

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

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

I. New Business

None.

J. Report from Community Development Director or designee

Community Development Director Michael Allen provided an update on the welcome sign on Imperial and Main. He stated that the item is slotted to be in the City Council Agenda in August for consideration for a contract award.

K. Report from City Attorney’s Office

None.

L. Planning Commissioners’ Comments

Commissioner Newman wished everyone a happy summer and shared that movies in the park are back. Commissioner Inga shared that concerts in the park are back.

M. Adjournment—the meeting adjourned at 5:51pm.
The next meeting is scheduled for July 27, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: July 27, 2023

Agenda Heading: Public Hearing

Item Number: H.2

TITLE:

Environmental Assessment Revision, Site Plan Review, and Conditional Use Permit to Allow a Third Drive-Thru Restaurant (Environmental Assessment No. EA-1200, Revision B, Site Plan Review No. 17-01, and Conditional Use Permit No. 17-03).

Applicant: CDC-MAR Retail I LLC, represented by Lionel Uhry

RECOMMENDATION:

1. Adopt Resolution No. 2938, approving Environmental Assessment (EA) No. 1200, Revision B, Site Plan Review, and Conditional Use Permit to approve the construction of a new drive-thru restaurant.

BACKGROUND

In 2017, the Planning Commission approved EA-1200 for a Site Plan Review and Conditional Use Permit for the development of Phase 1 of the El Segundo South Campus Specific Plan (ESSCSP) at the Raytheon site. The approval included a 29,000 square foot market; two retail buildings totaling 7,200 square feet; a 3,000 square foot bank; 9,000 square feet of restaurants; 7,300 square feet of fast food (including two drive-thru restaurants); and a 20,000 square foot, 2-story, medical building on a 7.34-acre site along El Segundo Boulevard between Nash Street and Continental Boulevard.

On August 22, 2019, the Planning Commission approved site plan revisions to allow revised comprehensive features for site layout, building design, architecture, landscape, signs, lighting, and sustainability, consistent with the ESSCSP (Resolution 2869). Specifically, Revision A allowed a 43,000 square foot medical office building; a 3,500 square foot bank; two restaurant/retail buildings totaling 12,100 square feet; and 7,050 square feet of drive-through fast food restaurants. The project is currently under construction, with the medical office building completed and operating; one drive-thru restaurant completed and operating; the restaurant/retail buildings completed and operating; and a second drive-thru restaurant is under construction.

On November 2, 2022, an application was filed to revise the site layout and conditions of approval. Revision B includes eliminating the approved bank building (which has not been constructed), and a request to allow a third drive-thru restaurant at the site to accommodate a new drive-through Starbucks restaurant, which is the subject of this report.

DISCUSSION

Site Description

The Project is located on El Segundo Boulevard approximately 1,500 feet east of the Pacific Coast Highway and 1,300 feet west of North Douglas Street. The site is relatively flat and was previously used as a parking lot for Raytheon. Access to and from the site is from Continental Boulevard, Nash Street, and a center driveway into the development. A new traffic signal was installed for the center entrance and the signal has been operational for about a year.

The subject property is in the El Segundo South Campus Specific Plan (ESSCSP) area and is within the Commercial/Office Mixed-Use (CMU) land use designation which allows for new commercial uses including retail, restaurants, and drive-through restaurants with approval of a conditional use permit. The Specific Plan also includes design guidelines and development standards for a variety of uses including retail and office uses. Currently, there exists a medical office building, fast food uses, retail, and other restaurant uses.

This application (EA-1200, Revision B) seeks to amend the previously approved site plan, clarify the size of the as-built uses, and authorize a proposed Starbucks drive-through located at the northwest corner of the site, as shown below.

Figure No. 1- Site Plan



Figure No. 2- Existing Site Perspective



Project Description

The applicant requests an amendment to the previously approved site plan (Resolution 2869), which includes eliminating the 3,500 square foot bank, update the as-built conditions of the site, and allow a third drive-through restaurant intended for a Starbucks coffee shop, without any indoor seating at the retail center. The proposed Starbucks building measures 1,130 gross square feet and includes a 330-foot drive through lane to accommodate the queuing of traffic. The proposed building is a one-story, 18-foot-tall structure designed in a contemporary style. Specifically, the primary materials include textured brick with dark grey grout on the top of the building, and the bottom portion will have fiber cement siding with wood texture. A walk-up window for customer service is also incorporated into the design and features a cantilevered overhang above the walk-up window. A similar metal overhang is incorporated over the drive through window. The images below illustrate these the building design and the features highlighted above.

Figure No.3-Northwest Elevation



Figure No. 4-Northeast Elevation



Figure No. 5-Southeast Elevation



Requested Entitlements

To facilitate the proposed Starbucks drive-through, an amendment to the original Nash Street Exchange project is required, along with site plan review and a conditional use permit for a drive-through restaurant. The original approval in 2017 and Revision A in 2019 allowed two drive-through restaurants, among other site conditions. This application proposes an amendment to condition of approval No. 2 of Resolution 2869 to allow a third drive-through restaurant for a total of 8,180 square feet combined, eliminate the 3,500 square foot bank, and update the as-built conditions. With this amendment approved, in addition to the conditions for this project, all other conditions from Resolution 2869 remain in full effect. Lastly, Further, concerning the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA in that the project qualifies under Section 15303(c) of the "CEQA Guidelines" (14 Cal. Code Regs., § 15000 et seq.) in that this project involves new construction of a restaurant not involving the use of significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

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 ensuring that the project is consistent with the factual findings and conclusions for the site plan review and the conditional use permit. In this case, there are not any specific findings that are required to be made as part of the Environmental Assessment, since the project requires a revision to an Environmental Assessment, an application that

is not expressly stipulated in the El Segundo Municipal Code. There are, however, specific findings for both the site plan review and the conditional use permit and the project the plans have been reviewed for consistency with the ESSCSP.

Conditional Use Permit

In consideration of a conditional use permit application for the proposed drive-through restaurant, ESMC 15-24-6A requires that the Planning Commission make all three findings in reference to the property.

Specifically, the following findings are required:

- A. *The proposed location of the use is in accord with the purpose of this Title and the purposes of the zone in which the site is located.*
- B. *The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
- C. *The proposed use will comply with each of the applicable provisions of this Chapter.*

In considering the above findings, the proposed drive-through restaurant is compatible with the surrounding land uses and other potential uses in that the area is a commercial development with other drive-through restaurants, retail uses, and a medical office building and is wholly consistent with the El Segundo Southeast Campus Specific Plan, including design standards as specified in the ESSCSP. The ESSCSP expressly envisions the proposed use in that Commercial/Office Mixed Use (CMU) land use of the ESSCSP allows for new commercial uses including retail, restaurants, and drive-through restaurants with approval of a condition use permit. The proposed conditional use complies with the applicable provisions of the ESMC Chapter 15-24 since proper noticing and the requisite public hearing were provided, all proper hearing decision and records will be complied with, and the required findings will be considered.

Consistency with Specific Plan Guidelines

The proposed project meets the intent and purpose of the General Plan in that the project is consistent with the El Segundo South Campus Specific Plan area and the overall development, from its inception back in 2017. The site, buildings, uses, parking, refuse and recycling areas, and landscaping, were previously reviewed and approved in accordance with the design guidelines and standards and procedures of the ESSCSP, and within the context of the ESSCSP Environmental Impact Report prepared along with the Specific Plan. The proposed Starbucks building is consistent with the ESSCSP and conforms to the general development standards including setbacks, height, floor area, parking, landscaping, signage, lighting, and circulation as illustrated in Attachment 5.

Site Layout:

From previous approvals for the Nash Street Exchange development, the layout of the site was approved with buildings clustered into small groups to create easily accessible public spaces and easy access to parking and pedestrian walkways. Further outdoor seating areas are directly adjacent to the uses they serve. The site is accessible from E. El Segundo Boulevard via Continental Boulevard, a central driveway, and Nash Street into the development. Adequate parking and landscaping for all uses has been provided.

The proposed project includes new pedestrian paths of travel and wayfinding signage to improve access for pedestrians, cyclists, and motorists, thereby improving circulation from the parking areas to the Starbucks drive-through and walk-up window.

Traffic and Queueing:

The original 2017 Nash Street Exchange approval included AM and PM Peak Hour traffic limitations in accordance with the Phasing for the El Segundo South Campus Specific Plan build-out. The Nash Street retail phase (Phase I) included limitations on both AM and PM traffic. Specifically, the AM Peak cap is 89 trips while the PM Peak cap is 225 trips. Fehr and Peers prepared a traffic study (Attachment 6) for the proposed Starbucks project, which was reviewed by the City's Traffic Engineering Consultant, Kimley-Horn, which verified that traffic generation is compliant with the trip caps.

A drive-through queuing analysis was also conducted to ensure the length of the proposed drive-through lane is adequate to alleviate traffic circulation issues within the project site or on any of the surrounding roadways. The queuing analysis used microsimulation modeling VISSIM 22 Software, a program that is consistent with the Highway Capacity Manual (HCM) 6th Edition, and industry standards. The analysis determined the maximum expected queues associated with each drive through restaurant at the subject site, and that each drive through restaurant can accommodate their expected queues. Specifically, it was determined that maximum queueing length that is required under maximum traffic scenarios would be as shown in Table 2: Future with Project Drive-Thru Queueing below:

Table 2: Future with Project Drive-Thru Queuing

Drive-Thru	Drive-Through Lane Storage Length (ft) ¹	Future with Project PM Peak Hour	
		Average Queue (ft) ²	Maximum Queue (ft) ²
Raising Cane's (left lane)	75	25	50
Raising Cane's (right lane)	75	25	50
Starbucks Coffee	330	25	25
Panera Bread	80	50	100

Note: ¹ Storage length calculated as the distance from ordering speaker to drive-through entrance.

² Queues rounded up to the nearest 25 feet, or the typical length of a queued vehicle.

As illustrated in Table 2 above, all existing and future uses with drive-through services (Raising Cane's, Panera Bread, and Starbucks), have sufficient drive-through lengths to accommodate vehicular patrons. Specifically, the proposed Starbucks will have a drive-through length of 330 feet from the ordering speaker, approximately 10 times greater than is needed under maximum PM Peak traffic scenarios for Starbucks and much longer than either Raising Cane's or Panera Bread.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared for the ESSCSP's Environmental Assessment pursuant to CEQA Guidelines Section 15063. Pursuant to the EIR, any portion of the Project developed consistent with the conceptual site plan for the ESSCSP is exempt from further CEQA analysis unless an event specified in Public Resources Code § 21166 occurs. Additionally, pursuant to CEQA, the project is categorically exempt from the provisions of CEQA under Section 15303(c) because this project involves new construction of a restaurant not involving the use of significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

RECOMMENDATION

Since the project complies with the General Plan and ESSCSP and as indicated in the analysis above, city staff believe that the project merits approval. Furthermore, the Project is exempt under the provisions of CEQA. Therefore, staff recommends that the Planning Commission adopt a Resolution approving Environmental Assessment 1200, Revision B to approve site plan review and a conditional use permit to approve a new 1,130 square foot drive-through restaurant.

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. 2938
 - a. Exhibit A Conditions of Approval
2. Planning Commission Resolution 2826 from September 14, 2017
3. Planning Commission Resolution 2869 from August 22, 2019
4. Development Plans dated May 26, 2023
5. Development Standards Compliance Chart
6. Kimley-Horn Peer Review Memorandum, dated July 21, 2023
7. Fehr & Peers Traffic Study, dated June 12, 2023
8. Fehr & Peers Queuing Analysis, dated June 24, 2023

RESOLUTION NO. 2938

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT EA-1200, REVISION B, TO SITE PLAN REVIEW NO. SPR 17-01 AND CONDITIONAL USE PERMIT NO. 17-03 TO ALLOW A THIRD DRIVE-THROUGH AT PHASE 1 AND CONSTRUCTION OF A NEW ONE-STORY DRIVE-THROUGH RESTAURANT AT 2100-2180 EAST EL SEGUNDO BOULEVARD WITHIN THE EL SEGUNDO SOUTHEAST CAMPUS SPECIFIC PLAN AREA (LOT 16 AND VESTING TENTATIVE TRACT MAP 83507).

The Planning Commission of the City of El Segundo (“Commission” or “Planning Commission”) does resolve as follows:

SECTION 1: The Commission finds and declares that:

- A. On July 26, 2017, the Planning Commission adopted Resolution No. 2826, approving a Site Plan Review and Conditional Use Permit for development of Phase 1 of the El Segundo South Campus Specific Plan (“ESSCSP”) at the Raytheon site, specifically allowing a 29,000 square foot market; two retail buildings totaling 7,200 square feet; a 3,000 square foot bank; 9,000 square feet of restaurants; 7,300 square feet of fast food, including two drive-thru restaurants; and a 20,000 square foot, 2-story, medical building on a 7.34-acre site along El Segundo Boulevard between Nash Street and Continental Boulevard;
- B. On August 22, 2019, the Planning Commission adopted Resolution No. 2869, approving Revision A to allow a revised project at the Phase I site consisting of a 43,000 square foot medical office building; a 3,500 square foot bank; two restaurant/retail buildings totaling 12,100 square feet; and 7,050 square feet of drive-through fast food restaurants;
- C. On November 2, 2022, CDC-MAR Retail I LLC (“Applicant”), filed an application for Site Plan Review and a Conditional Use Permit to amend condition of approval no. 2 of Planning Commission Resolution No. 2869 to eliminate the previously approved 3,500 square foot bank, update as-built site conditions, and add a third drive-through restaurant measuring 1,130 gross square feet at 2100 to 2180 East El Segundo Boulevard (the “Project”);
- B. 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 ESSCSP;
- C. In addition, the City had determined that the Project is categorically exempt from further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”) to pursuant to CEQA Guidelines Section 15303(c) and other bases, as set forth below in Section 3;

- D. On July 27, 2023, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the Applicant;
- E. The Commission considered the information provided by City staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its July 27, 2023 public hearing.
- F. Resolutions Nos. 2826 and 2869, adopted September 14, 2017 and August 22, 2019 respectively, remain in full force except where conflict may be found with the provisions or findings of this Resolution, and this Resolution's terms would take precedence in the event of such conflict.

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

- A. The Project's site is located in Phase I of the El Segundo South Campus Specific Plan at 2100-2180 East El Segundo Boulevard.
- B. Phase I of the El Segundo Campus Specific Plan is in the Commercial/Office Mixed Use ("CMU") land use designation which allows for a wide variety of commercial uses including retail, restaurants, and drive-through restaurants with approval of a condition use permit.
- C. The proposed building would be a one-story, 18-foot tall building totaling 1,130 gross square feet and would be located in the northwest portion of the Phase 1-Nash Street Exchange development.

SECTION 3: *Environmental Assessment.* An Environmental Impact Report ("EIR") was prepared for the ESSCSP's Environmental Assessment (EA-905) pursuant to CEQA Guidelines Section 15063, which assessed the build-out of the ESSCSP. Pursuant to the EIR, any portion of the Project developed consistent with the conceptual site plan for the ESSCSP is exempt from further CEQA analysis. Additionally, the project is categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15303(c) because this Project involves new construction of a restaurant not involving the use of significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

SECTION 4: *General Plan and Specific Plan Findings.* Considering all of its aspects, the Project will further the goals, objectives and policies of the General Plan and ESSCSP and not obstruct their attainment. Specifically:

- A. The ESSCSP was adopted in 2015 and amended the General Plan to create consistent land use designations and therefore was found to be consistent with the City's General Plan.

- B. The ESSCSP serves as the regulatory document to implement the General Plan for this area of the City, by ensuring that all new developments in the area are consistent and in compliance with the standards set forth in the ESSCSP.
- C. The CMU land use of the ESSCSP allows for new commercial uses including retail, restaurants, and drive-through restaurants with approval of a condition use permit. Here, the Project entails a drive-through restaurant.
- D. Objective LU4-1 of the ESSCSP seeks to promote the development of high-quality retail facilities, while Policy LU 4-3.2 encourages mixed-use developments within one-quarter mile of the Green Line Stations. Furthermore, the newly proposed building will meet the design standards of the ESSCSP and add a high-quality, well-known drive-through restaurant to the ESSCSP.
- E. Goal LU-7 from the Land Use Element of the General Plan outlines the City's objectives of providing the highest quality public facilities, services, and public infrastructure possible to the community.

SECTION 5: Site Plan Review Findings pursuant to Section 15-30 of the ESMC. Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The Project is consistent with the goals, policies and objectives of the El Segundo General Plan, the ESSCSP, and the Zoning Code.
 - i. The Project is consistent with the El Segundo General Plan as identified in Section 4 of this Resolution.
 - ii. The Project is consistent with the El Segundo South Campus Specific Plan Objective LU 4-1 of the ESSCSP seeks to promote the development of high-quality retail facilities, while Policy LU 4-3.2 encourages mixed-use developments within one-quarter mile of the Green Line Stations. Furthermore, the newly proposed building will meet the design standards of the ESSCSP and add a high-quality, well-known drive-through restaurant to the ESSCSP..
 - iii. The Project is consistent with the El Segundo Zoning Code in that a full review of the project has been completed and the project has been found to be compliant with all relevant property development standards, including but not limited to, height, setbacks, parking, and floor area.
- B. The Project is functionally compatible with the area in which it is located since it will be consistent with surrounding uses and structures as part of the Nash Street Exchange retail development. Specifically, the design, layout, and use of the proposed building will be compatible with the commercial use and appearance of the project site that includes low scale, contemporary designed retail, and medical office buildings, along with surface parking spaces, loading area and travel lanes.

Furthermore, the location and site layout of the proposed building will not impact or interrupt the way existing uses on the subject site operate.

- C. The Project will not adversely affect the general welfare of the City as indicated in Section 4 of the Resolution since the length of the proposed drive-through lane is adequate to alleviate traffic circulation issues within the project site or on any of the surrounding roadways, the Project is also consistent with the El Segundo General Plan and the El Segundo South Campus Specific Plan.

SECTION 6: *Site Plan Review Findings pursuant to Section D. 4 of the ESSC-SP.* Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The Project's site plan, architecture, and landscape design are consistent with the Specific Plan because the site plan has been evaluated for compliance with the ESSCSP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed storage building has been evaluated in the context of the standards from the ESSPSP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

SECTION 7: *Conditional Use Permit Findings pursuant Section 15-24-6 of the ESMC.* Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The Project's location of the use is in accord with the purpose of the Zoning Code and the authorized uses of the zone in which the site is located. The proposed drive-through restaurant is compatible with the surrounding land uses and other potential uses in that the area is a commercial development with other drive-through restaurants, retail uses, and a medical office building and is wholly consistent with the ESSCSP, including design standards as specified in the ESSCSP.
- B. The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity given its authorization under the General Plan and ESSCSP. The ESSCSP expressly envisions the proposed use in that Commercial/Office Mixed Use (CMU) land use of the ESSCSP allows for new commercial uses including retail, restaurants, and drive-through restaurants with approval of a condition use permit. This Project specifically entails a drive-through restaurant with a conditional use permit.
- C. The Project's conditional use complies with the applicable provisions of the ESMC Chapter 15-24 since proper noticing and the requisite public hearing were provided,

all proper hearing decision and records will be complied with, and the required findings will be considered and may be affirmatively made.

SECTION 7: Approval. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission approves EA-1200, Revision B, Site Plan Review No. SPR 17-01, and Conditional Use Permit No. CUP 17-03.

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

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

SECTION 10: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other 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.

SECTION 12: Except as provided in Section 11, this Resolution is the Commission’s final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 27th DAY of JULY, 2023.

Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, AICP, Secretary

Keldorf -
Hoeschler -
Inga -
Maggay -
Newman -

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

By: _____
Joaquin Vazquez, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2938

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), CDC-MAR Retail I LLC (“Applicant” or “Owner”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval EA-1200, Revision B (“Project Conditions”):

Zoning Conditions

1. This approval is for the Project as shown on the plans approved by the Planning Commission on July 27, 2023 via its Resolution No. 2938 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 review and approval of the proposed modification.
3. This approval amends conditions of approval no. 2 of Resolution Nos. 2829 and 2869 to read as follows:
This approval allows for the following development:
 - a. Removal of the existing parking lot at 2100 to 2198 El Segundo Boulevard;
 - b. Construction of six new buildings totaling 65,650 square feet (net) in area and 2,475 sq ft. of outdoor dining area as follows:
 - One Medical Office Building at 43,000 square feet;
 - Two Restaurants at 12,100 square feet; and
 - Three Drive-Through Fast Food Restaurants at 8,180 square feet.

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 review and approval of the proposed changes.
4. This approval allows for construction of third drive-through restaurant building at Phase I of the Specific Plan area. Specifically, the approved construction includes the following:
 - a) a one-story building totaling approximately 1,130 gross square feet

A change in use(s) or change(s) 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 review and approval of the proposed changes.

5. All lighting must comply with the ESSCSP Master Lighting Plan, including:
 - a) All light fixtures and supporting poles throughout the facility shall be architecturally compatible with the architecture of the building.
 - b) Wall-mounted lighting, including security lighting, shall be compatible with the architecture of the building.
6. Prior to issuance of any permit, the Applicant shall submit a photometric lighting plan that illustrates that there is no light spillover beyond the Project property line for review and approval by the Community Development Department. Exterior building and parking lot lights shall be provided with decorative lighting fixtures. Exterior lighting for the Project shall be designed to be confined to within the Project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line. Prior to the final inspection and issuance of a certificate of occupancy, the Applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement, and to ensure that lighting is appropriately shielded to the satisfaction of the Community Development Director.
7. 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 Development Services Director.
8. Construction of the Project shall substantially conform to the plans reviewed and approved by the Planning Commission on July 13, 2023.
9. Before building permits are issued, the Applicant must submit plans that demonstrate substantial compliance with the plans and conditions of approval on file with the Community Development Department.
10. If the facility has not been established (i.e., plans submitted to Building and Safety for “plan check”) within two years of the effective date of approval of this permit by the Planning Commission, the approval shall become null and void. A written request for time extension must be filed with the Community Development Department prior to the expiration date and approved by the Planning Commission.
11. 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 after conducting a public hearing on the matter.
12. All building drainage gutters, down spouts, vents, and other roof protrusions shall be concealed from view within exterior walls. Ladders for roof access shall be mounted on the inside of the buildings.

13. Include COA regarding the outdoor gathering/dining area and that it shall be maintained and available to the public. [THIS LOOKS LIKE A NOTE AND NOT A CONDITION]
14. Include COA that the trash enclosure include doors that include materials similar to the exterior façade of the starbuck building...ultimately we don't want to have the typical black metal doors. [THIS LOOKS LIKE A NOTE AND NOT A CONDITION]

General Conditions

15. 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.
16. 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.
17. Landscaping must conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.
18. All utility lines installed to serve the new construction shall be placed underground.
19. The developer shall be responsible for the relocation of any existing utility resulting from the development.
20. Pedestrian walkways within the Project must include admixture colored concrete and/or design that enhance and complement the Project.
21. The Project site shall be fenced and screened during construction.
22. All areas within the Project site shall be maintained free of trash and debris.
23. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.
24. 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.
25. The owner or contractor must conduct daily street sweeping along the streets abutting the Project site.

26. 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

27. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to issuance of a building permit for new Building, the Applicant must pay any applicable mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

Building Safety Conditions

28. All Building and Safety Division comments on Planning Division discretionary review are preliminary. A complete code review will be done at the time of permit application.
29. Building and Safety Division will require either a Combination permit (Building and MEP work) and/or separate permit application for electrical, plumbing, mechanical work.
30. Building and Safety Division will require a separate permit for Grading work.
31. Building and Safety Division will require a separate permit for the signs.
32. City of El Segundo Fire Department requires separate permits for Sprinkler and fire alarm systems.
33. Plans for plan review should be submitted in PDF.
34. A copy of Soils/Geo Engineering report shall be provided with the submitted construction plans.
35. The site plan should clearly show all the existing underground utilities.
36. The Plan review time will be a minimum of 25 City working days and can be extended up to 30 working days.
37. 30-Day Notice of Excavation to the adjacent neighbor is required for any excavation close to the common property lines.
38. Compliance with Chapter 11 B of the California Building Code will be required.
39. The construction plan submitted for plan review should include a comprehensive code analysis showing:
 - a. Type of Construction
 - b. Allowable area
 - c. Allowable height
 - d. Rating of stairway enclosures for a 4-story building
 - e. Common path of travel

- f. Number of the required exits
- g. Fire Distance of the proposed building to the property lines
- h. Protection of exterior openings
- i. Etc.

- 40. The Project shall comply with LA County LID requirements.
- 41. Comply with the current California Codes with the City of EL Segundo Amendments
- 42. Accessible EVCS are not counted as accessible parking spaces. 11B.208.1

Fire Department Conditions

- 43. Comply with ESMC methane mitigation regulations and submit plans for any work being done. They must comply with CFC, CBC, and ESMC for all requirements including sprinklers and fire alarm. FD access shall be provided as such the drive-through will never obstruct FD access or block any fire appurtenances.
- 44. Queueing of cars shall not block access or appurtenances.
- 45. Before the City issues a building permit, the Applicant must provide Fire Life Safety Plans to the Fire Department for review and approval, which include, without limitation, the following:
 - a) Fire lanes;
 - b) Fire lane signage;
 - c) Fire lane access;
 - d) Fire hydrant locations;
 - e) Minimum acceptable flow from any fire hydrant must be 2,000 gallon per minute at 20 psi;
 - f) Fire safety precautions during demolition and construction;
 - g) Emergency site access during construction;
 - h) Permanent fire department access;

Police Department Conditions

- 51. The drive-through and associated parking is required by the Security Code to have a minimum maintained one foot-candle of light on the driving and parking surface. Submit photometric plan showing compliance.

Miscellaneous Conditions

- 52. 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.

53. 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.
54. 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.
55. 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.

By signing this document, _____, on behalf of CDC-MAR Retail I LLC, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.

Name, Title
(CDC-MAR Retail I LLC, a [INCLUDE STATE OF FORMATION HERE] limited liability company)

{For a limited liability company, the Article of Incorporation and/or other documentation must be provided to evidence that the above signatory may bind the limited liability company If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

RESOLUTION NO. 2826

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO APPROVING A CONDITIONAL USE PERMIT NO. CUP 17-03 AND SITE PLAN REVIEW NO. SPR 17-01 FOR THE CONSTRUCTION OF THREE NEW BUILDINGS AT 2100-2198 E. EL SEGUNDO BLVD. (EA-1200)

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

SECTION 1: The Commission finds and declares that:

- A. On July 26, 2017, CDC Mar Retail I LLC filed an application for Site Plan Review and Conditional Use Permit ("CUP") for EA-1200, to allow the construction to replace the parking lot formerly used by Raytheon, which is Phase 1 of the El Segundo South Campus Specific Plan (ESSCSP);
- B. On September 14, 2017, the Planning Commission conducted a public hearing to receive public testimony and other evidence regarding the applications, including, without limitation, information provided to the Commission by City staff, the applicant and public testimony;
- C. This Resolution, and its findings, are made, in part, based upon the evidence presented to the Commission at its September 14, 2017 public hearing including, without limitation, the staff report submitted by the Planning and Building Safety Department.

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

- A. The subject site is located in the El Segundo South Campus Specific Plan (ESSCSP), at 2100 to 2198 El Segundo Boulevard. The subject property is a 7.34-acre multi-use site located on the north side of El Segundo Boulevard, between Continental Boulevard and Nash Street.
- B. The property is currently improved with a parking lot used by the Raytheon Campus.
- C. The proposed project includes removing the existing parking lot and constructing three new buildings totaling 75,500 square feet (net) in area to accommodate one market, two retail buildings, one bank, two restaurant buildings, two drive-through fast food restaurants, and a 2-story medical building. The following applications are necessary to accommodate the proposed project:
 - i. Site Plan Review to allow construction of the proposed retail center; and

- ii. Conditional Use Permit to allow drive-through facilities.

SECTION 3: Environmental Assessment. An Environmental Impact Report was prepared for the ESSCSP's Environmental Assessment (EA-905) pursuant to 14 California Code of Regulations, Section 15063 ("CEQA guidelines"). Per the EIR, any portion of the project developed consistent with the conceptual site plan for the ESSCSP is exempt from further CEQA analysis unless an event specified in Public Resources Code §21166 occurs.

SECTION 4: General Plan Findings. The proposed development project is consistent with the El Segundo General Plan as follows:

- A. The Project is within the El Segundo South Campus Specific Plan (ESSCSP). The ESSCSP is compatible with the El Segundo General Plan and consistent with the goals and policies outlined in the General Plan.
- B. The ESSCSP provides the essential relationship between the policies of the El Segundo General Plan and development in the Project area.
- C. The ESSCSP functions as a regulatory document and implements the City of El Segundo's General Plan.

SECTION 5: Conditional Use Permit Findings. After considering the above facts, the Commission finds as follows:

- A. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located.
- B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed location of the conditional use is in an urbanized area of the City that is developed with a variety of commercial, retail, office, restaurant, and light manufacturing uses. No sensitive land uses are adjacent to or near the proposed drive-through facilities that could be impacted by their operation. Further, drive-through facilities are not anticipated to be detrimental to adjacent businesses and no residential uses are located in the vicinity. The use is also subject to certain conditions in the attached Exhibit A. Accordingly, given the commercial nature of the surrounding uses and immediate area, and the absence of any residential uses located in the vicinity, the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

- C. That the proposed conditional use will comply with each of the applicable provisions of this Chapter.

The proposed conditional use complies with the applicable provisions of ESMC 15-15-5-Q). Queuing lanes accommodate eight (8) vehicles and are at least 10 feet wide, per ESMC requirements.

SECTION 7: Approvals. Based on the foregoing, the Planning Commission hereby approves Site Plan Review No. SPR 17-01 for the project located at 2100 to 2198 El Segundo Boulevard, attached as Exhibit B; and approves Conditional Use Permit No. CUP 17-03 to allow two drive-through restaurants, subject to the Applicant's full compliance with the Conditions of Approval listed in Exhibit A-1.

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

SECTION 9: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. In all instances, best efforts have been made to form accurate assumptions.

SECTION 10: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 11: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 12: 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.

SECTION 13: Except as provided in Section 12, this Resolution is the Planning Commission's final decision and will become effective on the tenth day after its adoption.

PASSED, APPROVED AND ADOPTED this 14th day of September, 2017.



Ryan Baldino, Chair
City of El Segundo Planning Commission

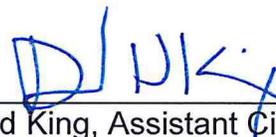
ATTEST:



Sam Lee, Secretary

- Baldino - Aye
- Newman - Aye
- Nicol - Aye
- Hoeschler - Aye
- Wingate - Aye

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

By: 

David King, Assistant City Attorney

Exhibit A-1

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Continental Development Corporation (the “Applicant” or “Owner”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Site Plan Review No. SPR 17-01 and Conditional Use Permit No. CUP 17-03 for EA-1200, (“Project Conditions”):

Site Plan Conditions

1. This approval is for the project as shown on the plans dated as received by the Planning Division on July 26, 2017, and on file. Before the City issues a building, grading, and/or demolition 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 Planning and Building Safety Department. The Planning and Building Safety Director is authorized to approve minor, non-substantive modifications in the project. Any subsequent modification must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
2. This approval allows for the following development:
 - a. Removal of the existing parking lot at 2100 to 2198 El Segundo Boulevard;
 - b. Construction of six new buildings totaling 75,500 square feet (net) in area and 2,175 sq ft. of outdoor dining area as follows:
 - A 29,000 sq ft. market;
 - two retail buildings totaling 7,200 sq ft.;
 - a 3,000 sq ft. bank;
 - 9,000 sq ft. of restaurants;
 - 7,300 sq ft. of two fast food restaurants; and
 - A 20,000 sq ft., 2-story medical building

A change in uses or changes in the allocation of square footages specified above, must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed changes.

3. The owner/applicant shall not permit any loitering on the subject site.
4. A minimum of 385 vehicle parking spaces shall be maintained onsite.
5. A minimum of 16 bicycle parking spaces shall be maintained onsite.
6. A Class I bicycle lane must be constructed along the North perimeter of the site.

7. Three loading spaces must be provided onsite to serve the Project: one large loading space and two small loading spaces. The large loading space will serve market while the two small loading spaces will serve the other buildings. The one large loading space must have minimum dimensions of 13'x50' and the two small loading spaces must have minimum dimensions of 12'x25'.
8. Buildings shall maintain a minimum setback of 15 feet to El Segundo Boulevard, 25 feet to Continental Boulevard and 25 feet to Nash Street.
9. Any signs shown on the site and elevation plans are conceptual only. Signs proposed for the project, including monument signs, shall be designed to conform to the sign provisions of the ESMC and the El Segundo South Campus Specific Plan (ESSCSP) and shall require separate application and approval by the Planning and Building Safety Director or designee. A master sign program must be approved by the Planning and Building Safety Director prior to issuance of any Certificate of Occupancy.
10. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C), to the satisfaction of the Planning and Building Safety Director.
11. All new development must have buildings designed to be energy efficient, at least 15% above Title 24 requirements.
12. All lighting must comply with the ESSCSP Master Lighting Plan.
13. All landscaping must conform to the ESSCSP Master Landscape Plan.
14. The Project areas must include Stormwater management practices that treat Stormwater runoff from 90% of the average rainfall on the site using structural and non-structural management measures.
15. Reclaimed water must be utilized for all landscaped areas.
16. Low-emitting building materials must be utilized.
17. Landscaping must conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 10-5.
18. All utilities to and on the property shall be provided underground, excluding existing above grade power poles and lines.
19. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
20. Trash enclosures on the property must be adequately screened per the ESSCSP.
21. The applicant shall submit a photometric lighting plan that illustrates that there is no

light spillover beyond the project property line for review and approval by the Planning and Building Safety Department. Exterior building and parking lot lights shall be provided with decorative lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line. Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement.

22. The project site shall be fenced and screened during construction. Signage to report dust shall be posted on site at a location clearly visible to the public from El Segundo Boulevard, Continental Boulevard and Nash Street.
23. All areas within the project site shall be maintained free of trash and debris.
24. The applicant shall comply with all requirements of Federal, State, County, and local agencies as are applicable to this project.
25. The development of the project shall comply with the Mitigation Monitoring and Reporting Program (MMRP) attached and incorporated by reference as adopted by the City Council on December 1, 2015. Prior to any demolition, clearing, grubbing or grading or as otherwise appropriate, the applicant shall demonstrate compliance with all of the Mitigation Measures contained in the MMRP. In the event of a conflict between the adopted mitigation measures and these conditions of approval, the stricter of the two shall govern. The applicant is responsible to bear all costs should a consultant be required to manage and implement the MMRP.
26. Building materials must be durable and resistant to damage, defacing, and general wear and tear.

Building Safety Conditions

27. All projects shall comply with the El Segundo Municipal Code, and the 2016 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.
28. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.
29. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.

30. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.
31. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.
32. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:
 - a) Complete structural calculations, details, notes and material specifications.
 - b) Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A & 11B of the CBC.
 - c) A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.
 - d) A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.
 - e) Hydrology report along with hydraulic calculations.
 - f) Complete energy calculations, details, notes, and material specifications.
33. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.
34. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

Fire Department Conditions

35. For project clarification and to eliminate duplicate street addresses within the Raytheon building addresses for emergency response, each project building needs to have a separate address assigned when the site subdivision is approved. It is recommended to start with the 2100 block when assigning addresses.
36. The applicant must comply with the applicable requirements of the 2016 California Building and Fire Codes and the 2015 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.
37. The applicant must submit and have approved by the Fire Department a Fire/Life Safety Plan, identifying fire safety precautions during demolition and construction, emergency site

access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler systems and fire alarm systems prior to issuance of the building permit.

38. The applicant must provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13.
39. The applicant must provide an automatic fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.
40. The building fire sprinkler systems shall have a system fire department connection on each building, with a loop system fire department connection at each double detector check assembly.
41. Any private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation H-2-a "Fire Hydrant and Private Fire Main System Installation."
42. Have the applicant record with the Los Angeles County Register-Recorder an agreement between the two parcels (CDC/Mar Retail LLC and Raytheon Company) for Raytheon Company access to the Raytheon underground private fire service main and control valves.
43. 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.

Police Department Conditions

44. Bicycle racks shall be located in a busy, well-lit location. This will provide optimum security for persons and property.
45. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.
46. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: tenant areas such as all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits; non-tenant areas such as common spaces and parking lots; and any other areas deemed necessary by the Police Department.
47. Monitor and recording equipment shall be stored in a secure area.

48. If there will be an ATM on site, the installation shall comply with the requirements set forth in the Financial Code Sections 13000-13070.
49. The applicant shall comply with the requirements contained in Municipal Code Chapter 13.20, Security Code.

Landscaping

50. 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 high 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.
51. Trees/bushes/shrubs shall not be planted next to or near any light fixture/standard/bollard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.
52. Trees with high canopies (ex: palms) are preferred when planted near light standards

Lighting

53. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.
54. The addressing, all exterior entry doors, walkways, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.
55. Walkways in retail applications shall use light standards with lighting mounted 12 to 14 feet for a better spread of light. Bollards cannot accomplish this.
56. A photometric study, which includes all of the above, shall also be provided prior to issuing of a Building Permit. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Footcandles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

Doors/Hardware

57. Entry and Mechanical/Electrical/Fire doors shall comply with El Segundo Police Department Approved Security Hardware list.

Security Cameras

58. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.

59. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits and any other areas deemed necessary by the Police Department.
60. Monitor and recording equipment shall be stored in a secure area.
61. The Police Department's minimum camera requirements shall be listed after the Camera Specifications upon a formal submittal.
62. Camera Specifications:
 - All security cameras shall be in color.
 - The recording equipment shall be digital and shall have a minimum of twenty one (21) days of storage capacity.
 - Cameras shall be of the highest resolution.
 - 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.
 - Security camera recordings shall be made available to law enforcement.
 - The minimum security camera locations for this project shall be:
 - Sufficient cameras on the exterior to cover the walkways and all exit doors.
 - Sufficient cameras to cover the driveways and parking lot, capturing vehicle occupants and license plate numbers.

Public Works

63. The site must adhere to the provisions outlined in the ESSCSP Master Reclaimed Water Plan.
64. The applicant must ensure that encroachment permits required by the City are secured from the Public Works Department before commencing any and all work in the public right-of-way (ROW), including lane closures.
65. Verify the areas for the proposed parcels included in the tract maps.
66. The property owner shall maintain all landscaping and irrigation in the public ROW along El Segundo Blvd. within the property limits.
67. The applicant shall construct the sidewalk, parkway, and bike path design along El Segundo Blvd. to correlate with the El Segundo South Campus Specific Plan.
68. The applicant to provide striping plans for the new development. All striping in the public ROW shall be thermoplastic per the latest CA MUTCD.
69. The applicant will ensure that the bike path travel way, when crossing the south leg of the signalized intersection, will be clear of any standing traffic.

70. The applicant to provide traffic control plans for all work requiring a lane closure.
71. All existing sidewalk, curb & gutter, and curb ramps that are broken or not in conformance with the latest Standard Plans for Public Works Construction (SPPWC) shall be removed and constructed per the latest SPPWC.
72. All new sidewalk and curb & gutter to be constructed per the latest SPPWC and City standards. New sidewalk to be a minimum of 4' wide.
73. The applicant must provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
74. On El Segundo Boulevard within the project limits, the applicant shall coldmill 2" Asphalt Concrete (AC) pavement and overlay with 2" AC PG-64-10. The overlay shall take place for the entire width of El Segundo Blvd.
75. The applicant will coordinate all median tree removals with the Parks & Recreation Department prior to the start of construction.
76. 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.
77. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
78. To obtain access to sewer service in El Segundo Blvd. a 25% payment by the applicant towards the cost of a sewer line capacity upgrade, up to \$375,000, in accordance with Section 8.2 of the El Segundo South Specific Plan development agreement.
79. The applicant will install a new sewer main along El Segundo Blvd. per Alternative 2 as shown "Concept Utilities and Grading Exhibit (Option 4)". If infeasible, the applicant shall maintain the proposed sewer lateral in private property, or design and construct a public sewer main within a 15-foot-wide easement, up to the sewer main connection point on El Segundo Blvd.
80. The sewer connection fee for this project must be paid to the Los Angeles County Sanitation District. They can be reached at (310) 638-1161.
81. Any unused water or sanitary sewer laterals shall be abandoned and properly capped at the City main.
82. A grading and drainage plan shall be provided and stamped by a registered civil engineer as part of the Building permit process.
83. 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.

84. 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, around the project site as part of the Building permit process.
85. No construction-related parking shall be permitted in the public right-of-way.
86. The applicant to verify if the crosswalk island on the south leg of the intersection of Nash St. and El Segundo Blvd. is feasible due to the revised street lane widths.
87. 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.
88. All record drawings (As-built drawings) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.
89. The applicant will coordinate with Caltrans on the signal design/timing queues due to the synchronized signal at El Segundo Blvd. and Sepulveda Blvd.
90. Raytheon New Driveway and Traffic Signal Future Traffic Study Requirements:

Phase I Traffic Studies

Twelve (12) months after the first Certificate of Occupancy is issued for the Phase I development and the new Phase 1 signal is operational, the Phase I Property Owner shall conduct peak hour traffic field observations, traffic counts, and intersection queuing analysis (Traffic Study) of the traffic progression and queuing through the intersections of:

- o Nash St. & El Segundo Blvd.
- o Continental Blvd. & El Segundo Blvd.
- o New signal on El Segundo Blvd.

If the observations and analysis reveal that the 95th percentile traffic queue on any intersection approach exceeds the available storage or backs up to the adjacent upstream intersection, the Phase I Property Owner shall work with the City of El Segundo and the LA County Department of Public Works to remedy the queuing and progression deficiencies by adjusting the signal timing, changing signal phasing, or other signal adjustment measures, subject to the review and approval of the Public Works Director or his/her designee. All costs associated with the study and subsequent signal adjustments or modifications shall be borne by the Phase I Property Owner.

The same process shall occur within a minimum of 18 months of the Public Works Director's approval of the previous Study and/or demonstrated field adjustment(s) to mitigate the unacceptable conditions.

Phase II Traffic Studies

When Certificates of Occupancy are issued for net new Phase II development that results in more than **2,340 net new PM peak trips**, the Phase I property owner shall conduct the Traffic Study as described for Phase I above.

If the observations and analysis reveal that the 95th percentile traffic queue on any intersection approach exceeds the available storage or backs up to the adjacent upstream intersection, the Phase I Property Owner shall work with the City of El Segundo and the LA County Department of Public Works to remedy the queuing and progression deficiencies by adjusting the signal timing, changing signal phasing, **removing or altering allowed movements**, or other signal adjustment measures, subject to the review and approval of the Public Works Director or his/her designee. All costs associated with the study and subsequent signal adjustments or modifications shall be borne by the Phase I Property Owner.

Subsequently, at any time thereafter the City may conduct the Traffic Study at 24-month intervals to determine the functionality of the same signals and intersections at the cost of the Phase I property owner.

The Phase I Owner understands and acknowledges that all traffic signals are owned by the City and maintained by LA County Department of Public Works under contract with the City, and that the City has the ultimate responsibility and authority to modify traffic signal operations to protect public health and safety at any time.

Miscellaneous Conditions

91. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the El Segundo Municipal Code shall apply.
92. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, pursuant to the provisions of the El Segundo Municipal Code.
93. 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.
94. 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.

By signing this document, Alex J. Rose, on behalf of CDC Mar Retail I LLC, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.


Alex J. Rose, Sr. Vice President.
Name, Title
(CDC Mar Retail I LLC)

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

RESOLUTION NO. 2869

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO APPROVING THE MODIFICATION TO SITE PLAN REVIEW NO. SPR 17-01 FOR THE CONSTRUCTION OF SIX NEW BUILDINGS AT 2100-2198 E. EL SEGUNDO BLVD. (EA-1200)

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

SECTION 1: The Commission finds and declares that:

- A. On June 25, 2019, CDC Mar Retail I, LLC filed an application for Site Plan Review to allow the construction to replace the parking lot formerly used by Raytheon, which is Phase 1 of the El Segundo South Campus Specific Plan (ESSCSP);
- B. On August 22, 2019, the Planning Commission conducted a public hearing to receive public testimony and other evidence regarding the applications, including information provided to the Commission by City staff, the applicant and public testimony;
- C. This resolution and its findings, are made, in part, based upon the evidence presented to the Commission at its August 22, 2019, public hearing.
- D. Resolution 2826, which was adopted September 14, 2017, remains in full force except where conflict may be found with the provisions or findings of this resolution.

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

- A. The subject site is located in the El Segundo South Campus Specific Plan, at 2100 to 2198 El Segundo Boulevard. The subject property is a 7.34-acre multi-use site located on the north side of El Segundo Boulevard, between Continental Boulevard and Nash Street.
- B. An application was originally filed on July 26, 2017 by CDC Mar Retail I LLC for Site Plan Review, to allow the construction to replace the parking lot formerly used by Raytheon, which is Phase 1 of the ESSCSP. On September 14, 2017, the Planning Commission approved the Site Plan Review.
- C. The property is currently improved with a parking lot used by Raytheon.
- D. The proposed project includes removing the existing parking lot and constructing six new buildings totaling 65,650 square feet in area to accommodate one 2-story medical office building, one bank, two restaurant buildings, and two drive-through fast food restaurants. These uses would be operated or maintained to be not detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

SECTION 3: Findings for Site Plan Review: The Commission finds that the following facts exist:

- A. The proposed development is consistent with the goals, policies and objectives of the General Plan and the El Segundo South Campus Specific Plan as described below:
 - 1. Goal LU-7 from the Land Use Element of the General Plan outlines the City's objectives of providing the highest quality public facilities, services, and public infrastructure possible to the community.
 - 2. The ESSCSP sets forth the zoning for the site, which includes design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, architecture, parking and loading, landscaping, lighting, connectivity and sustainability.
- B. The project is functionally compatible with the area in which it is located;
 - 1. The City of El Segundo has distinctive land use patterns, which are divided into four quadrants by the intersection of Pacific Coast Highway and El Segundo Boulevard. Compatibility of an individual land use is determined mainly by its relationship to other uses within its quadrant. The El Segundo South Campus Specific Plan area is located in the southeastern quadrant of the City of El Segundo, which is east of Sepulveda Boulevard and south of El Segundo Boulevard. The design and implementation of this Specific Plan Phase 1 relate directly to its position within this larger context.
 - 2. The project conforms to public convenience, general welfare and good land use practice. The ESSCSP includes a range of commercial and industrial uses that will contribute to job creation opportunities and balance growth with local resources and infrastructure capacity. This revised project design incorporates comprehensive features for site layout, building design, architecture, landscape, signage, lighting, and sustainability, which are consistent with the ESSCSP Master Plans for Landscape, Signs and Lighting.
- C. The proposed development will not adversely affect the general welfare of the City.

The project will not adversely affect the orderly development of property or the preservation of property values. This project is surrounded by previously developed commercial land and the proposed uses of the ESSCSP are consistent with surrounding development and will not adversely affect the value of neighboring properties. The proposed ESSCSP development standards and development agreement will ensure that the project will be developed in an orderly fashion. All mitigation measures will be implemented at the time and place impacts occur.

SECTION 4: Approvals; Partial Repeal of Prior Resolution. Based on the foregoing, and subject to the conditions of approval listed in Exhibit A-1 of Resolution No. 2826, the Planning Commission hereby approves the modification to Site Plan Review No. SPR 17-01 for the project located at 2100 to 2198 El Segundo Boulevard, attached as Exhibit B. In addition, Resolution No. 2826, approved September 14, 2017, is hereby repealed and superseded to the extent it conflicts with this Resolution.

SECTION 5: 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 6: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. In all instances, best efforts have been made to form accurate assumptions.

SECTION 7: This Resolution 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 10 calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: Except as provided in Section 12, this Resolution is the Planning Commission's final decision and will become effective on the tenth day after its adoption.

Exhibit A-1

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), CDC Mar Retail I, LLC (the "Applicant" or "Owner") agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Site Plan Review No. SPR 17-01 and Conditional Use Permit No. CUP 17-03 for EA-1200, ("Project Conditions"):

Site Plan Conditions

1. This approval is for the project as shown on the plans dated as received by the Planning Division on June 25, 2019, and on file. Before the City issues a building, grading, and/or demolition 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 Planning and Building Safety Department. The Planning and Building Safety Director is authorized to approve minor, non-substantive modifications in the project. Any subsequent modification must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
2. This approval allows for the following development:
 - a. Removal of the existing parking lot at 2100 to 2198 El Segundo Boulevard;
 - b. Construction of six new buildings totaling 65,650 square feet (net) in area and 2,475 sq ft. of outdoor dining area as follows:
 - One Medical Office Building at 43,000 SF;
 - One Bank at 3,500 SF;
 - Two Restaurants at 12,100 SF; and
 - Two Drive-Through Fast Food Restaurants at 7,050 SF

A change in uses or changes in the allocation of square footages specified above must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed changes.
3. The owner/applicant shall not permit any loitering on the subject site.
4. A minimum of 395 vehicle parking spaces shall be maintained onsite.
5. A minimum of 16 bicycle parking spaces shall be maintained onsite.
6. A Class I bicycle lane must be constructed along the North perimeter of the site.
7. Three small truck loading spaces with minimum dimensions of 12'x25' must be provided onsite to serve the Project.
8. Buildings shall maintain a minimum setback of 15 feet to El Segundo Boulevard, 25

feet to Continental Boulevard and 25 feet to Nash Street.

9. Any signs shown on the site and elevation plans are conceptual only. Signs proposed for the project, including monument signs, shall be designed to conform to the sign provisions of the ESMC and the El Segundo South Campus Specific Plan (ESSCSP) and shall require separate application and approval by the Planning and Building Safety Director or designee.
10. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C), to the satisfaction of the Planning and Building Safety Director.
11. All new development must have buildings designed to be energy efficient, at least 15% above Title 24 requirements.
12. All lighting must comply with the ESSCSP Master Lighting Plan.
13. All landscaping must conform to the ESSCSP Master Landscape Plan.
14. The Project areas must include Stormwater management practices that treat Stormwater runoff from 90% of the average rainfall on the site using structural and non-structural management measures.
15. Reclaimed water must be utilized for all landscaped areas.
16. Low-emitting building materials must be utilized.
17. Landscaping must conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 10-5.
18. All utilities to and on the property shall be provided underground, excluding existing above grade power poles and lines.
19. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
20. Trash enclosures on the property must be adequately screened per the ESSCSP.
21. The applicant shall submit a photometric lighting plan that illustrates that there is no light spillover beyond the project property line for review and approval by the Planning and Building Safety Department. Exterior building and parking lot lights shall be provided with decorative lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line. Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement.

22. The project site shall be fenced and screened during construction. Signage to report dust shall be posted on site at a location clearly visible to the public from El Segundo Boulevard, Continental Boulevard and Nash Street.
23. All areas within the project site shall be maintained free of trash and debris.
24. The applicant shall comply with all requirements of Federal, State, County, and local agencies as are applicable to this project.
25. Project development shall comply with the ESSCSP Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on December 1, 2015. Prior to any demolition, clearing, grubbing or grading or as otherwise appropriate, the applicant shall demonstrate compliance with all of the Mitigation Measures contained in the MMRP. In the event of a conflict between the adopted mitigation measures and these conditions of approval, the stricter of the two shall govern. The applicant is responsible to bear all costs should a consultant be required to manage and implement the MMRP.
26. Building materials must be durable and resistant to damage, defacing, and general wear and tear.
27. The project shall not exceed the Phase 1 Development trip cap of 89 a.m. peak hour, 225 p.m. peak hour trips, or 3,775 daily trips.
28. In the event that the auto queue area of any drive-through restaurant exceeds the allotted capacity, the applicant shall provide an on-site parking lot attendant to prevent autos from blocking through traffic.

Building Safety Conditions

29. All projects shall comply with the El Segundo Municipal Code, and the 2016 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.
30. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.
31. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.
32. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation

inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.

33. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.
34. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:
 - a) Complete structural calculations, details, notes and material specifications.
 - b) Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A & 11B of the CBC.
 - c) A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.
 - d) A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.
 - e) Hydrology report along with hydraulic calculations.
 - f) Complete energy calculations, details, notes, and material specifications.
35. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.
36. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

Fire Department Conditions

37. For project clarification and to eliminate duplicate street addresses within the Raytheon building addresses for emergency response, each project building needs to have a separate address assigned when the site subdivision is approved. It is recommended to start with the 2100 block when assigning addresses.
38. The applicant must comply with the applicable requirements of the 2016 California Building and Fire Codes and the 2015 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.
39. The applicant must submit and have approved by the Fire Department a Fire/Life Safety Plan, identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and

any existing or proposed fire sprinkler systems and fire alarm systems prior to issuance of the building permit.

40. The applicant must provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13.
41. The applicant must provide an automatic fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.
42. The building fire sprinkler systems shall have a system fire department connection on each building, with a loop system fire department connection at each double detector check assembly.
43. Any private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation H-2-a "Fire Hydrant and Private Fire Main System Installation."
44. The applicant must record an agreement between the two parcels (CDC/Mar Retail LLC and Raytheon Company) for Raytheon Company access to the Raytheon underground private fire service main and control valves with the Los Angeles County Register-Recorder.
45. 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.

Police Department Conditions

46. Bicycle racks shall be located in a busy, well-lit location. This will provide optimum security for persons and property.
47. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.
48. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: tenant areas such as all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits; non-tenant areas such as common spaces and parking lots; and any other areas deemed necessary by the Police Department.
49. Monitor and recording equipment shall be stored in a secure area.

50. If there will be an ATM on site, the installation shall comply with the requirements set forth in the Financial Code Sections 13000-13070.
51. The applicant shall comply with the requirements contained in Municipal Code Chapter 13.20, Security Code.

Landscaping

52. 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 high 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.
53. Trees/bushes/shrubs shall not be planted next to or near any light fixture/standard/bollard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.
54. Trees with high canopies (ex: palms) are preferred when planted near light standards

Lighting

55. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.
56. The addressing, all exterior entry doors, walkways, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.
57. Walkways in retail applications shall use light standards with lighting mounted 12 to 14 feet for a better spread of light. Bollards cannot accomplish this.
58. A photometric study, which includes all of the above, shall also be provided prior to issuing of a Building Permit. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Footcandles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

Doors/Hardware

59. Entry and Mechanical/Electrical/Fire doors shall comply with El Segundo Police Department Approved Security Hardware list.

Security Cameras

60. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.
61. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits and any other areas deemed necessary by the Police Department.
62. Monitor and recording equipment shall be stored in a secure area.
63. The Police Department's minimum camera requirements shall be listed after the Camera Specifications upon a formal submittal.
64. Camera Specifications:
 - All security cameras shall be in color.
 - The recording equipment shall be digital and shall have a minimum of twenty one (21) days of storage capacity.
 - Cameras shall be of the highest resolution.
 - 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.
 - Security camera recordings shall be made available to law enforcement.
 - The minimum security camera locations for this project shall be:
 - Sufficient cameras on the exterior to cover the walkways and all exit doors.
 - Sufficient cameras to cover the driveways and parking lot, capturing vehicle occupants and license plate numbers.

Public Works

65. The site must adhere to the provisions outlined in the ESSCSP Master Reclaimed Water Plan.
66. The applicant must ensure that encroachment permits required by the City are secured from the Public Works Department before commencing any and all work in the public right-of-way (ROW), including lane closures.
67. Verify the areas for the proposed parcels included in the tract maps.
68. The property owner shall maintain all landscaping and irrigation in the public ROW along El Segundo Blvd. within the property limits.
69. The applicant shall construct the sidewalk, parkway, and bike path design along El Segundo Blvd. to correlate with the El Segundo South Campus Specific Plan.
70. The applicant to provide striping plans for the new development. All striping in the public ROW shall be thermoplastic per the latest CA MUTCD.

71. The applicant will ensure that the bike path travel way, when crossing the south leg of the signalized intersection, will be clear of any standing traffic.
72. The applicant to provide traffic control plans for all work requiring a lane closure.
73. All existing sidewalk, curb & gutter, and curb ramps that are broken or not in conformance with the latest Standard Plans for Public Works Construction (SPPWC) shall be removed and constructed per the latest SPPWC.
74. All new sidewalk and curb & gutter to be constructed per the latest SPPWC and City standards. New sidewalk to be a minimum of 4' wide.
75. The applicant must provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
76. On El Segundo Boulevard within the project limits, the applicant shall coldmill 2" Asphalt Concrete (AC) pavement and overlay with 2" AC PG-64-10. The overlay shall take place for the entire width of El Segundo Blvd.
77. The applicant will coordinate all median tree removals with the Parks & Recreation Department prior to the start of construction.
78. 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.
79. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
80. To obtain access to sewer service in El Segundo Blvd. a 25% payment by the applicant towards the cost of a sewer line capacity upgrade, up to \$375,000, in accordance with Section 8.2 of the El Segundo South Specific Plan development agreement.
81. The applicant will install a new sewer main along El Segundo Blvd. per Alternative 2 as shown "Concept Utilities and Grading Exhibit (Option 4)". If infeasible, the applicant shall maintain the proposed sewer lateral in private property, or design and construct a public sewer main within a 15-foot-wide easement, up to the sewer main connection point on El Segundo Blvd.
82. The sewer connection fee for this project must be paid to the Los Angeles County Sanitation District. They can be reached at (310) 638-1161.
83. Any unused water or sanitary sewer laterals shall be abandoned and properly capped at the City main.
84. A grading and drainage plan shall be provided and stamped by a registered civil engineer as part of the Building permit process.

85. 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.
86. 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, around the project site as part of the Building permit process.
87. No construction-related parking shall be permitted in the public right-of-way.
88. The applicant to verify if the crosswalk island on the south leg of the intersection of Nash St. and El Segundo Blvd. is feasible due to the revised street lane widths.
89. 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.
90. All record drawings (As-built drawings) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.
91. The applicant will coordinate with Caltrans on the signal design/timing queues due to the synchronized signal at El Segundo Blvd. and Sepulveda Blvd.
92. Raytheon New Driveway and Traffic Signal Future Traffic Study Requirements:

Phase I Traffic Studies

Twelve (12) months after the first Certificate of Occupancy is issued for the Phase I development and the new Phase 1 signal is operational, the Phase I Property Owner shall conduct peak hour traffic field observations, traffic counts, and intersection queuing analysis (Traffic Study) of the traffic progression and queuing through the intersections of:

- o Nash St. & El Segundo Blvd.
- o Continental Blvd. & El Segundo Blvd.
- o New signal on El Segundo Blvd.

If the observations and analysis reveal that the 95th percentile traffic queue on any intersection approach exceeds the available storage or backs up to the adjacent upstream intersection, the Phase I Property Owner shall work with the City of El Segundo and the LA County Department of Public Works to remedy the queuing and progression deficiencies by adjusting the signal timing, changing signal phasing, or other signal adjustment measures, subject to the review and approval of the Public Works Director or his/her designee. All costs associated with the study

and subsequent signal adjustments or modifications shall be borne by the Phase I Property Owner.

The same process shall occur within a minimum of 18 months of the Public Works Director's approval of the previous Study and/or demonstrated field adjustment(s) to mitigate the unacceptable conditions.

Phase II Traffic Studies

When Certificates of Occupancy are issued for net new Phase II development that results in more than **2,340 net new PM peak trips**, the Phase I property owner shall conduct the Traffic Study as described for Phase I above.

If the observations and analysis reveal that the 95th percentile traffic queue on any intersection approach exceeds the available storage or backs up to the adjacent upstream intersection, the Phase I Property Owner shall work with the City of El Segundo and the LA County Department of Public Works to remedy the queuing and progression deficiencies by adjusting the signal timing, changing signal phasing, **removing or altering allowed movements**, or other signal adjustment measures, subject to the review and approval of the Public Works Director or his/her designee. All costs associated with the study and subsequent signal adjustments or modifications shall be borne by the Phase I Property Owner.

Subsequently, at any time thereafter the City may conduct the Traffic Study at 24-month intervals to determine the functionality of the same signals and intersections at the cost of the Phase I property owner.

The Phase I Owner understands and acknowledges that all traffic signals are owned by the City and maintained by LA County Department of Public Works under contract with the City, and that the City has the ultimate responsibility and authority to modify traffic signal operations to protect public health and safety at any time.

Miscellaneous Conditions

93. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the El Segundo Municipal Code shall apply.
94. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, pursuant to the provisions of the El Segundo Municipal Code.
95. 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.

96. 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.

By signing this document, ALAN MAURSEN, on behalf of CDC Mar Retail I LLC, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.



Name, Title AUTHORIZED SIGNER
(CDC Mar Retail I LLC)

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



NASH STREET EXCHANGE

ENTITLEMENT PACKAGE

05.26.23

rdc.

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PROJECT DESCRIPTION

THE 7.34 ACRE SITE IS LOCATED ON, LOTS 15 AND 16 OF VTM NO. 71551 OR THE SOUTH SIDE OF EL SEGUNDO BLVD BETWEEN CONTINENTAL BOULEVARD AND NASH STREET IN THE CITY OF EL SEGUNDO. THE PROPOSED MULTI-USE PROJECT IS COMPRISED OF FOUR SEPARATE BUILDINGS INCLUDING A 2-STORY MEDICAL OFFICE BUILDING, SINGLE STORY RESTAURANTS AND RETAIL, AND A BANK BUILDING. TWO PROPOSED PAD BUILDINGS COMPRISING OF TWO DRIVE THROUGH RESTAURANTS AND RETAIL SPACE SHALL BE SUBMITTED AS SEPARATE PERMIT. DISTRIBUTED AROUND THE SITE ADJACENT TO RESTAURANTS WILL BE OUTDOOR DINING PATIOS. ADJACENT TO THE OUTDOOR DINING PATIO WILL BE A SECURITY CONTROLLED PEDESTRIAN ACCESS VIA ONSITE PASEO FROM THE ADJACENT RAYTHEON CAMPUS.

DESIGN OBJECTIVES

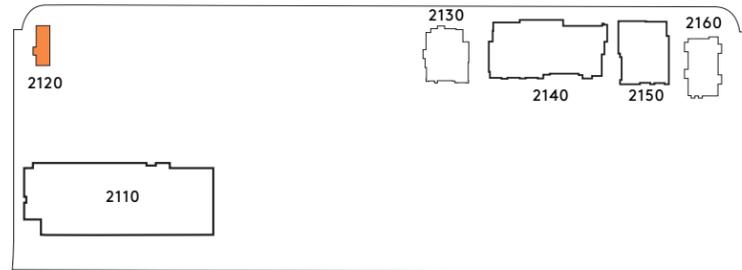
- PROVIDE A VIBRANT CAMPUS-LIKE ENVIRONMENT WITH A VARIETY OF PUBLIC SPACES.
- ARRANGE PUBLIC SPACES WITH DYNAMIC SPATIAL CONTINUITY.
- STRENGTHEN RELATIONSHIPS BETWEEN INDOOR AND OUTDOOR SPACES.
- CREATE A WELL-PROPORTIONED ARCHITECTURE WITHIN A HOLISTIC DESIGN LANGUAGE INSTEAD OF A VILLAGE OF DISSOCIATED BUILDINGS.
- ASSEMBLE FLEXIBLE BUILDINGS TO ADAPTABLE TO DIFFERENT COMMERCIAL USES.
- UTILIZE NATIVE MATERIALS WITH REGIONAL AESTHETIC FOR LONGEVITY AND ECONOMY.

PROJECT INFORMATION

PROJECT FAR: .22

OCCUPANCIES: A-2 (RESTAURANTS), B (OFFICE), M (RETAIL)

BUILDING HEIGHT: 35'-0" MAXIMUM HEIGHT AT TOP OF PARAPET OF HIGHEST BUILDING



*NOT IN CONTRACT

CONTACT INFORMATION

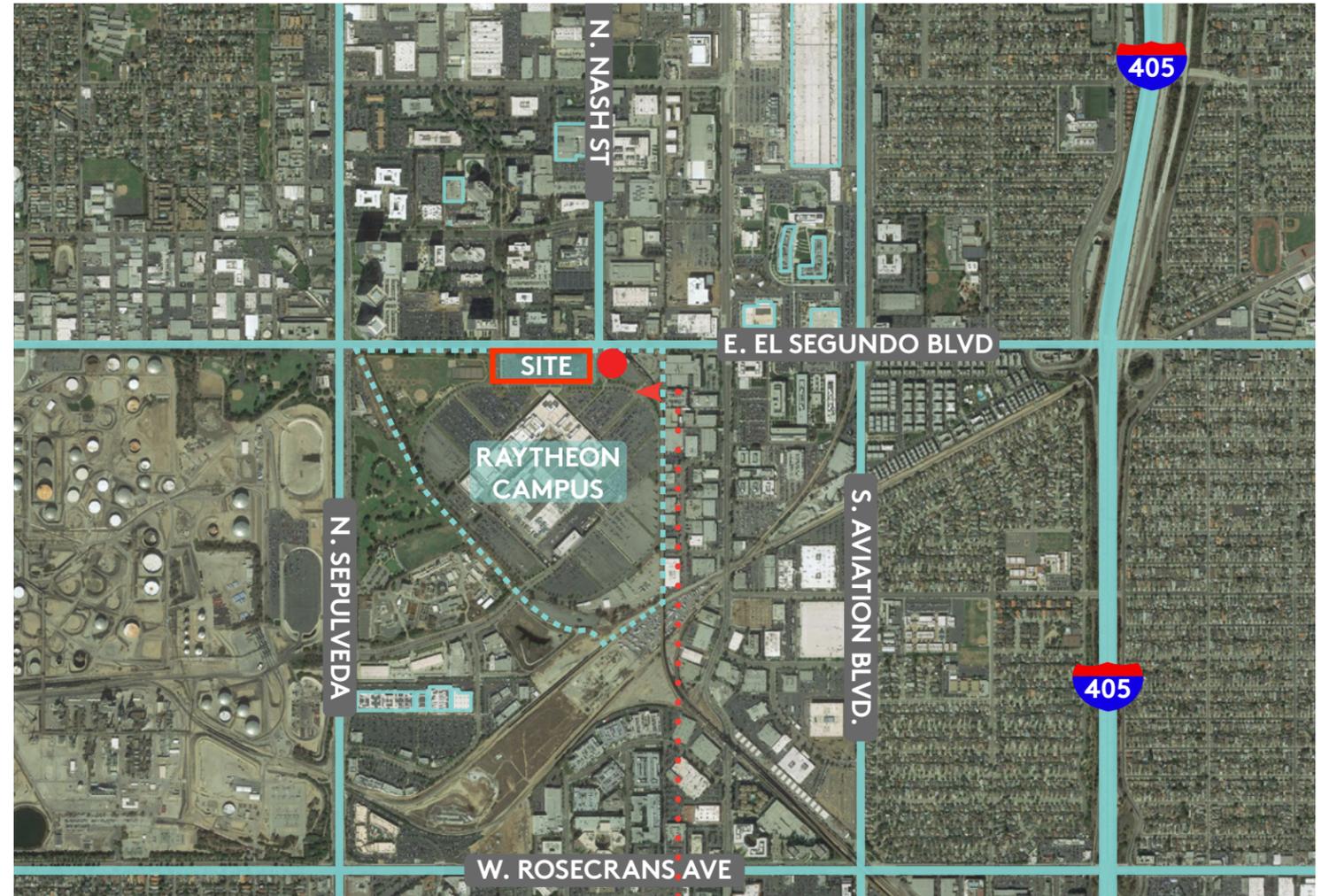
CLIENT
CONTINENTAL DEVELOPMENT CORP.
CONTACT: ROBERT TARNOFSKY
2041 ROSECRANS AVENUE, SUITE 200
EL SEGUNDO, CA 90245
P: (310) 640-1520
M: (562) 832-0360
F: (310) 414-9279

ARCHITECT
RETAIL DESIGN COLLABORATIVE
CONTACT: JOSEPH TRAN
245 EAST THIRD STREET
LONG BEACH CA 90802
P: (562) 628-8021
M: (310) 795-8368
E: JOSEPH.TRAN@RDCCOLLABORATIVE.COM

CLIENT
MAR VENTURES, INC.
CONTACT: JEAN-MICHEL REYNOLDS
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245
P: (310) 787-4736
M: (310) 490-9064
F: (310) 781-9253
E: JEANMICHEL.REYNOLDS@MARVENTURES.COM

ARCHITECT (BUILDING 1)
CJA ARCHITECTS
CONTACT: DAMON BARDA
3633 LONG BEACH BLVD., SUITE 200
LONG BEACH, CA 90807
P: (562) 595-5666 X225
E: DBARDA@C-AARCHITECTS.COM

LANDSCAPE ARCHITECT
LRM
CONTACT: CHARLES ELLIOTT
10335 JEFFERSON BLVD.
CULVER CITY, CA 90232
P: (310) 839-6600 X25
F: (310) 559-1310
E: CELLIOTT@LRMLTD.COM



VICINITY MAP

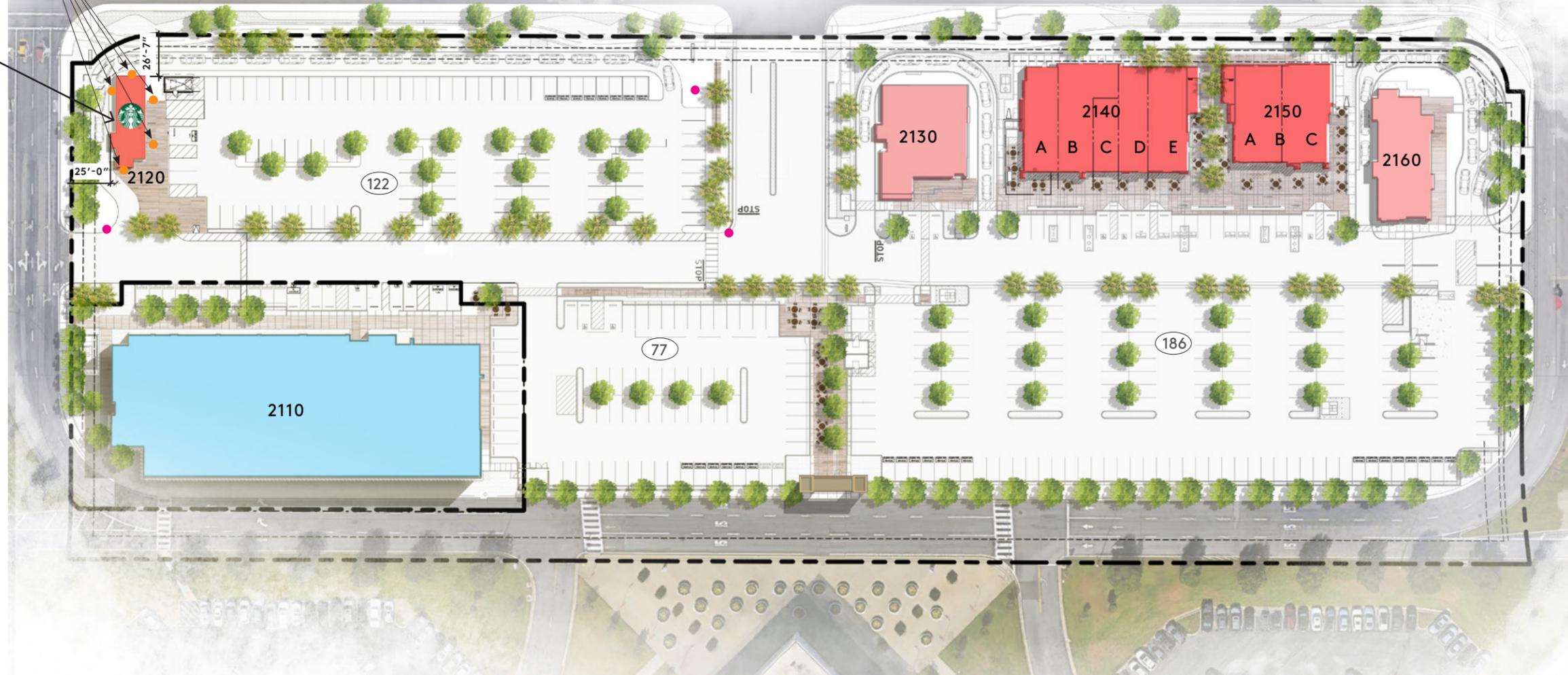
EL SEGUNDO STATION
MTA GREEN LINE EL SEGUNDO STATION IS LOCATED ON THE SOUTH SIDE OF EL SEGUNDO BLVD. AND IS APPROXIMATELY 500 FEET FROM THE CENTER OF THE PROPOSED SITE.

		GROSS BUILDING SF	NET BUILDING SF	NON-USABLE SF	PROVIDED PATIO SF	*EXCLUDED PATIO SF	PARKING PER SF	STALLS REQUIRED
BLDG 2110	MEDICAL OFFICE (2 levels)	42,119	40,450				200	202.3
BLDG 2120	STARBUCKS	1,130	998		145	145	130	7.7
PAD 2130	FAST FOOD	3,800	3,756		370	200	130	28.9
BLDG 2140	RESTAURANT	7,857						
	TENANT A		1,590	60	350	200		
	TENANT B		2,018	75	200	200		
	TENANT C		798	30	200	200		
	TENANT D		1,346	50	200	200		
	TENANT E		1,822	68	700	200		
BLDG 2140 SUBTOTAL			7,574	283			130	58.3
BLDG 2150	RESTAURANT	4,333						
	TENANT A		1,994	100	500	200		
	TENANT B							
	TENANT C		2,139	100	581	200		
BLDG 2150 SUBTOTAL			4,133	200			130	31.8
PAD 2160	FAST FOOD	2,798	2,798		695	200	130	21.5
PATIO TOTAL	DINING (>200sf/tenant)				3,941	1,945	75	26.6
TOTAL REQUIRED								377.0
TOTAL PROVIDED								385.0
SURPLUS/DEFICIT								8.0
Parking provided ratio- stalls / 1000 Gross SF								6.2
*First 200 sf of patio space does not count towards area tabulation								
Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate								

S-4A
BLDG 2120 ALLOWABLE SIGN AREA
NORTH - 448 SF X .20* = 90 SF
EAST - 962 SF X .20* = 192 SF
SOUTH - 325 SF X .20* = 65 SF
WEST - 1000 X .20* = 200 SF

NEW PROPOSED
COFFEE SHOP

S-4A
BLDG 2120 ALLOWABLE SIGN AREA
NORTH - 448 SF X .20* = 90 SF
EAST - 962 SF X .20* = 192 SF
SOUTH - 325 SF X .20* = 65 SF
WEST - 1000 X .20* = 200 SF



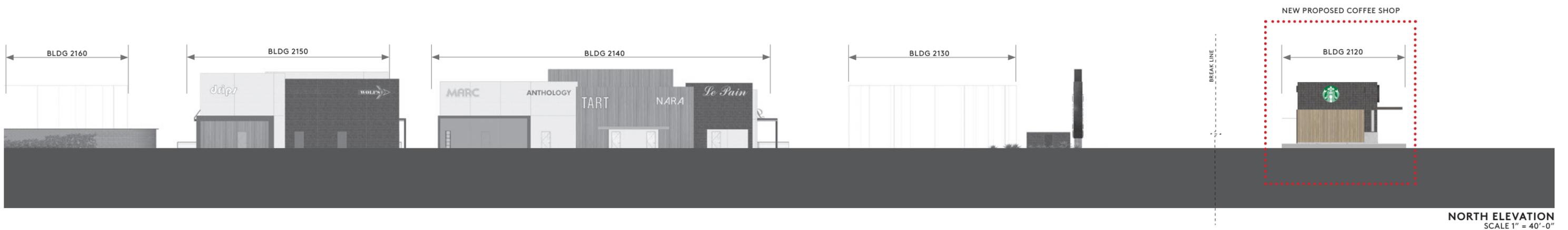
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PAD 2160	FAST FOOD	2,798	2,798		695	200	130	21.5
PATIO TOTAL	DINING (>200sf/tenant)				3,941	1,945	75	26.6
TOTAL REQUIRED								377.0
TOTAL PROVIDED		62,037	59,709	966	3,941-1,945 =	1,996		385.0
SURPLUS/DEFICIT								8.0
Parking provided ratio- stalls / 1000 Gross SF								6.2

*First 200 sf of patio space does not count towards area tabulation
Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate

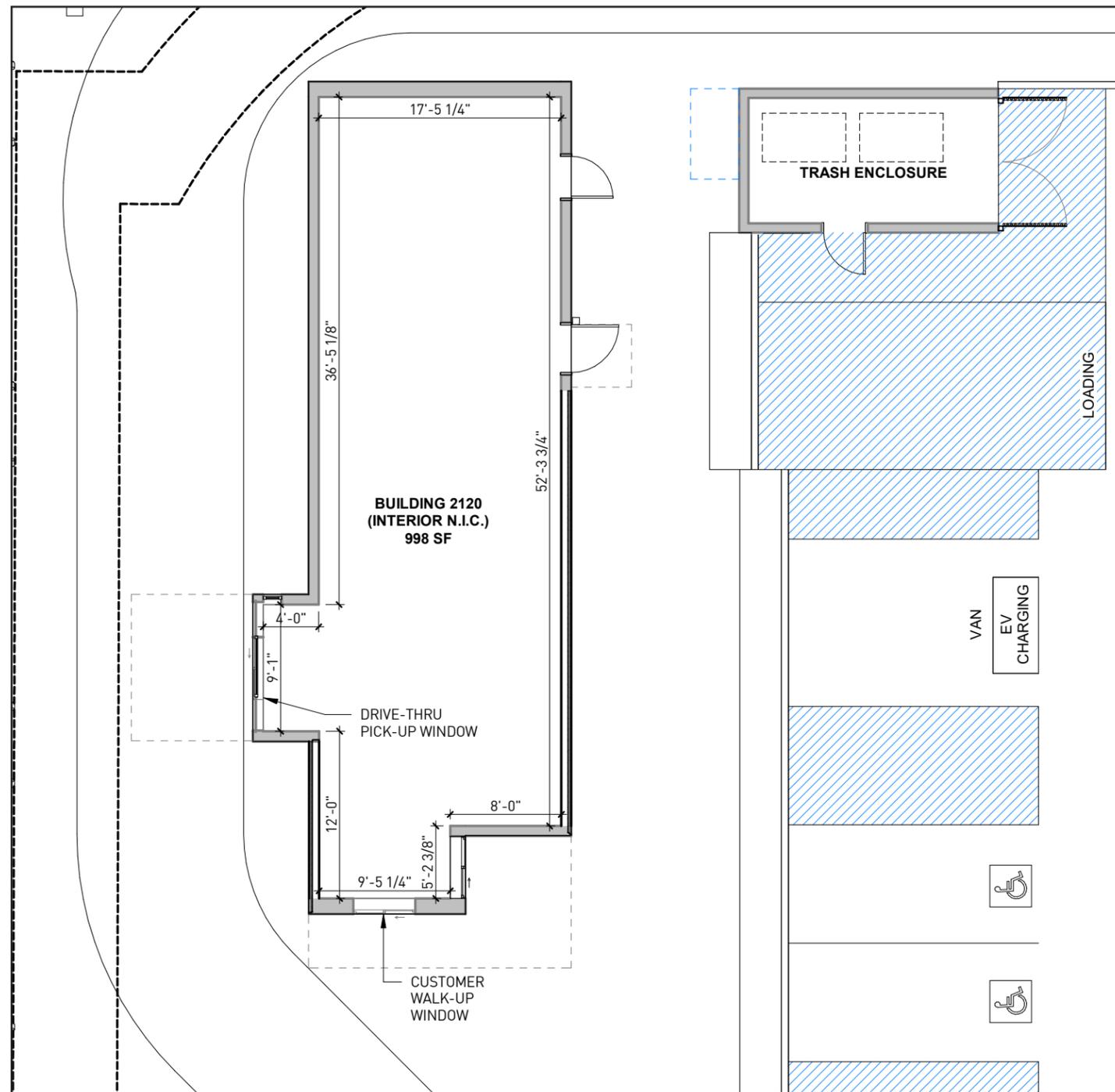


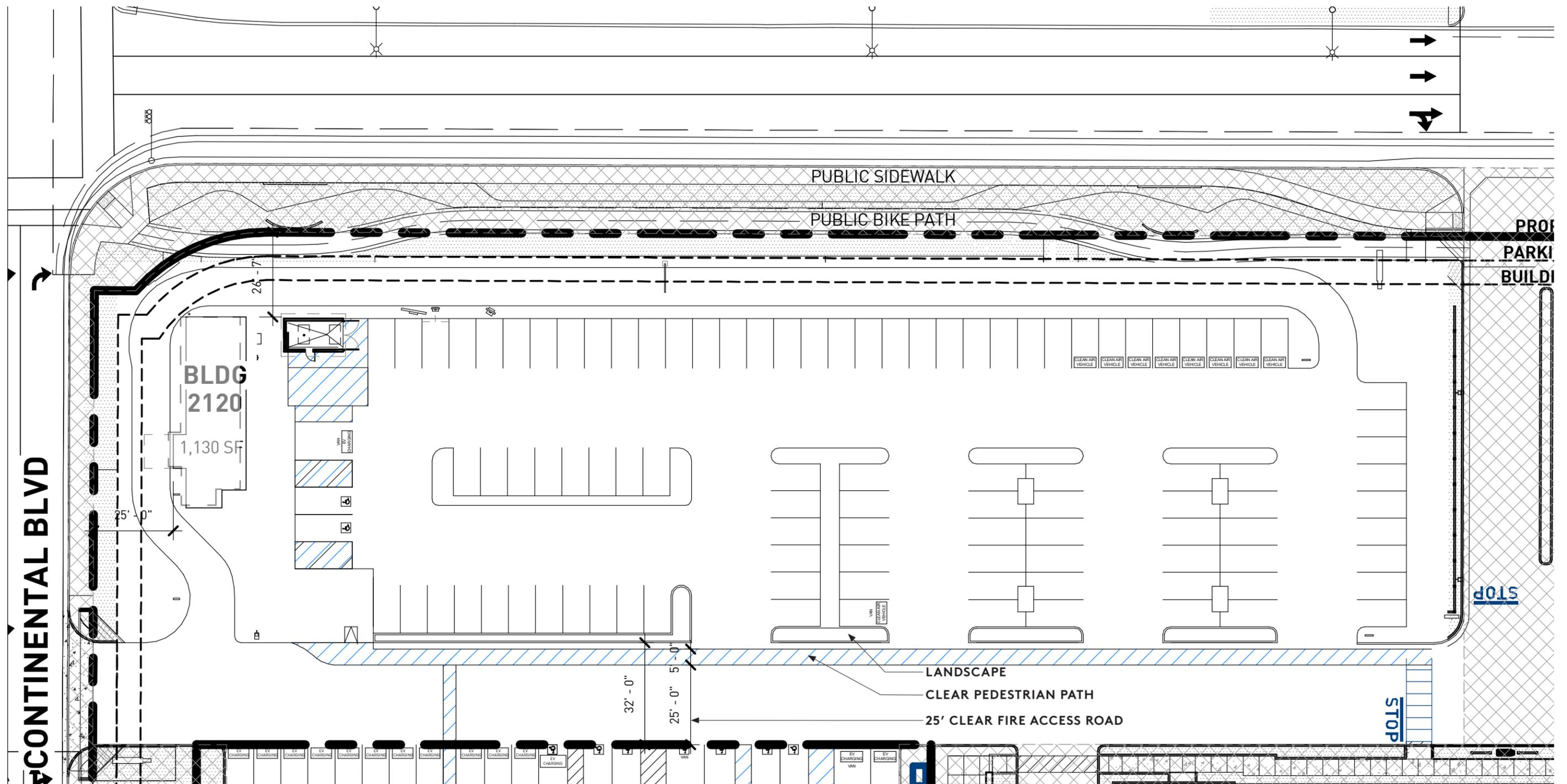


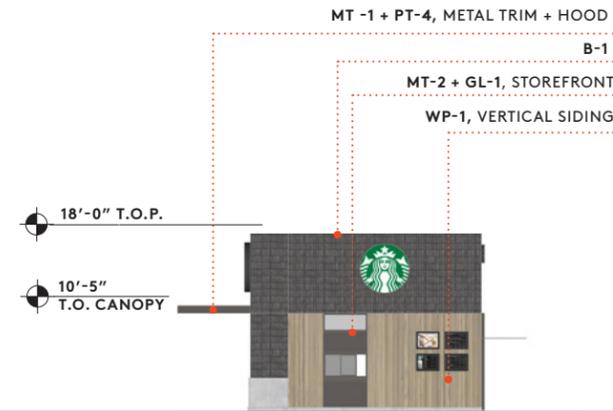
SOUTH ELEVATION
SCALE 1" = 40'-0"



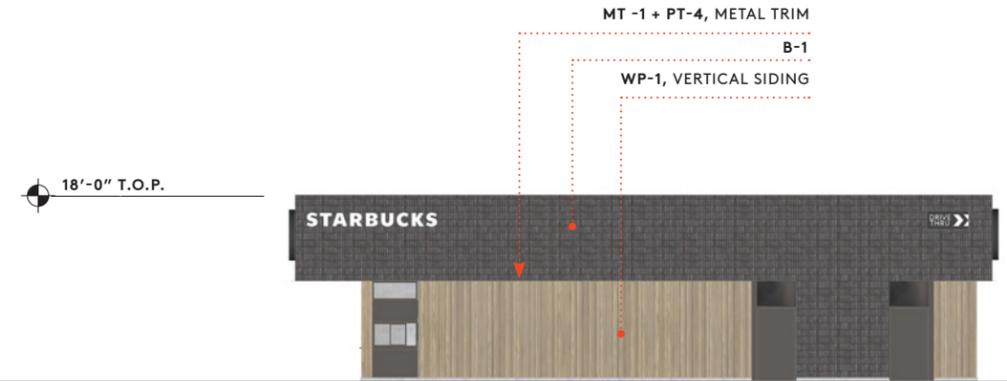
NORTH ELEVATION
SCALE 1" = 40'-0"



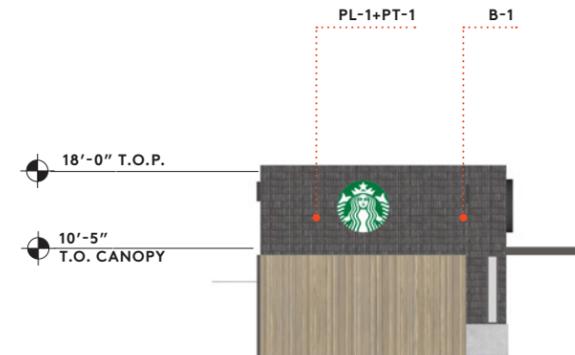




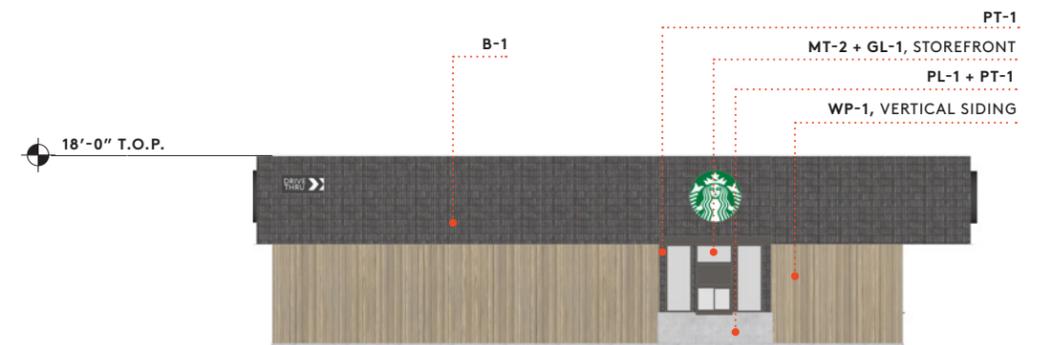
SOUTH ELEVATION
SCALE 1" = 20'-0"



EAST ELEVATION
SCALE 1" = 20'-0"



NORTH ELEVATION
SCALE 1" = 20'-0"



WEST ELEVATION
SCALE 1" = 20'-0"

*ALL SIGNAGE BY TENANT AND TO MEET REQUIREMENTS AS APPROVED IN SIGNAGE PROGRAM

MATERIAL LEGEND

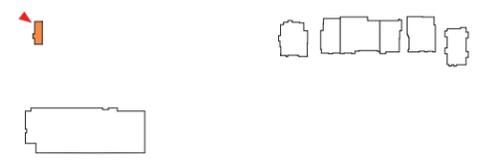
B-1 TEXTURED 2'-1/2"X8" BRICK WITH DARK GREY GROUT	GL-1 CLEAR INSULATED GLASS FIBER CEMENT SIDING WITH STOREFRONT ENTRANCE	WP-1 WOOD TEXTURE	PL-1 PAINTED FINISH DUNN-EDWARDS "CARRARA" DET649	PT-1 PAINTED FINISH DUNN-EDWARDS "CARRARA" DET649	PT-2 PAINTED FINISH DUNN-EDWARDS "METAL FRINGE" DET626	PT-4 PAINTED FINISH DUNN-EDWARDS "JET" DE6378	MT-1 CUSTOM FORMED HOT ROLLED STEEL TRIM WITH CLEAR SEAL FINISH	MT-6 POWDER COATED ALUMINUM EXTRUSION







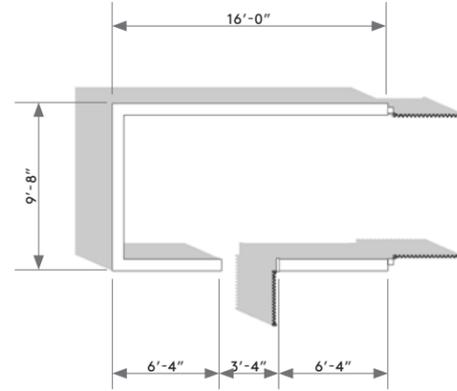








ELEVATION



PLAN



PERSPECTIVE VIEW

MT-7, PAINTED METAL STRUCTURE, CORRUGATED METAL DOORS, AND CORRUGATED ROOF

PT-2, PAINTED METAL STRUCTURE, CORRUGATED METAL DOORS, AND CORRUGATED ROOF

CREEPING FIG VINES WITH 1' TALL PLANTERS

B-2, CONCRETE WALLS

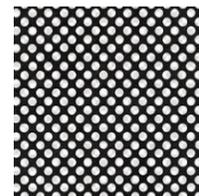
MATERIAL LEGEND



B-1
ORCO PRECISION BLOCK
BLACK #250 8"X16"



PT-2
PAINTED FINISH
DUNN-EDWARDS
'METAL FRINGE' DET626



MT-7
PERFERATED METAL
PANEL WITH PT-4
PAINTED FINISH

SCALE 3/32" = 1'-0"





MATERIAL LEGEND

- (P-1) DUNN EDWARDS DEW381 'DROPLETS'
- (P-2) DUNN EDWARDS 'DET 625 'RECLAIMED WOOD''
- (P-3) DUNN EDWARDS DE6378 'JET'
- (P-4) PERFORMANCE PAINT OVER METAL TO MATCH VALSPAR #399C8665 'ONYX'
- (GL-1) VITRO - SOLARBAN 70XL CLEAR INSULATED PERFORMANCE GLASS
- (PL-1) CEMENT PLASTER OMEGA INTERNATIONAL 30/30 SAND FLOAT "NO. 18"
- (B-1) ENDICOTT THIN BRICK VENEER SIENNA IRONSPOT "SMOOTH"
- (B-2) ORCO BLOCK PRECISION TEXTURE "JET BLACK MEDIUM WEIGHT"
- (B-3) ORCO BLOCK PRECISION TEXTURE "GRAY MEDIUM WEIGHT"
- (WP-1) ALLURA FIBER CEMENT BOARD CEDAR TEXTURE - WITH WOODTONE "RIVER ROCK" FACTORY STAIN
- (C-1) CAST IN PLACE BOARD FORM CONCRETE
- (MT-1) CUSTOM FORMED HOT ROLLED STEEL TRIM WITH CLEAR SEAL FINISH
- (MT-2) CUSTOM FORMED HOT ROLLED STEEL TRIM WITH PAINTED FINISH
- (MT-3) STRUCTURAL STEEL SHAPES WITH CLEAR SEAL FINISH
- (MT-4) STRUCTURAL STEEL SHAPES WITH PAINTED FINISH
- (MT-5) STOREFRONT FRAMES DARK BRONZE ANODIZED ALUMINUM
- (MT-6) STOREFRONT FRAMES CLEAR ANODIZED ALUMINUM
- (MT-7) PERFERATED METAL PANEL WITH PT-4 PAINTED FINISH

rdc. NASH STREET EXCHANGE
 El Segundo, California
 8.16.19
 19-081



LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE AREA

98,791 SF (THIS INCLUDES ALL IN SCOPE PLANTING AND NON-VEHICULAR HARDSCAPE AREAS)

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: 1,565 LF = 63 TREES REQUIRED

TREES PROVIDED: 70

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) SQUARE FEET:	LANDSCAPE AREA PROVIDED	PERCENTAGE
	162,749 SF	49,650 SF	31%

TREES REQUIRED: 54

TREES PROVIDED: 110

LEGEND

- | | |
|-----------------------------|-------------------|
| ① PYLON SIGN | ⑪ BIKE PATH |
| ② MONUMENT SIGN | ⑫ SHADE TREE |
| ③ DROUGHT TOLERANT PLANTING | ⑬ PALM TREE |
| ④ RETAINING WALL | ⑭ FIREPIT AREA |
| ⑤ DECORATIVE COBBLE | ⑮ BUILDING CANOPY |
| ⑥ PATIO ENCLOSURE | |
| ⑦ OUTDOOR TABLE AND CHAIRS | |
| ⑧ DECORATIVE PAVING | |
| ⑨ GATE AND TURNSTILE | |
| ⑩ BIKE PARKING | |

0 16 32 64
SCALE: 1/32"=1'-0"
SCALE IN FEET

GROUND COVER



DYMONDIA MARGARETAE
silver carpet
SODDED FROM FLATS



FESTUCA GLAUCA 'ELIJAH BLUE'
blue fescue
1 GAL @ 12" O.C.



MYOPORUM PARVIFOLIUM 'PUTAH CREEK'
creeping myoporum
4" POTS @ 8" O.C.



SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.



SENECIO SERPENS
blue chalk sticks
1 GAL @ 12" O.C.

GRASSES



CAREX DIVULSA
european grey sedge
1 GAL @ 18" O.C.



LEYMUS CONDENSATUS 'CANYON PRINCE'
canyon prince wild rye
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.

SHRUBS



AGAVE AMERICANA
century plant
15 GAL @ 30"X30"



AGAVE ATTENUATA
fox tail agave -MIX TO CREATE
NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.



AGAVE 'BLUE FLAME'
blue flame agave
5 GAL @ 18" O.C.



AGAVE DESMETTIANA
smooth agave
15 GAL @ 30"X30"



ANIGOZANTHOS 'BIG RED'
red kangaroo paw
5 GAL @ 18" O.C.



ANIGOZANTHOS 'BUSH GOLD'
yellow kangaroo paw
5 GAL @ 18" O.C.



CALLISTEMON 'LITTLE JOHN'
dwarf callistemon
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.



DIANELLA TASMANICA 'VARIEGATA'
white striped tasman flax lily
5 GAL @ 18" O.C.



FURCRAEA FOETIDA 'MEDIOPICTA'
variegated mauritius hemp
15 GAL @ 30"X30"



LIRIOPE 'GIGANTEA'
giant lily turf
5 GAL @ 18" O.C.



LOROPETALUM CHINENSE 'RAZZLEBERRY'
razzleberry fringe flower
5 GAL @ 24" O.C.



ROSMARINUS OFFICINALIS 'PROSTRATUS'
trailing rosemary
5 GAL @ 18" O.C.



ROSA SPP. 'ICEBERG'
iceberg rose
5 GAL @ 24" O.C.



SANSEVIERIA TRIFASCIATA 'LAURENTII'
striped mother-in-laws tongue
8" POTS @ 12" O.C..



WESTRINGIA FRUTICOSA 'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.

VINES



CALLIANDRA HAEMATOCEPHALA
red powder puff
5 GAL STAKE GROWN



FICUS PUMILA
creeping fig
1 GAL STAKE GROWN

HEDGES



PITTOSPORUM CRASSIFOLIUM
karo
15 GAL @ 24" O.C.



FEIJOA SELLOWIANA
pineapple guava
15 GAL @ 24" O.C.



BUXUS JAPONICA
japanese boxwood
15 GAL @ 24" O.C.



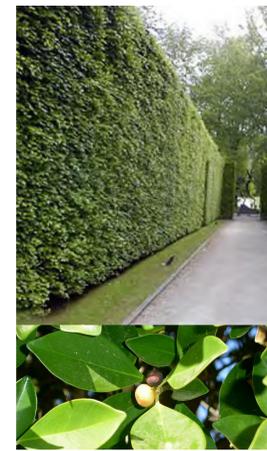
LIGUSTRUM TEXANUM
waxleaf privet
15 GAL @ 24" O.C.



PODOCARPUS GRACILIOR
fern podocarpus
15 GAL @ 24" O.C.



PODOCARPUS MACROPHYLLUS
yew podocarpus
15 GAL @ 24" O.C.



FICUS MICROCARPA NITIDA
'GREEN GEM'
green gem fig
15 GAL @ 24" O.C.



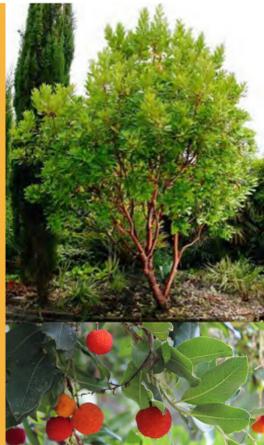
WESTRINGIA 'WYNYABBIE GEM'
coast rosemary
15 GAL @ 24" O.C.

COBBLE



HORSE CREEK
DECORATIVE COBBLE

TREES



ARBUTUS 'MARINA'
marina strawberry tree
24" BOX MIN.



JACARANDA MIMOSIFOLIA
jacaranda tree
24" BOX MIN.



LAGERSTROEMIA INDICA
crape myrtle
24" BOX MIN.



OLEA EUROPAEA 'SWAN HILL'
fruitless olive
24" BOX MIN.



PRUNUS CERASIFERA
'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
24" BOX MIN.



TIPUANA TIPU
tipu tree
24" BOX MIN.



TRISTANIA CONFERTA
Brisbane box
24" BOX MIN.



ULMUS PARVIFOLIA
chinese elm
24" BOX MIN.



WASHINGTONIA ROBUSTA
mexican fan palm
30' BTH

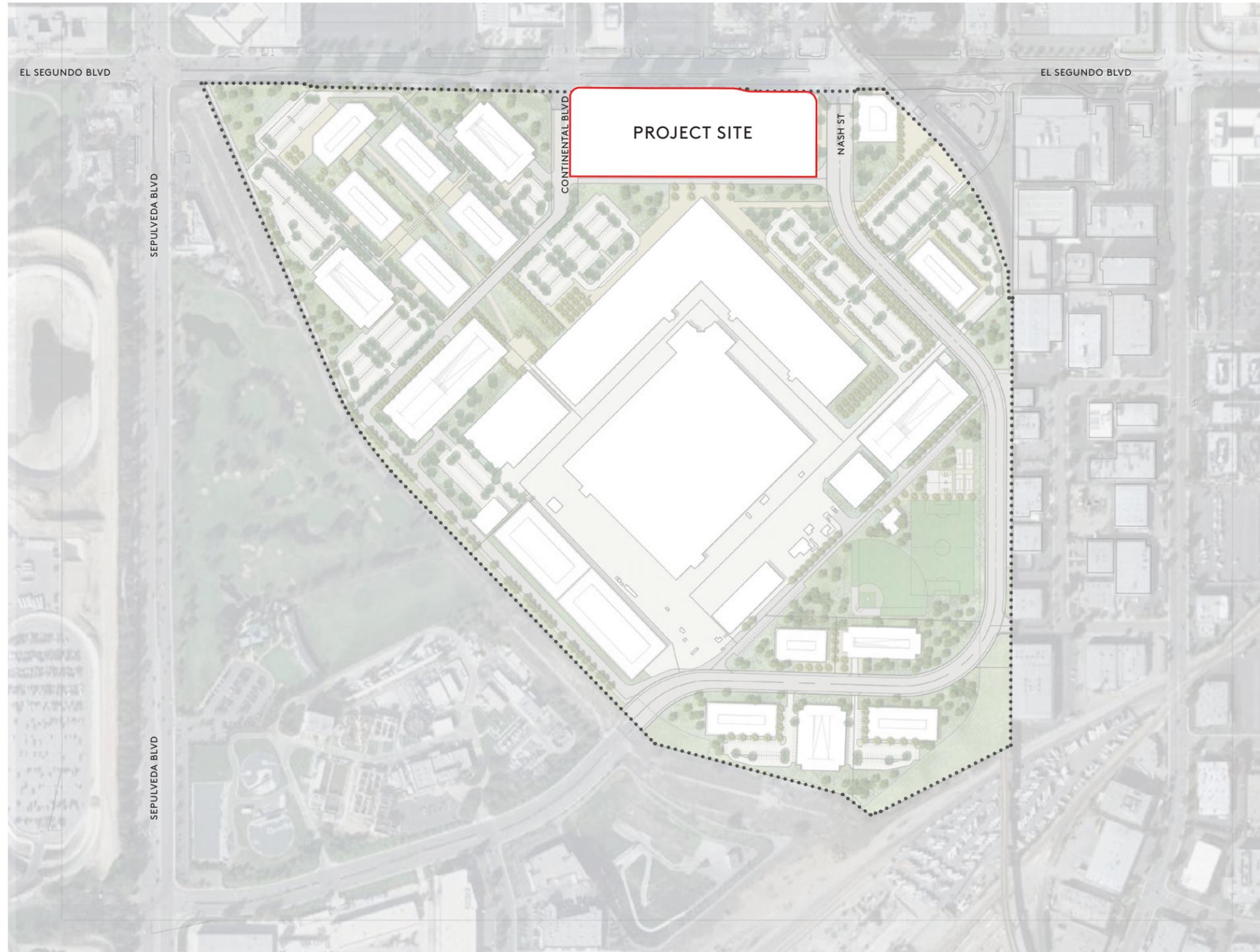


PHOENIX DACTYLIFERA
'MEDJOOl'
date palm
20' BTH



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- S-1 COVER SHEET
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- S-11 TENANT WAYFINDING SIGN DETAILS
- S-12 TENANT WAYFINDING SIGN DETAILS



EL SEGUNDO BLVD

EL SEGUNDO BLVD

PROJECT SITE

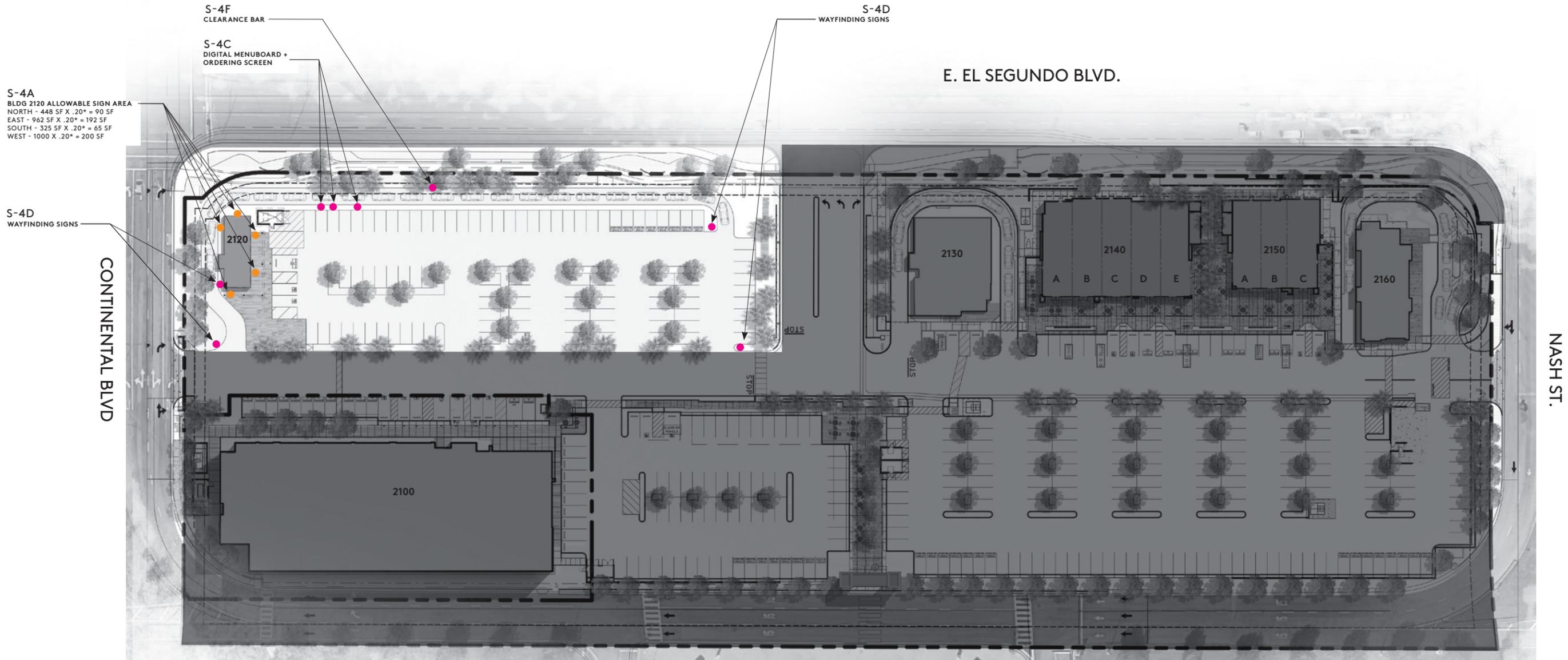
SEPULVEDA BLVD

CONTINENTAL BLVD

NASH ST

SEPULVEDA BLVD





S-4A
 BLDG 2120 ALLOWABLE SIGN AREA
 NORTH - 448 SF X .20* = 90 SF
 EAST - 962 SF X .20* = 192 SF
 SOUTH - 325 SF X .20* = 65 SF
 WEST - 1000 X .20* = 200 SF

S-4F
 CLEARANCE BAR

S-4C
 DIGITAL MENUBOARD +
 ORDERING SCREEN

S-4D
 WAYFINDING SIGNS

E. EL SEGUNDO BLVD.

S-4D
 WAYFINDING SIGNS

CONTINENTAL BLVD

NASH ST.

**RAYTHEON
 CAMPUS**

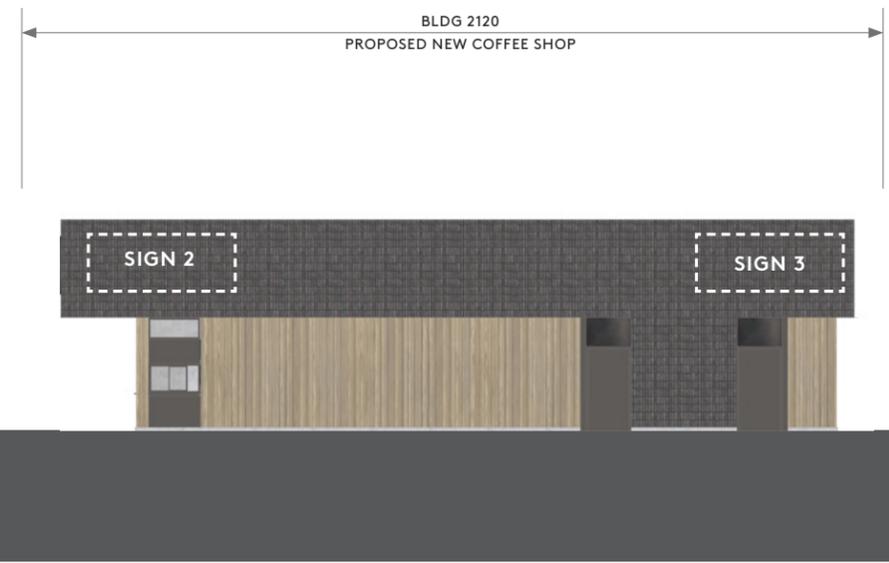
- S-4A BUILDING SIGN (MOUNTING TO BE DETERMINED)
- S-4B TENANT STOREFRONT SIGN (MOUNTING TO BE DETERMINED)
- S-4C TENANT DIGITAL MENU BOARD
- S-4D TENANT DIRECTIONAL WAYFINDING
- S-4F ON ILLUMINATED CLEARANCE BAR
- SEE S-5 THRU S-11 FOR SIGNAGE DETAILS





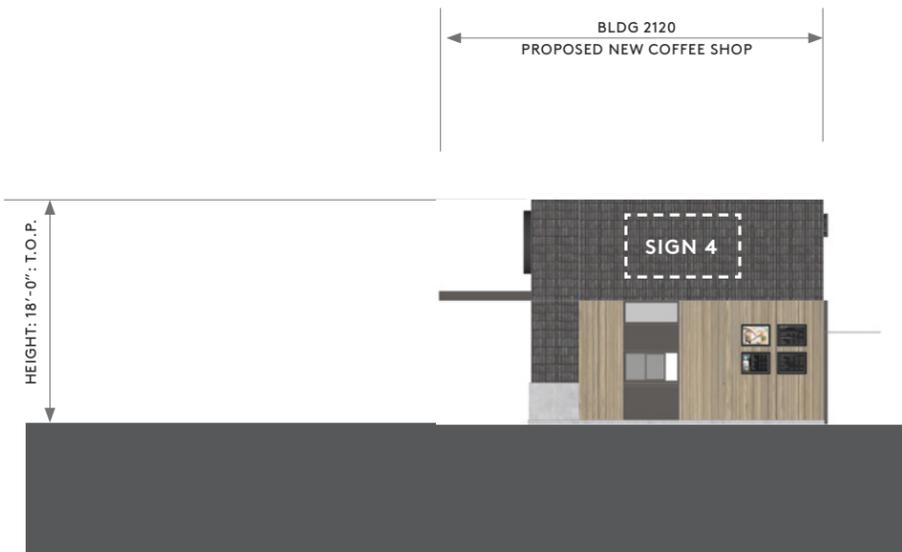
NORTH ELEVATION
 BLDG 2120 FACADE SURFACE AREA: 18'-8" X 24'-0" = 448 SF
 448 SF X .20* = 90 SF
 90 SF MAX. ALLOWABLE SIGNAGE AREA

NORTH ELEVATION
 SCALE 1" = 20'-0"



EAST ELEVATION
 FACADE SURFACE AREA: 44'-5" X 9.5" + 54'-0" X 9.5" + 12' X 6' = 962 SF
 962 SF X .20* = 192 SF
 192 SF MAX. ALLOWABLE SIGNAGE AREA

EAST ELEVATION
 SCALE 1" = 20'-0"



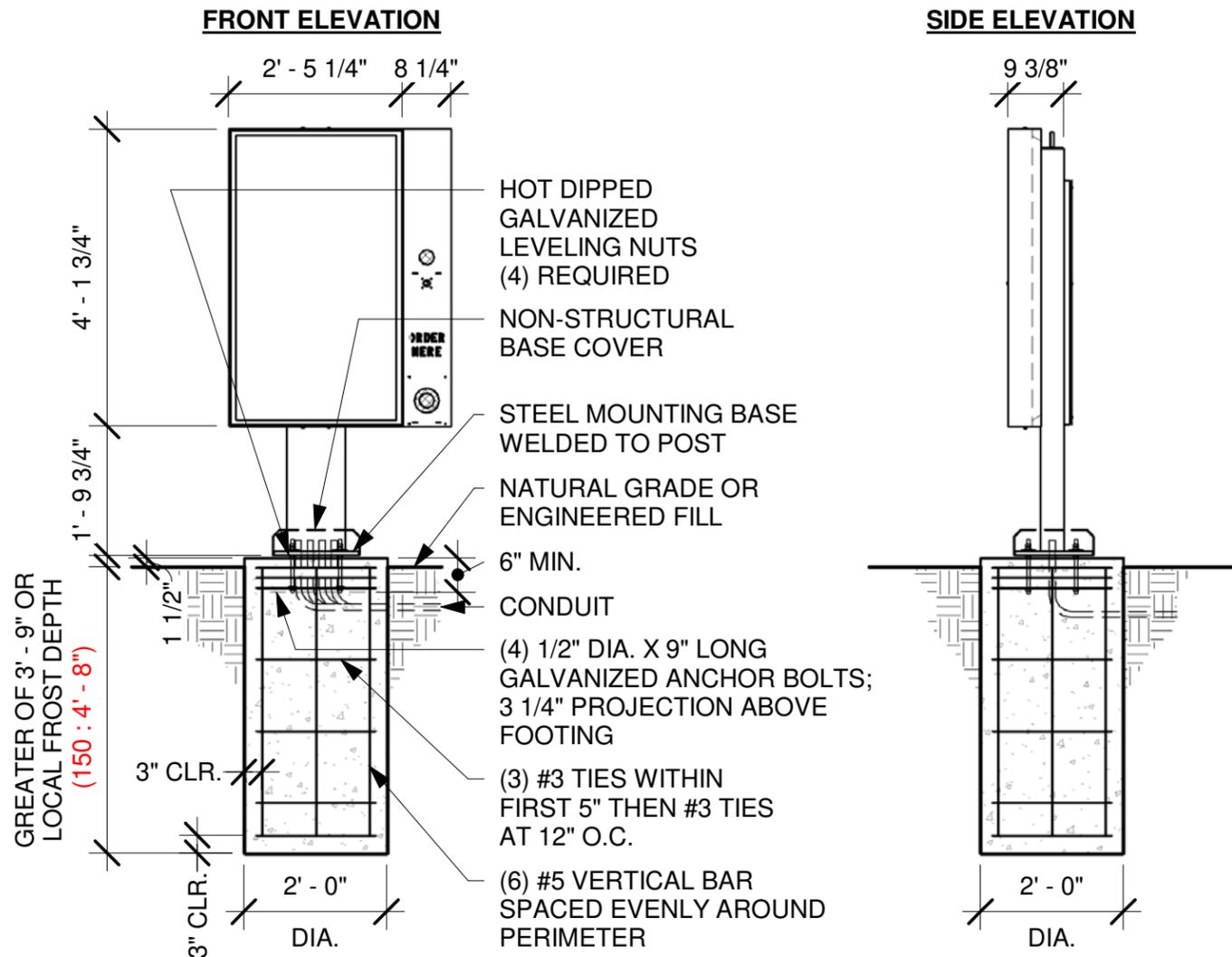
SOUTH ELEVATION
 BLDG 2120 FACADE SURFACE AREA: 18'-1" X 18'-0" = 325 SF
 325 SF X .20* = 65 SF
 65 SF MAX. ALLOWABLE SIGNAGE AREA

SOUTH ELEVATION
 SCALE 1" = 20'-0"

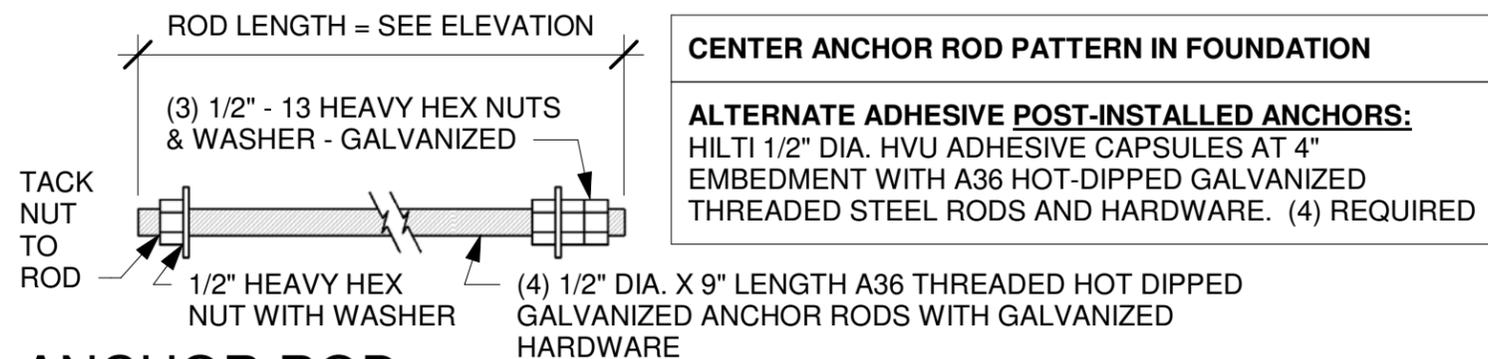


WEST ELEVATION
 FACADE SURFACE AREA: 48'-7" X 9.5" + 54'-0" X 9.5" + 12' X 6' = 1,000 SF
 1,000 SF X .20* = 200 SF
 200 SF MAX. ALLOWABLE SIGNAGE AREA

WEST ELEVATION
 SCALE 1" = 20'-0"



2 DT DIGITAL ORDER SCREEN POST GROUND FOOTING
 Scale: 3/8" = 1'-0"



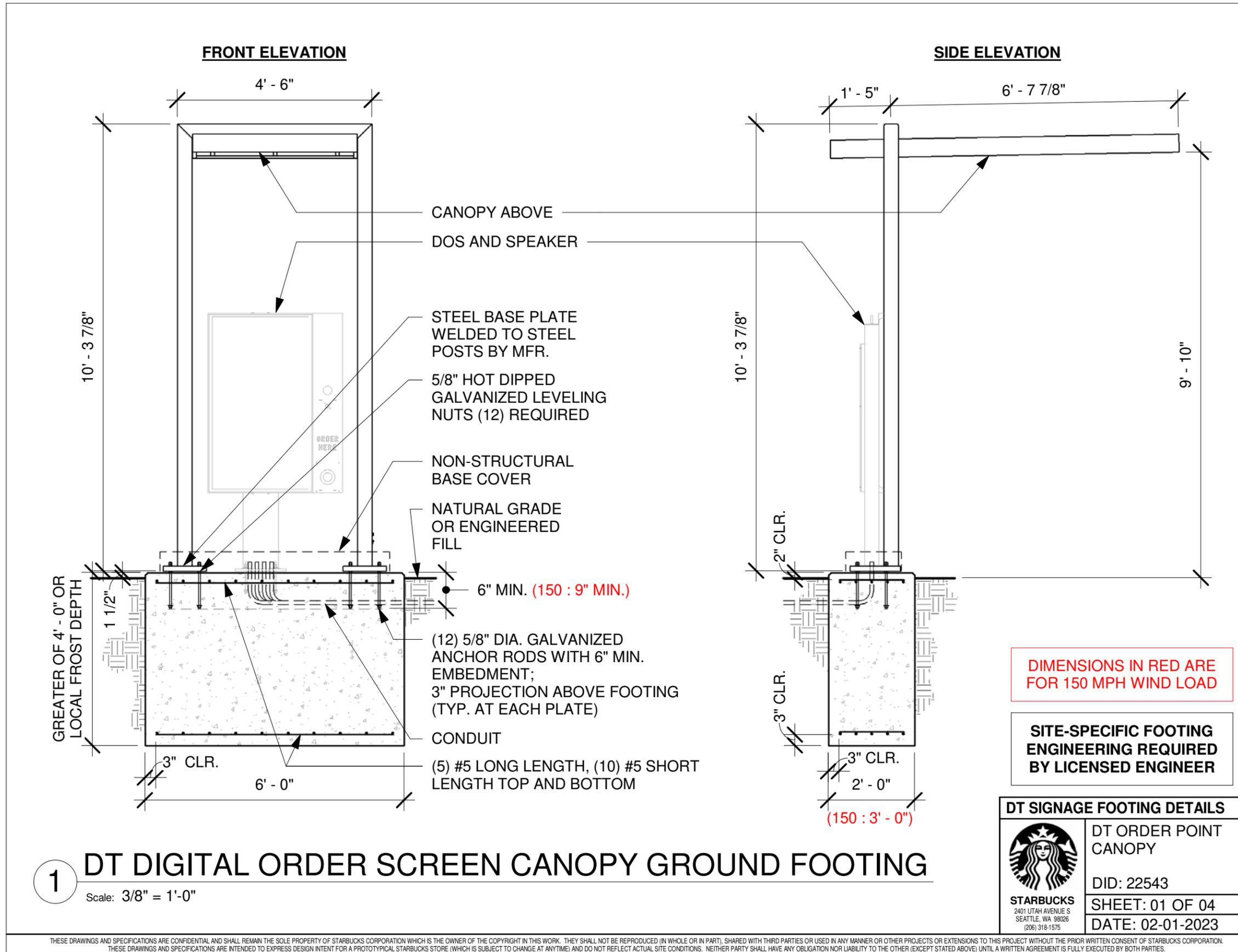
1 ANCHOR ROD
 Scale: 3" = 1'-0"

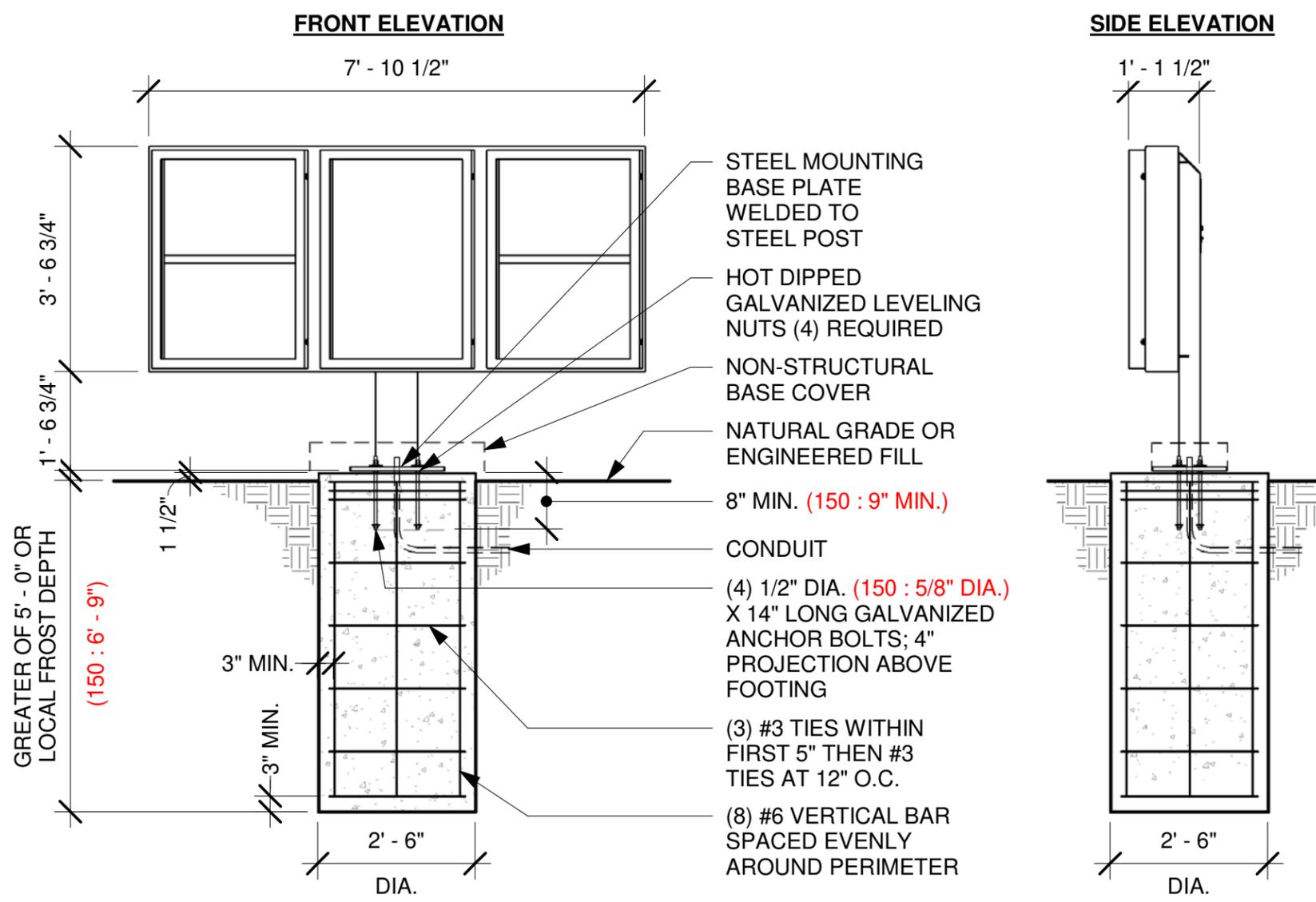
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT DIGITAL ORDER SCREEN POST
	DID: 22546
	SHEET: 01 OF 03 DATE: 04-14-2022

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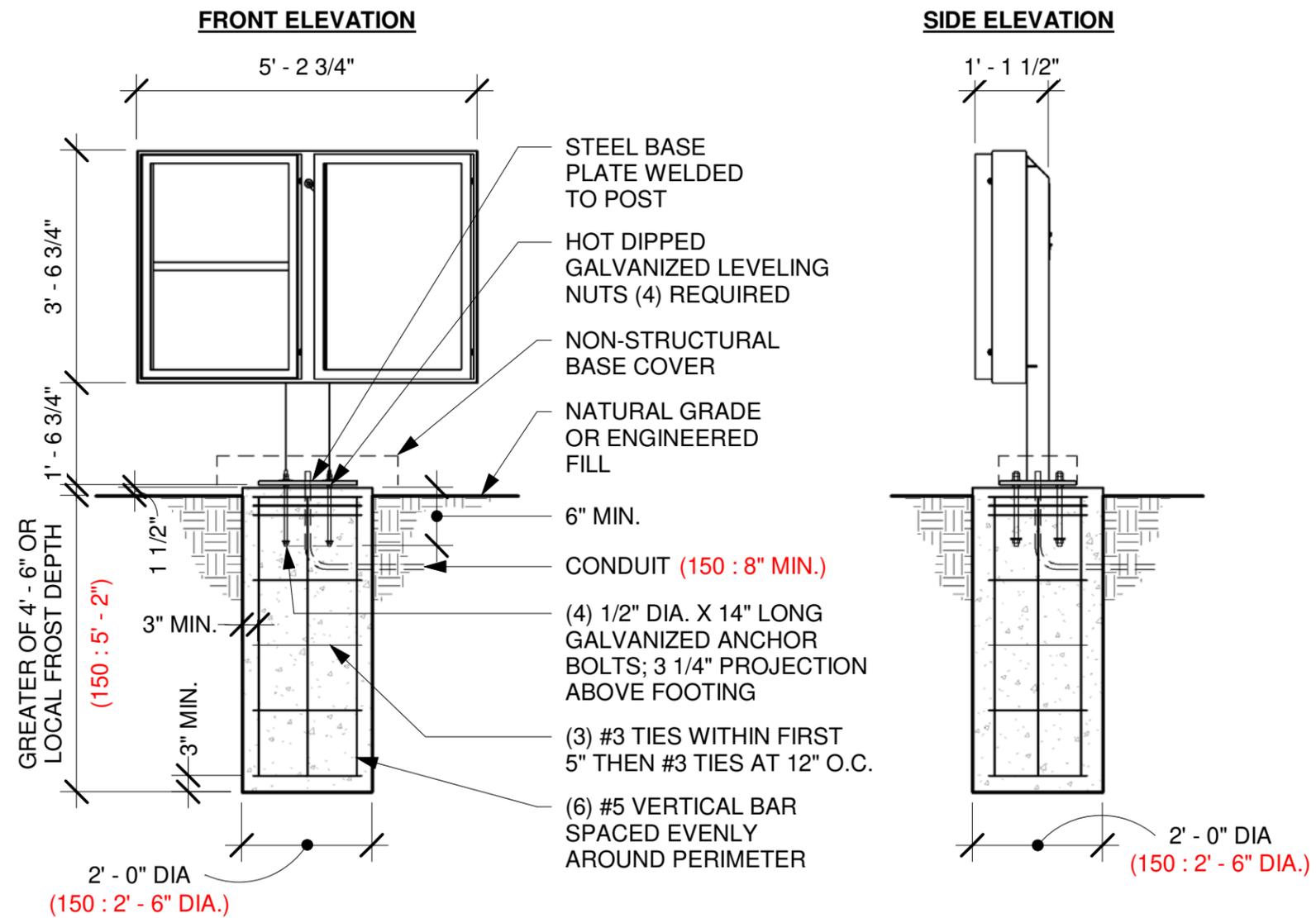
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

1 DT 5-PANEL MENU BOARD GROUND FOOTING
Scale: 3/8" = 1'-0"

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT 5-PANEL MENU BOARD
	DID: 22540
	SHEET: 01 OF 03
	DATE: 08-02-2021

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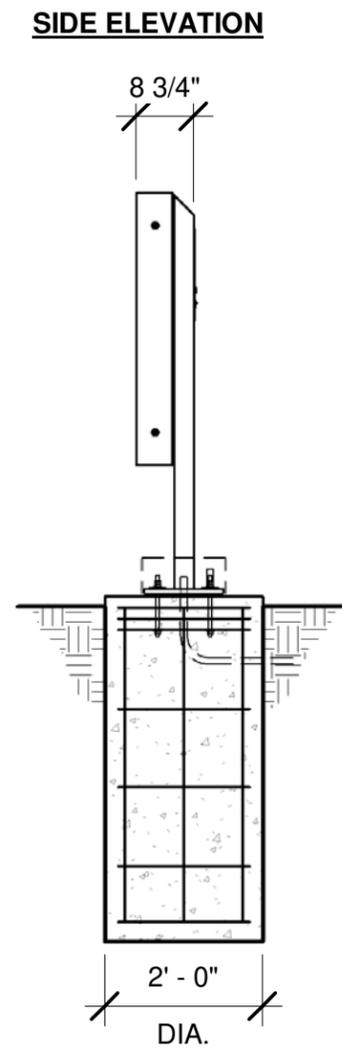
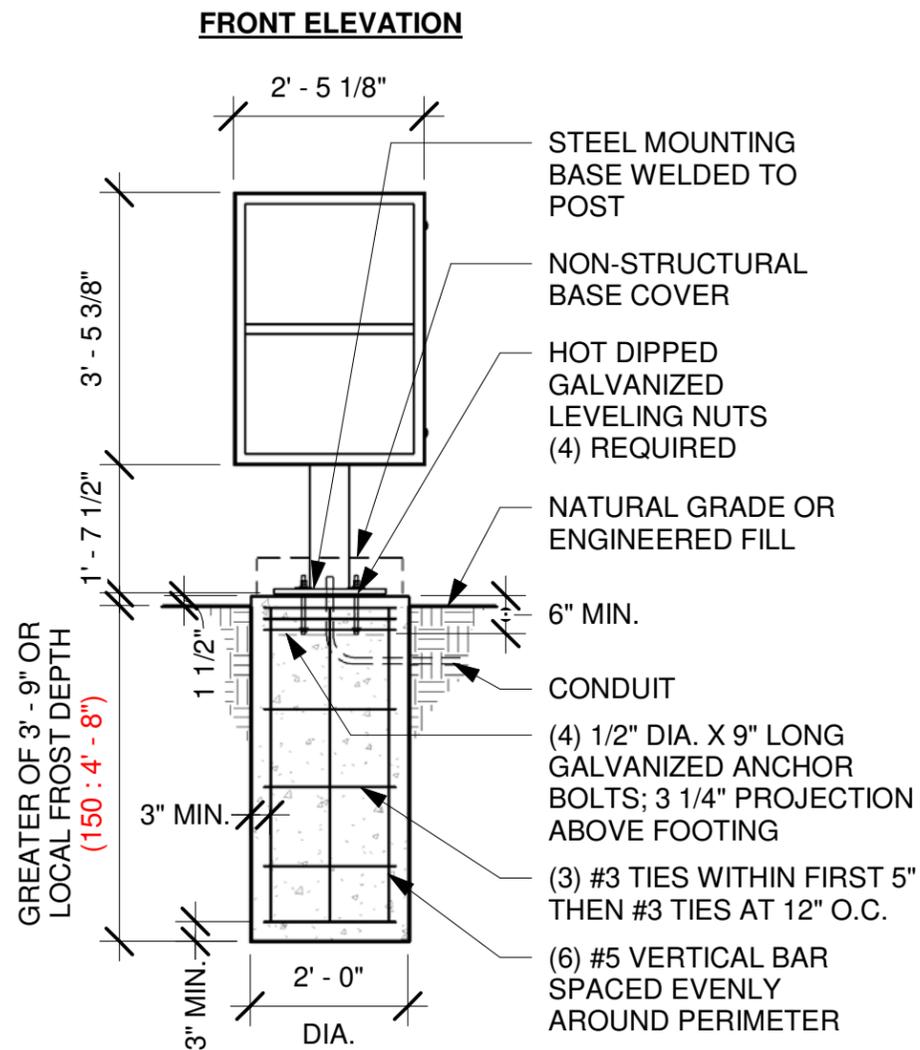
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

1 DT 3-PANEL MENU BOARD GROUND FOOTING
 Scale: 3/8" = 1'-0"

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT 3-PANEL MENU BOARD
	DID: 22541
	SHEET: 01 OF 03 DATE: 08-02-2021

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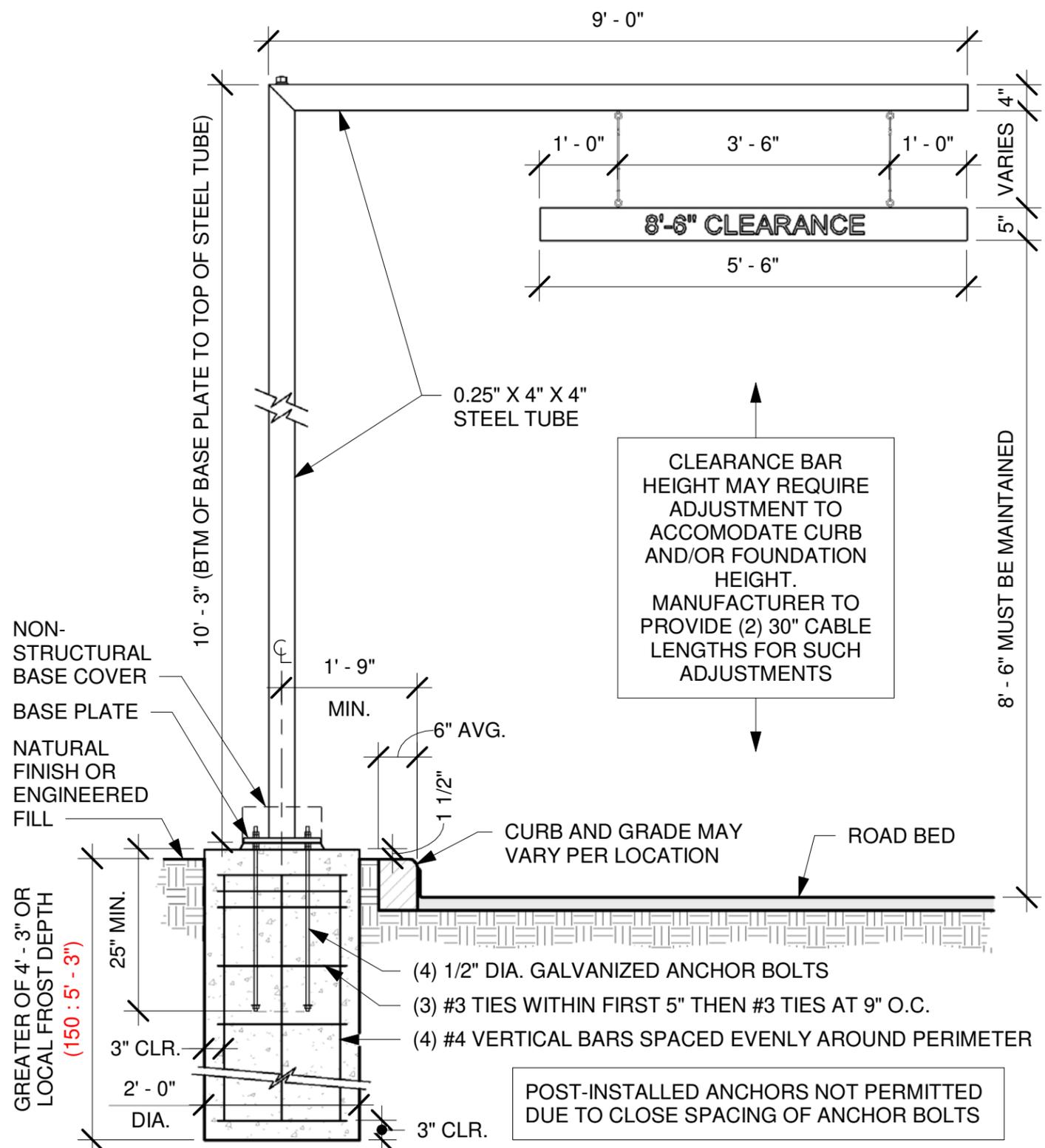
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

1 DT PRE-MENU GROUND FOOTING
Scale: 3/8" = 1'-0"

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT PRE-MENU BOARD
	DID: 22542
	SHEET: 01 OF 03 DATE: 08-02-2021

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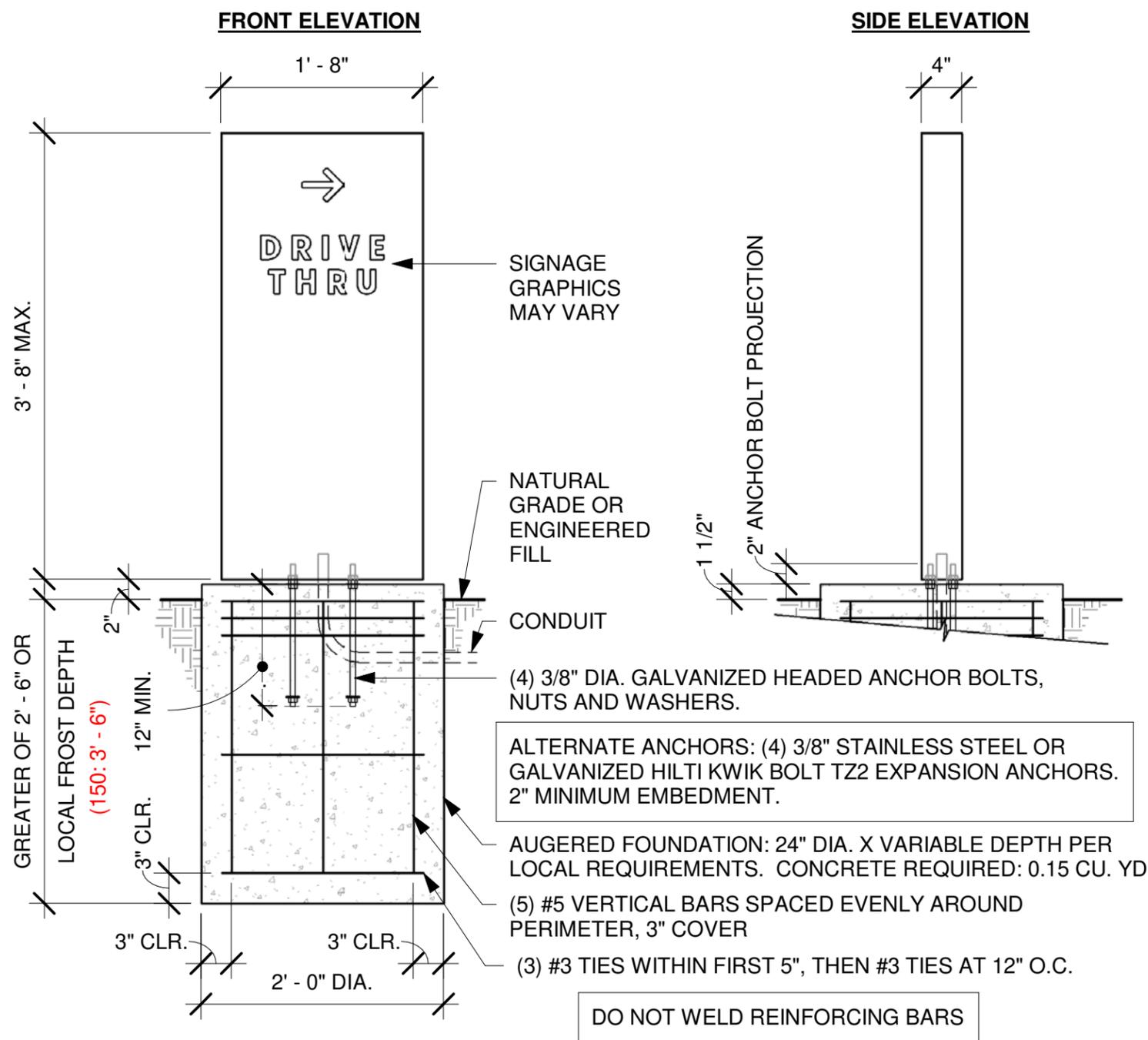
1 DT CLEARANCE BAR GROUND FOOTING
 Scale: 1/2" = 1'-0"

DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT CLEARANCE BAR
	DID: 22544
	SHEET: 01 OF 03
	DATE: 01-21-2022

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G.C. RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

ROUTE CONDUIT PER ELECTRICAL SITE PLAN PROVIDE 3" STUB-UP

DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

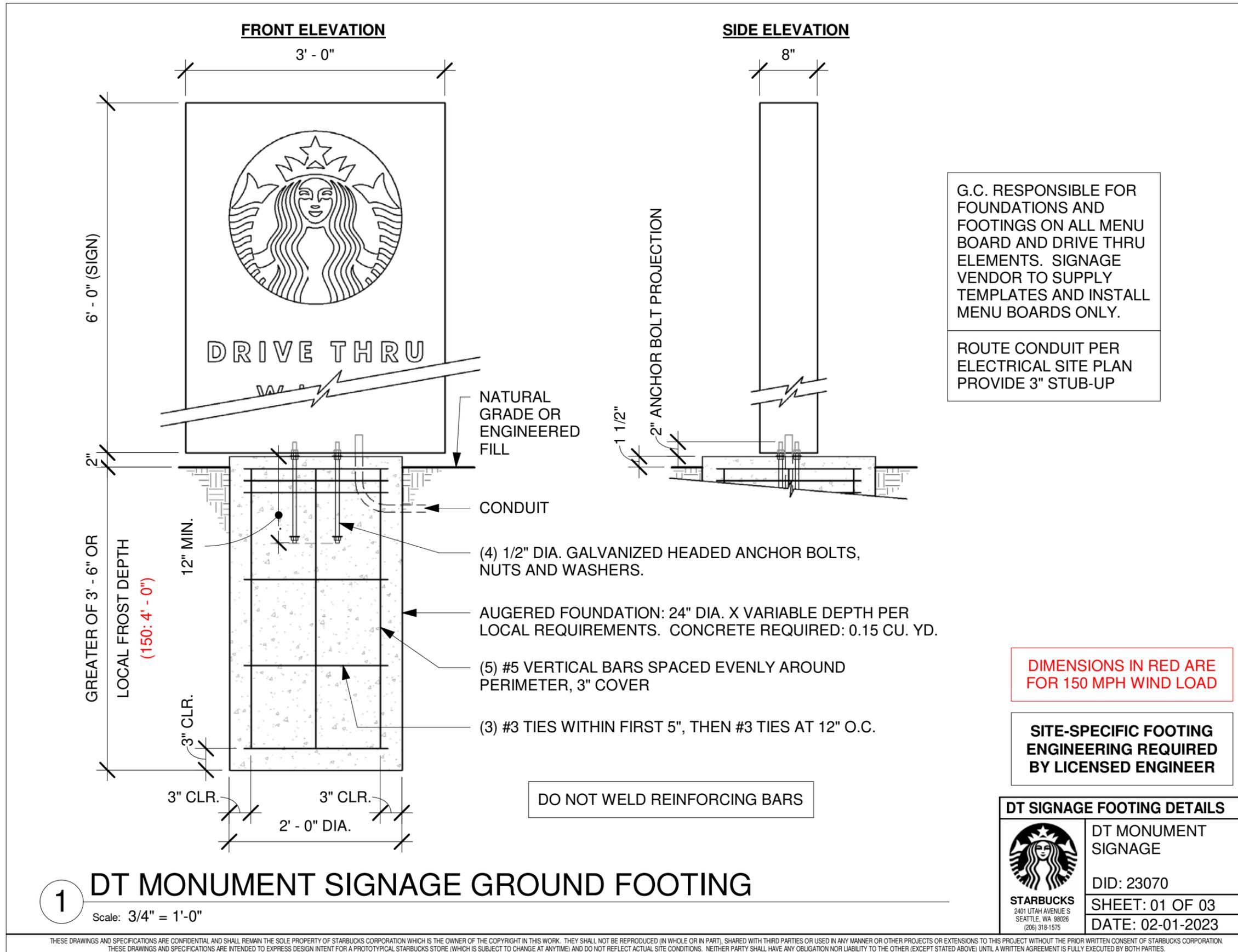
SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

APPLIES TO DESIGN IDs: 23074, 23075, 23076, 23083, 23085, and 23087

1 DT DIRECTIONAL SIGNAGE GROUND FOOTING
Scale: 3/4" = 1'-0"

DT SIGNAGE FOOTING DETAILS	
<p>STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575</p>	DT DIRECTIONAL ARROW AND EXIT SIGNAGE
	SHEET: 01 OF 03
	DATE: 02-01-2023

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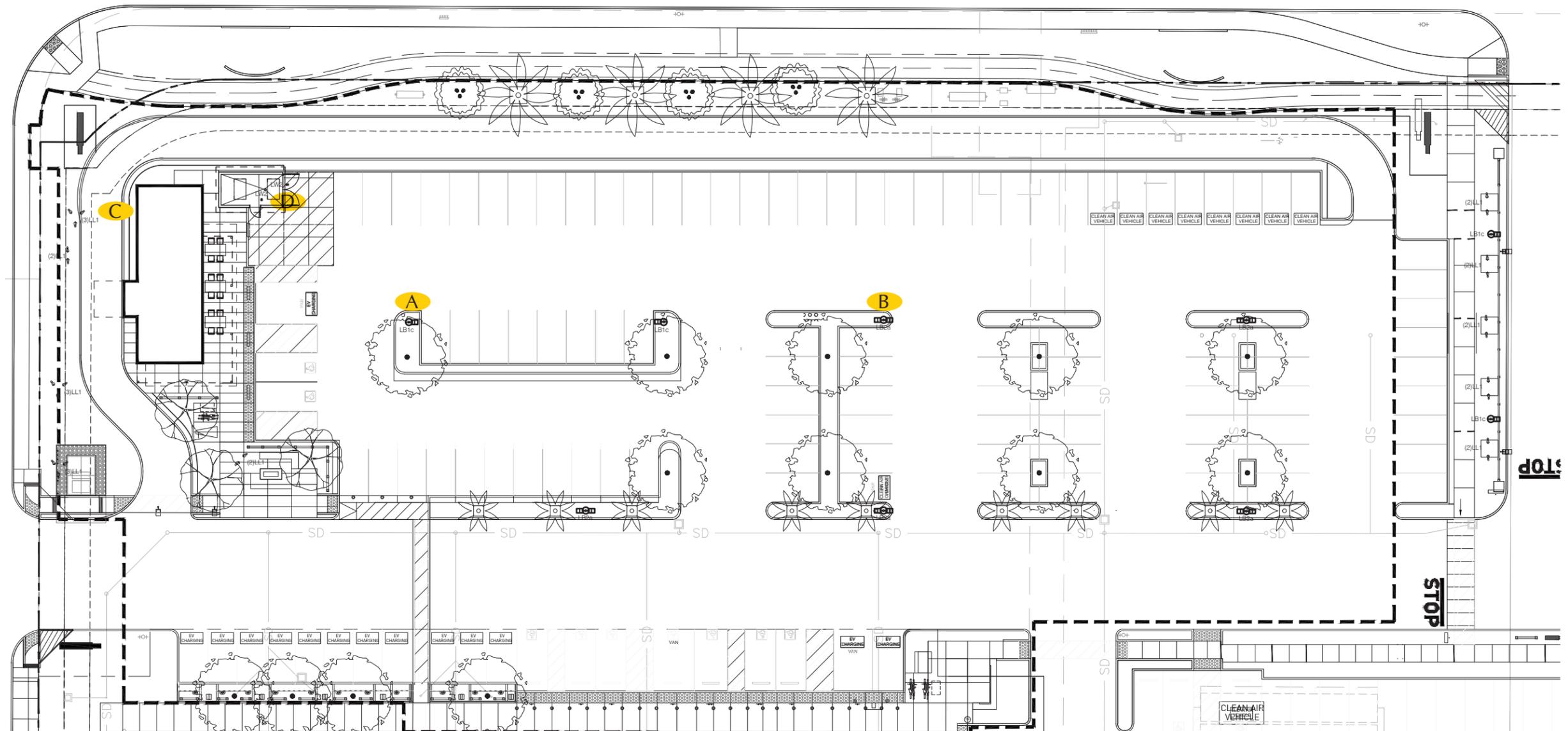


NASH STREET EXCHANGE

LIGHTING PACKAGE

05.26.23

rdc.



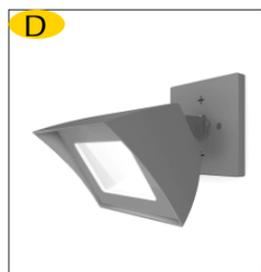
A
Single head parking pole



B
Double head parking pole



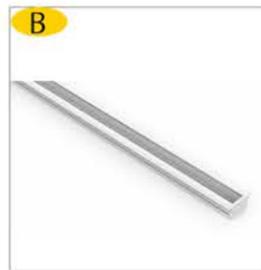
C
Ingrade uplight



D
Wall mounted flood light



A
Recessed LED
Downlight



B
LED Linear
Tapelighter



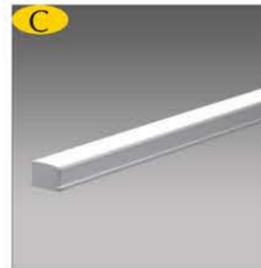
C
Surface Mounted
LED Downlight



Surface Mounted
LED Downlight



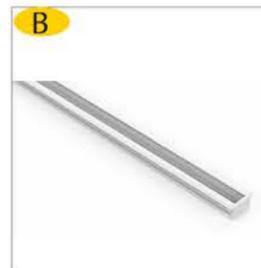
LED Linear
Tapelight Grazer



Concealed Bench
Light



LED Linear
Wallwasher



LED Linear
Tapelight Grazer



Recessed LED
Downlight

ESSC SPECIFIC PLAN - DEVELOPMENT STANDARDS
Starbucks Drive-Through Building in Phase 1 Area

Allowable Uses In Specific Plan:	Drive-through restaurants by a Conditional Use Permit
Lot Area	277,042 Sq Ft
Height	18 Ft
<i>Setbacks</i>	
El Segundo Blvd	26 Ft
Continental Blvd	25 Ft
<i>Lot Frontage</i>	
El Segundo Blvd	944 Ft
Continental Blvd	332 Ft
Nash Street	340 Ft
Floor Area	1,130 Sq Ft
Floor Area Ratio and Transfer of Development Rights	N/A
Walls and Fences	All walls and fences comply with ESMC §15-2-4.
Accessory Structures	There will be no Radar towers, dishes, laser/optical targets, or other similar structures
CIRCULATION	Refer to the following traffic analysis: 1) Revised Trip Generation Assessment –Nash Street Exchange 2) Raytheon Retail Project – Drive-Through Queuing Analysis
PARKING AND LOADING	Parking and loading spaces must be comply with ESSCSP Development Standards
ALL LANDSCAPING	Landscaping conforms to the City’s Water Conservation in Landscaping requirements as set forth in ESMC Chapter 10-2. 98,791 SF Total Landscape Area
BUILDING PERIMETER LANDSCAPING	A horizontal depth of five feet of landscape materials, excluding curbs, is provided around the building.
PROPERTY PERIMETER LANDSCAPING	One tree for every 25 feet of street frontage 1,565 LF = 63 Trees 70 trees provided
VEHICULAR USE AREAS	One tree for every 3,000 SF, and landscape areas to cover 5% of the VUA VUA SF: 162,749SF Landscape Area Provided: 49,650 SF = 31% 54 Trees Required 70 trees provided
PUBLIC SAFETY	Lighting is adequate throughout the campus and the site design and operation will comply with fire and police safety regulations
SIGNAGE	Signage Conforms to the Master Sign Program for the El Segundo South Campus Specific Plan Area
SUSTAINABILITY	The building meets sustainability requirements set forth in the El Segundo South Campus Specific Plan

July 21, 2023

Mr. Eduardo Schonborn
Principal Planner
City of El Segundo
350 Main Street
El Segundo, CA 90245

Re: Peer Review of Trip Generation Assessment for the proposed Nash Street Exchange Retail in the City of El Segundo

Dear Mr. Schonborn:

Kimley-Horn and Associates, Inc. has completed a peer review of the revised Trip Generation Assessment, dated June 12, 2023, for the Nash Street Exchange Commercial Center Project ("Project") in the City of El Segundo.

We have reviewed the additional information provided by the applicant and concur with the findings. The use of ITE rates are acceptable.

Please contact me at (714) 705-1331 or via email at jason.melchor@kimley-horn.com if you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Jason Melchor, P.E.
Project Manager

Memorandum

Date: June 12, 2023
To: Lionel Uhry, Mar Ventures, Inc.
From: Cadell Chand and Anjum Bawa
Subject: **Revised Trip Generation Assessment –Nash Street Exchange**

PT21-0064

Introduction

This memorandum summarizes a trip generation assessment of the proposed Nash Street Exchange commercial center as part of the Phase 1 of El Segundo South Campus Specific Plan (ESSCSP) Development in the City of El Segundo, California. The purpose of the trip generation assessment is to evaluate the proposed uses under Phase 1 development and confirm if the trips generated by the uses will remain under the maximum allowable trips for Phase 1 development.

Project Background

The proposed El Segundo South Campus Specific Plan (SP No. 11-01) Project proposes to establish a maximum allowable development within the Specific Plan area of 4,231,547 gross square feet (sf), or a net additional 2,142,457 gross sf over existing conditions. The specific plan buildout is planned to be completed in two phases.

The ESSCSP including trip ceiling to manage the forecast of vehicular trips generated by the land use mix identified in the specific plan. Per the Raytheon South Campus Specific Plan Traffic Impact Analysis (November 2013) Phase 1 was approved with a trip ceiling of 3,775 daily trips, including 89 AM and 225 PM peak hour trips. Thus, Phase 1 is currently entitled to develop land uses that would be at or below the trip allowance.



Previous Approved Site Plan

The project site plan was previously approved in February 2019 with a total of 68,125 sf of mixed-use medical office and retail commercial development. Provided below is a summary of the approved development:

- 43,000 sf GLA of medical office
- 25,125 sf GFA retail commercial including 12,100 sf of uses, which will open after 10:00 AM in the morning.

Table 1 shows a trip generation summary of previously approved site plan. As shown in Table 1, the Phase 1 development previously estimated to generate 1,829 weekday daily trips, out of which 88 trips will be generated in the morning peak hour and 155 trips in the afternoon peak hour.

Proposed Changes to Site Plan

As part of the proposed changes to Phase 1 site plan, a drive-through-only (no indoor seating) Starbucks Coffee store will be added to the northwest corner of the Phase site. The coffee store will only operate one drive-through lane. In addition, there are minor changes to the medical office and other commercial uses. Provided below is a brief land-use summary of proposed new site plan.

- 42,119 sf GLA of medical office (*881 sf less than previously proposed*)
- 22,584 sf GFA retail commercial including 14,921 sf of uses, which will open after 10:00 AM in the morning (*2,541 sf less than previously proposed*)
- 1,275 sf Fast Food with Drive-Through but no indoor dining

Exhibit 1 includes proposed new site plan and a summary of uses within various buildings proposed in Phase 1.

Trip generation Assessment

To estimate the trips generated by the Raytheon retail development, specific assumptions were made regarding the proposed land uses. These assumptions include weekday daily, morning, and evening peak hour trip generation rates. A summary of these assumptions is provided below.

Assumptions

- Shopping Center – ITE's *Trip Generation, 10th Edition* (2017) provides trip generation equations for the "Shopping Center" land use category (ITE 820). The trip rates and pass-by trip reductions used for this land use are consistent with the Shopping Center trip generation rates used in the certified EIR and in the subsequent traffic analyses. The following rates and assumptions were used:
 - Weekday daily: 37.75 per 1,000 sf GFA
 - Weekday AM peak hour: 0.94 per 1,000 sf GFA (62% entering, 38% exiting)



- Weekday PM peak hour: 3.81 per 1,000 sf GFA (48% entering, 52% exiting)
- An internal capture trip credit of 5% was applied to the trip generation estimates to represent the percentage of trips between land uses, such as with the existing Raytheon office building and proposed medical office.
- A 34% pass-by trip credit was applied to the land use for PM, which was considered reasonable for a land use like this located along a regional thoroughfare and verified by the ITE manual. The pass-by trip credit accounts for patrons who may already be on the regional streets interacting with the site in numerous ways, such as stopping by to make a purchase on their way home from work. The pass-by trip credit is consistent with the credit applied in the certified EIR.
- 14,921sf of retail uses in Buildings 4 and 5 will not open for business until after the morning peak commute period.

- Medical Office – *Trip Generation, 10th Edition* provides trip generation rates for the “Medical Office Building” land use category (ITE 720). The following rates and assumptions were used:
 - Weekday daily: 34.80 per 1,000 sf GFA
 - Weekday AM peak hour: 2.78 per 1,000 sf GFA (78% entering, 22% exiting)
 - Weekday PM peak hour: 3.46 per 1,000 sf GFA (28% entering, 72% exiting)
 - An internal capture trip credit of 15% was applied to the trip generation estimates to represent the percentage of trips between land uses, such as with the existing Raytheon office building and proposed retail space.
 - A 15% transit credit was applied due to the proximity to transit service.
 - A 10% pass-by trip credit was applied to the land use for both AM and PM periods, verified by the ITE manual.

- Drive-through Only Starbucks Coffee Store - *Trip Generation, 11th Edition* provides trip generation rates for a “Coffee/Donut Shop with Drive-Through Window and No Indoor Seating” land use category (ITE 938). The following rates and assumptions were used:
 - Weekday daily: 179.00 trips per drive-through lane
 - Weekday AM peak hour: 39.81 trips per drive-through lane (50% entering, 50% exiting)
 - Weekday PM peak hour: 15.08 trips per drive-through lane (50% entering, 50% exiting)
 - An internal capture trip credit of 40% was applied to the trip generation estimates to represent the percentage of trips between land uses, such as with the existing Raytheon office building and proposed retail space.
 - A 5% transit credit was applied to account for customers and employees travel to/from the use via transit or other non-automobile modes.
 - A 70% pass-by trip credit was applied to the land use for both AM and PM periods, verified by the ITE manual



Trip Generation Results

Using the assumptions and methodology described above, the proposed development would result in a total of 1,753 weekday daily trips, of which 89 trips would occur during the AM peak hour and 149 trips would occur during the PM peak hour. Table 2 shows the trip generation estimates for the Raytheon retail site.

Conclusion

As can be seen in Table 2, the proposed land uses for the development would not exceed the EIR established trip cap for Phase 1 development for any of the daily or peak hour scenarios.

**TABLE 1
NASH STREET EXCHANGE
TRIP GENERATION**

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]								Estimated Trip Generation													
			Daily Rate	AM Peak Hour			PM Peak Hour			Trip Rate Unit	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips									
				Rate	% In	% Out	Rate	% In	% Out			In	Out	Total	In	Out	Total							
PROPOSED PROJECT																								
Medical Office	720	43.000 ksf	34.80	2.78	78%	22%	3.46	28%	72%	per ksf	1,496	94	26	120	42	107	149							
<i>Internal capture [b]</i>			15%	15%			15%				(224)	(14)	(4)	(18)	(6)	(16)	(22)							
<i>Transit credit [c]</i>			15%	15%			15%				(191)	(12)	(3)	(15)	(5)	(14)	(19)							
<i>Pass-by [d]</i>			10%	10%			10%				(108)	(7)	(2)	(9)	(3)	(8)	(11)							
Net External Medical Office											973	61	17	78	28	69	97							
Retail (open after 10 am)	820	12.100 ksf	37.75	0.00	62%	38%	3.81	48%	52%	per ksf	457	0	0	0	22	24	46							
<i>Internal capture [b]</i>			5%	0%			5%				(23)	0	0	0	(1)	(1)	(2)							
<i>Transit credit [c]</i>			5%	5%			5%				(22)	0	0	0	(1)	(1)	(2)							
<i>Pass-by [e]</i>			0%	0%			34%				0	0	0	0	(7)	(7)	(14)							
Net External Retail											412	0	0	0	13	15	28							
Retail	820	13.025 ksf	37.75	0.94	62%	38%	3.81	48%	52%	per ksf	492	7	5	12	24	26	50							
<i>Internal capture [b]</i>			5%	5%			5%				(25)	(1)	0	(1)	(1)	(2)	(3)							
<i>Transit credit [c]</i>			5%	5%			5%				(23)	(1)	0	(1)	(1)	(1)	(2)							
<i>Pass-by [e]</i>			0%	0%			34%				0	0	0	0	(7)	(8)	(15)							
Net External Retail											444	5	5	10	15	15	30							
A. Total Project Trips											1,829	66	22	88	56	99	155							
B. Total trips approved for Phase I Development per Raytheon South Campus Specific Plan EIR (October, 2015)											3775			89			225							
<i>Net trips available after proposed Phase I development (B-A)</i>											1,946			1			70							

- Notes:
- a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*, 2017, unless otherwise noted.
 - b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
 - c. Trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by Los Angeles County Metropolitan Transportation Authority (LAMTA) and ITE.
 - d. Informed by City of Los Angeles Department of Transportation pass-by trip rate, derived from surveys published in the "Trip Generation Handbook: An ITE Recommended Practice," 2003.
 - e. Source: Appendix A - Table 2: Summary of Trip Generation Rates and Trip Credits within the Raytheon report for retail land use.

**TABLE 2
NASH STREET EXCHANGE
REVISED TRIP GENERATION**

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							Estimated Trip Generation														
			Daily Rate	AM Peak Hour			PM Peak Hour			Trip Rate Unit	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips									
				Rate	% In	% Out	Rate	% In	% Out			In	Out	Total	In	Out	Total							
PROPOSED PROJECT																								
Medical Office	720	42,119 ksf	34.80	2.78	78%	22%	3.46	28%	72%	per ksf	1,466	91	26	117	41	105	146							
Internal capture [b]			15%	15%			15%				(220)	(14)	(4)	(18)	(6)	(16)	(22)							
Transit credit [c]			15%	15%			15%				(187)	(12)	(3)	(15)	(5)	(14)	(19)							
Pass-by [d]			10%	10%			10%				(106)	(7)	(2)	(8)	(3)	(8)	(11)							
Net External Medical Office											953	58	17	75	27	67	94							
Retail (open after 10 am)	820	14,921 ksf	37.75	0.00	0%	0%	3.81	48%	52%	per ksf	563	0	0	0	27	30	57							
Internal capture [b]			5%	0%			5%				(28)	0	0	0	(1)	(2)	(3)							
Transit credit [c]			5%	0%			5%				(27)	0	0	0	(1)	(2)	(3)							
Pass-by [e]			0%	0%			34%				0	0	0	0	(8)	(9)	(17)							
Net External Retail											508	0	0	0	17	17	34							
Retail	820	7,663 ksf	37.75	0.94	62%	38%	3.81	48%	52%	per ksf	289	4	3	7	14	15	29							
Internal capture [b]			5%	5%			5%				(14)	0	0	0	0	(1)	(1)							
Transit credit [c]			5%	5%			5%				(14)	0	0	0	0	(1)	(1)							
Pass-by [e]			0%	0%			34%				0	0	0	0	(4)	(5)	(9)							
Net External Retail											261	4	3	7	10	8	18							
Coffee/Donut w/Drive-Through, No Indoor Seating [f]	938	1 Lane	179.00	39.81	50%	50%	15.08	50%	50%	per lane	179	20	20	40	8	7	15							
Internal capture [c]			40%	40%			40%				(72)	(8)	(8)	(16)	(3)	(3)	(6)							
Transit credit, Walk, and Bike [c]			5%	5%			5%				(5)	(1)	0	(1)	0	0	0							
Pass-by [e]			70%	70%			70%				(71)	(8)	(8)	(16)	(3)	(3)	(6)							
Net External Coffee Shop											31	3	4	7	2	1	3							
A. Total Project Trips											1,753	65	24	89	56	93	149							
B. Total trips approved for Phase I Development per Raytheon South Campus Specific Plan EIR (October, 2015)											3,775			89			225							
Net trips available after proposed Phase I development (B-A)											2,022			0			76							

Notes:

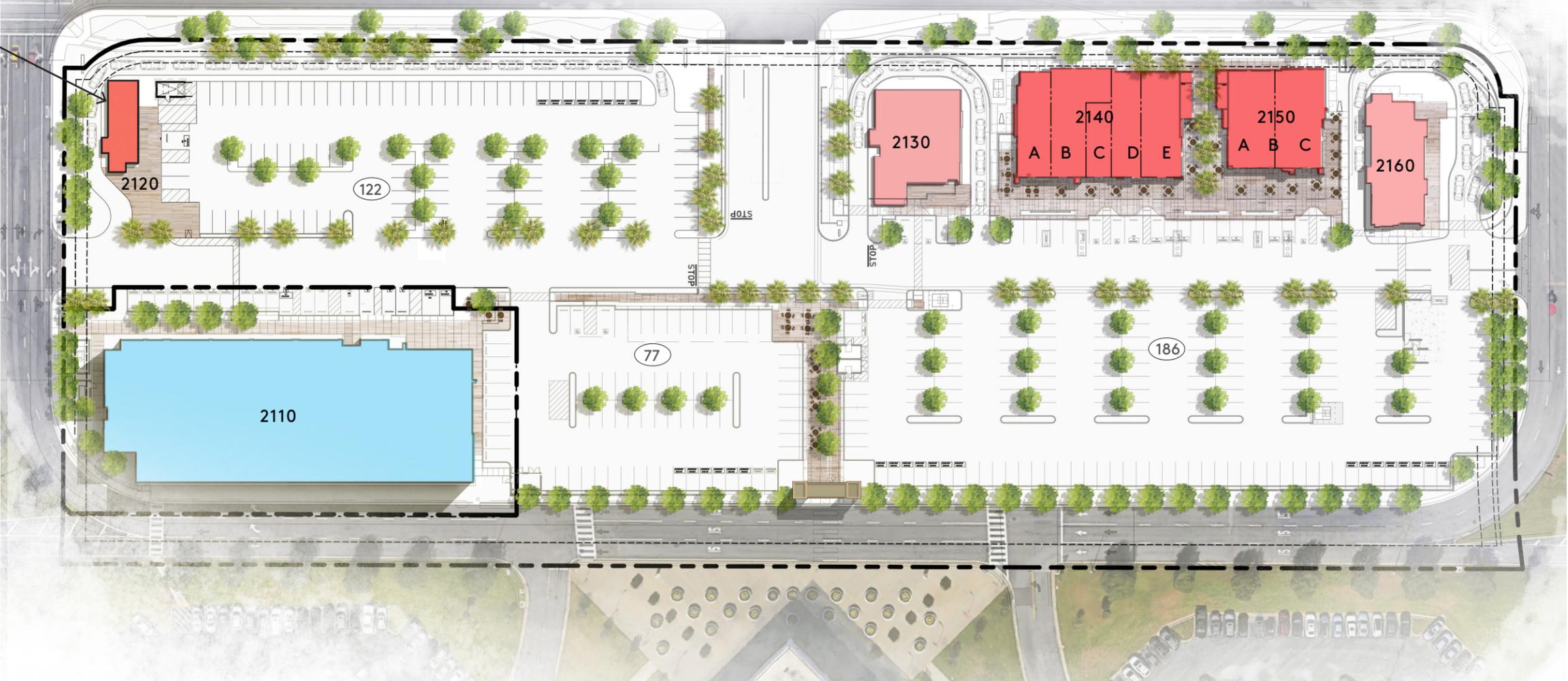
- a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*, 2017, unless otherwise noted.
- b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
- c. Trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by Los Angeles County Metropolitan Transportation Authority (LAMTA) and ITE.
- d. Informed by City of Los Angeles Department of Transportation pass-by trip rate, derived from surveys published in the "Trip Generation Handbook: An ITE Recommended Practice," 2003.
- e. Source: Appendix A - Table 2: Summary of Trip Generation Rates and Trip Credits within the Raytheon report for retail land use.
- f. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition*, 2021.

Land Uses:

- Medical Office 42.119 ksf:** Includes Gross SF of 2110 El Segundo Blvd Building
- Retail 7.663 ksf:** Includes Gross SF + Patio SF of 2130, 2160 El Segundo Blvd Buildings
- Retail (open after 10 am) 14.921 ksf:** Includes Gross SF + Patio SF of 2140, 2150 El Segundo Blvd Buildings
- Coffee/Donut w/Drive-Through, No Indoor Seating:** 2120 El Segundo Blvd Building

Exhibit A

NEW PROPOSED COFFEE SHOP



		GROSS BUILDING SF	NET BUILDING SF	NON-USABLE SF	PROVIDED PATIO SF	*EXCLUDED PATIO SF	PARKING PER SF	STALLS REQUIRED
BLDG 2110	MEDICAL OFFICE (2 levels)	42,119	40,450				200	202.3
BLDG 2120	STARBUCKS	1,130	998		145	145	130	7.7
PAD 2130	FAST FOOD	3,800	3,756		370	200	130	28.9
BLDG 2140	RESTAURANT	7,857						
	TENANT A		1,590	60	350	200		
	TENANT B		2,018	75	200	200		
	TENANT C		798	30	200	200		
	TENANT D		1,346	50	200	200		
	TENANT E		1,822	68	700	200		
BLDG 2140 SUBTOTAL			7,574	283			130	58.3
BLDG 2150	RESTAURANT	4,333						
	TENANT A		1,994	100	500	200		
	TENANT B		2,139	100	581	200		
BLDG 2150 SUBTOTAL			4,133	200			130	31.8
PAD 2160	FAST FOOD	2,798	2,798		695	200	130	21.5
PATIO TOTAL	DINING (>200sf/tenant)				3,941	1,945	75	26.6

TOTAL REQUIRED 377.0
 TOTAL PROVIDED 385.0
 SURPLUS/DEFICIT 8.0
 Parking provided ratio- stalls / 1000 Gross SF 6.2

*First 200 sf of patio space does not count towards area tabulation
 Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate



Memorandum

Date: 24 June 2022
To: Lionel Uhry, Mar Ventures, Inc.
From: Ryan Liu, PE, & Anjum Bawa
Subject: **Raytheon Retail Project – Drive-Through Queuing Analysis**

LB22-0057

Fehr & Peers evaluated the relationship and potential conflicts between existing and proposed drive-through food and beverage serving land uses located within the Raytheon South Campus Phase 1 retail development (Nash Street Exchange) along the south side of El Segundo Boulevard between Continental Boulevard and Nash Street in El Segundo, California. The purpose of this memorandum is to help inform the developer team on potential queuing at the perimeter access point and internal aisles. Our analysis is based on current and expected demand of particular drive-through food/beverage establishments including Raising Cane's (existing), Panera Bread (future), and proposed Starbucks Coffee drive-through-only with no indoor seating (future).

Project Description

The Nash Street Exchange retail site and its associated off-site improvements are currently under construction, with some of the buildings already leased and/or in operation. **Figure 1** shows proposed site plan at buildout of Phase 1, also as described below:

- **Building 2160:** Raising Cane's Chicken Fingers – Open since January 2022 (dine-in, to-go, and drive-through)
- **Buildings 2140 & 2150:** Built and unoccupied as of March 2022, designated as 14,523 square feet of restaurant space (no drive-through)
- **Building 2130:** Built and unoccupied as of March 2022, to be occupied by Panera Bread (dine-in, to-go, drive-through)
- **Medical Office Building 2110:** Built and unoccupied as of March 2022, designated as 42,119 square feet of medical office space.
- **Building 2120:** Tentatively proposed to be a Starbucks location (walk-up and drive-through only)



The retail site offers vehicular access from three driveways, one from Continental Boulevard, one from Nash Street, and a signalized driveway on El Segundo Boulevard, midblock between Continental Boulevard and Nash Street. This traffic signal is currently under construction as of March 2022, but the driveway is already open and offers right-in/right-out driveway stop-controlled access only. Upon completion of the traffic signal, this driveway would function as a full-access intersection to El Segundo Boulevard, opposite an exit-only driveway serving development on the north side of the street.

Existing Conditions and Data Collection

Turning movement counts were reused from El Segundo South Campus Specific Plan Traffic Study (2013) for the Nash Street Exchange project.

Site visits were performed at the following comparable established Raising Cane's, Starbucks, and Panera Bread locations with drive-throughs during the PM peak period to document drive-through service times and queuing conditions.

- Raising Cane's – 4500 E Atherton Street, Long Beach, CA 90815
- Starbucks – 1775 Ximeno Avenue, Long Beach, CA 90815
- Panera Bread – 8900 Apollo Way, Suite A, Downey, CA 90242

Trip Generation and Distribution

Trip generation data published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual* (11th Edition, 2021) was used to determine trip estimates for all uses within the Nash Street Exchange. A series of adjustments were made to these trip estimates to account for proximity to the LA C Line El Segundo Station, and internal trips, and pass-by trips. No pass-by adjustments were made to trip generation to account for all vehicular traffic at project driveways and internal roadways. Localized trip distribution for these food service establishments was based on driveway observations and the proximity of other destinations such as residential neighborhoods. **Table 1** summarizes the trip generation for all land uses within the Nash Street Exchange. As shown under Table 1, without the pass-by credit associated with retail and restaurant uses, the site is expected to generate a total of 424 trips (205 inbound/219 outbound).

**TABLE 1
NASH STREET EXCHANGE
TRIP GENERATION FOR THE PURPOSE OF QUEUING ANALYSIS (NO PASS-BY CREDIT)**

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]							PM Peak Hour Trips			
			Daily Rate	AM Peak Hour			PM Peak Hour			Trip Rate Unit	In	Out	Total
				Rate	% In	% Out	Rate	% In	% Out				
PROPOSED PROJECT													
Medical Office	720	42.119 ksf	34.80	2.78	78%	22%	3.46	28%	72%	per ksf	41	105	146
<i>Internal capture [b]</i>			15%	15%			15%				(6)	(16)	(22)
<i>Transit credit [c]</i>			15%	15%			15%				(5)	(14)	(19)
Net Medical Office											30	75	105
Food Serving uses (Open after 10:00 AM)	932	14.523 ksf	107.20	0.00	0%	0%	9.05	61%	39%	per ksf	80	51	131
<i>Internal capture [b]</i>			5%	0%			25%				(20)	(13)	(33)
<i>Transit credit [c]</i>			5%	0%			5%				(3)	(2)	(5)
Net External Retail											57	36	93
Raising Cane's with Drive Through	934	3.493 ksf	467.48	44.61	51%	49%	33.03	52%	48%	per ksf	60	55	115
<i>Internal capture [b]</i>			10%	10%			10%				(6)	(6)	(12)
<i>Transit credit [c]</i>			5%	5%			5%				(3)	(2)	(5)
Net Trips											51	47	98
Panera Bread with Drive Through	934	4.170 ksf	467.48	44.61	51%	49%	33.03	52%	48%	per ksf	72	66	138
<i>Internal capture [b]</i>			10%	10%			10%				(7)	(7)	(14)
<i>Transit credit [c]</i>			5%	5%			5%				(3)	(3)	(6)
Net Trips											62	56	118
Starbucks Coffee Drive-Through Only (No Indoor Seating)	938	1 Ln	179.00	39.81	50%	50%	15.08	50%	50%	per lane	8	7	15
<i>Internal capture [c]</i>			25%	25%			25%				(2)	(2)	(4)
<i>Transit credit [c]</i>			5%	5%			5%				(1)	0	(1)
Net Trips											5	5	10
Total Driveway Trips for Queuing Analysis Purposes											205	219	424

Notes:

- a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 11th Edition*, 2021, unless otherwise noted.
- b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
- c. Trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by Los Angeles County Metropolitan Transportation Authority (Metro) and ITE.

Exhibit 1

NEW PROPOSED COFFEE SHOP

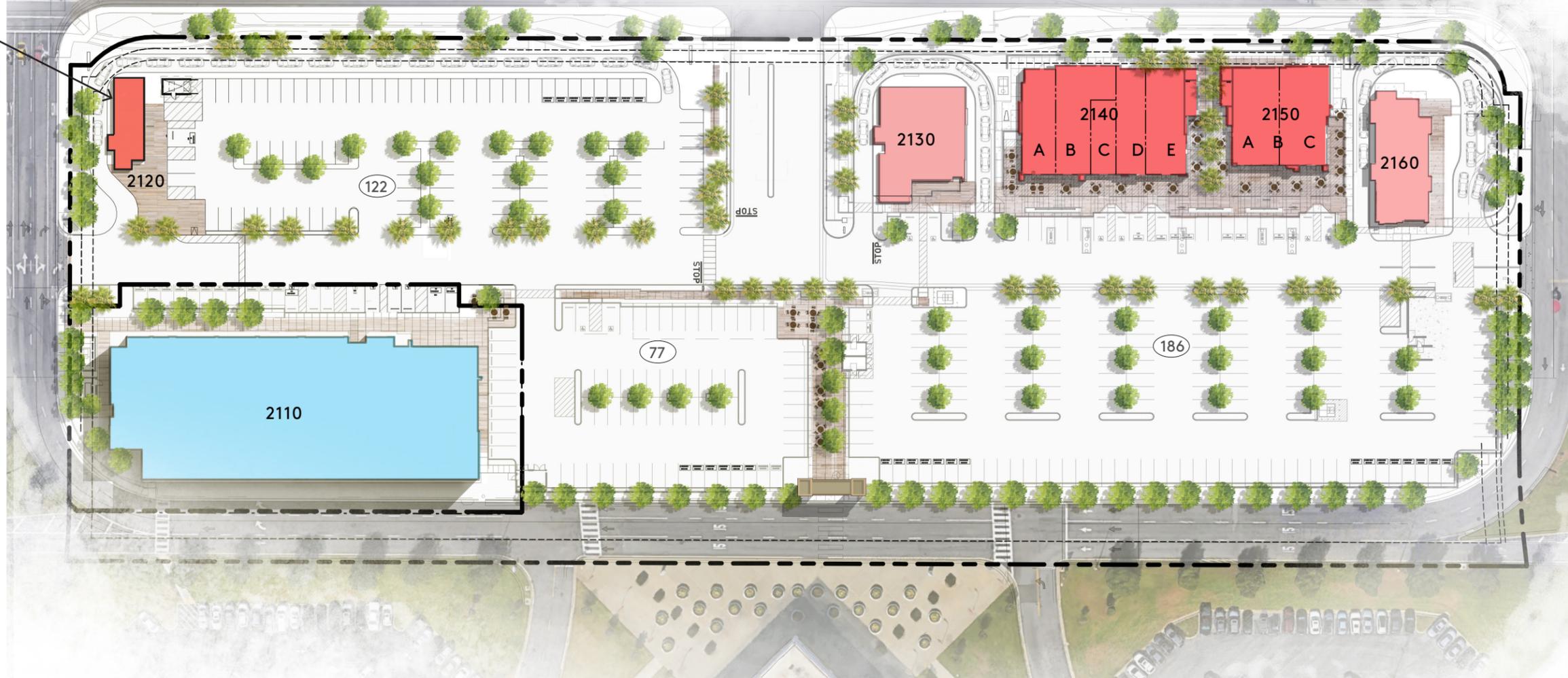
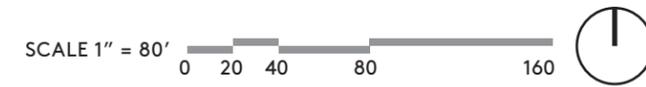


Figure 1



		GROSS BUILDING SF	NET BUILDING SF	NON-USABLE SF	PROVIDED PATIO SF	*EXCLUDED PATIO SF	PARKING PER SF	STALLS REQUIRED
BLDG 2110	MEDICAL OFFICE (2 levels)	42,119	40,450				200	202.3
BLDG 2120	STARBUCKS	1,130	998		145	145	130	7.7
PAD 2130	FAST FOOD	3,800	3,756		370	200	130	28.9
BLDG 2140	RESTAURANT	7,857						
	TENANT A		1,590	60	350	200		
	TENANT B		2,018	75	200	200		
	TENANT C		798	30	200	200		
	TENANT D		1,346	50	200	200		
	TENANT E		1,822	68	700	200		
BLDG 2140 SUBTOTAL			7,574	283			130	58.3
BLDG 2150	RESTAURANT	4,333						
	TENANT A		1,994	100	500	200		
	TENANT B		2,139	100	581	200		
BLDG 2150 SUBTOTAL			4,133	200			130	31.8
PAD 2160	FAST FOOD	2,798	2,798		695	200	130	21.5
PATIO TOTAL	DINING (>200sf/tenant)				3,941	1,945	75	26.6

TOTAL REQUIRED								377.0
TOTAL PROVIDED		62,037	59,709	966	3,941-1,945 =	1,996		385.0
SURPLUS/DEFICIT								8.0
Parking provided ratio- stalls / 1000 Gross SF								6.2

*First 200 sf of patio space does not count towards area tabulation

Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate



Drive-Through Operations Analysis

To conduct a comprehensive queuing analysis and simulate traffic conditions upon the buildout of the site plan, we developed evening (PM) peak hour microsimulation models using the VISSIM 22 software. The microsimulation models allowed us to evaluate the operations and interactions between all three drive-through restaurants, other Nash Street Exchange uses, and the following perimeter signalized intersections:

- Continental Boulevard & El Segundo Boulevard
- Nash Street Exchange Driveway & El Segundo Boulevard
- Nash Street & El Segundo Boulevard

The simulation models were developed to be consistent with the Highway Capacity Manual, 6th Edition (HCM) and the FHWA Guidelines for Applying Traffic Microsimulation Modeling Software (2019) using the flow chart shown on **Exhibit A**. The models were calibrated to match conditions observed in the field to the extent feasible. Traffic signal timings were informed by prior studies and field observations.

We evaluated drive-through operations for Future plus Project conditions. This scenario takes into account all other background growth and related projects in the area, and incorporates the trips associated with each use within the Nash Street Exchange project. **Table 2** shows the maximum expected queues associated with each drive-through restaurant.

These maximum queues represent a worst-case scenario that is not expected to occur frequently. There is also no benchmark for what level of queuing would constitute a safety hazard or unacceptable condition. Based on this analysis, each drive-through restaurant as proposed would be able to accommodate its expected demand within its footprint during the PM peak hour. Based on the trip generation and each restaurant's operating hours and characteristics, restaurants such as Raising Cane's are busiest during lunchtime and dinnertime. Panera Bread would be busiest during the AM peak period and lunchtime, while Starbucks is typically busiest during the AM peak period. Because each restaurant would be busiest at different times and serve different types of customers, we estimate that all three establishments can operate on the same site without queues spilling back onto circulating roadways and the public right-of-way. If there are instances where drive-through demand exceeds drive-through lane storage, other areas of the retail parking lot are available to accommodate drive-through vehicles to avoid obstructing internal and external circulation.



Figure 2 – VISSIM Model Development Flow Chart

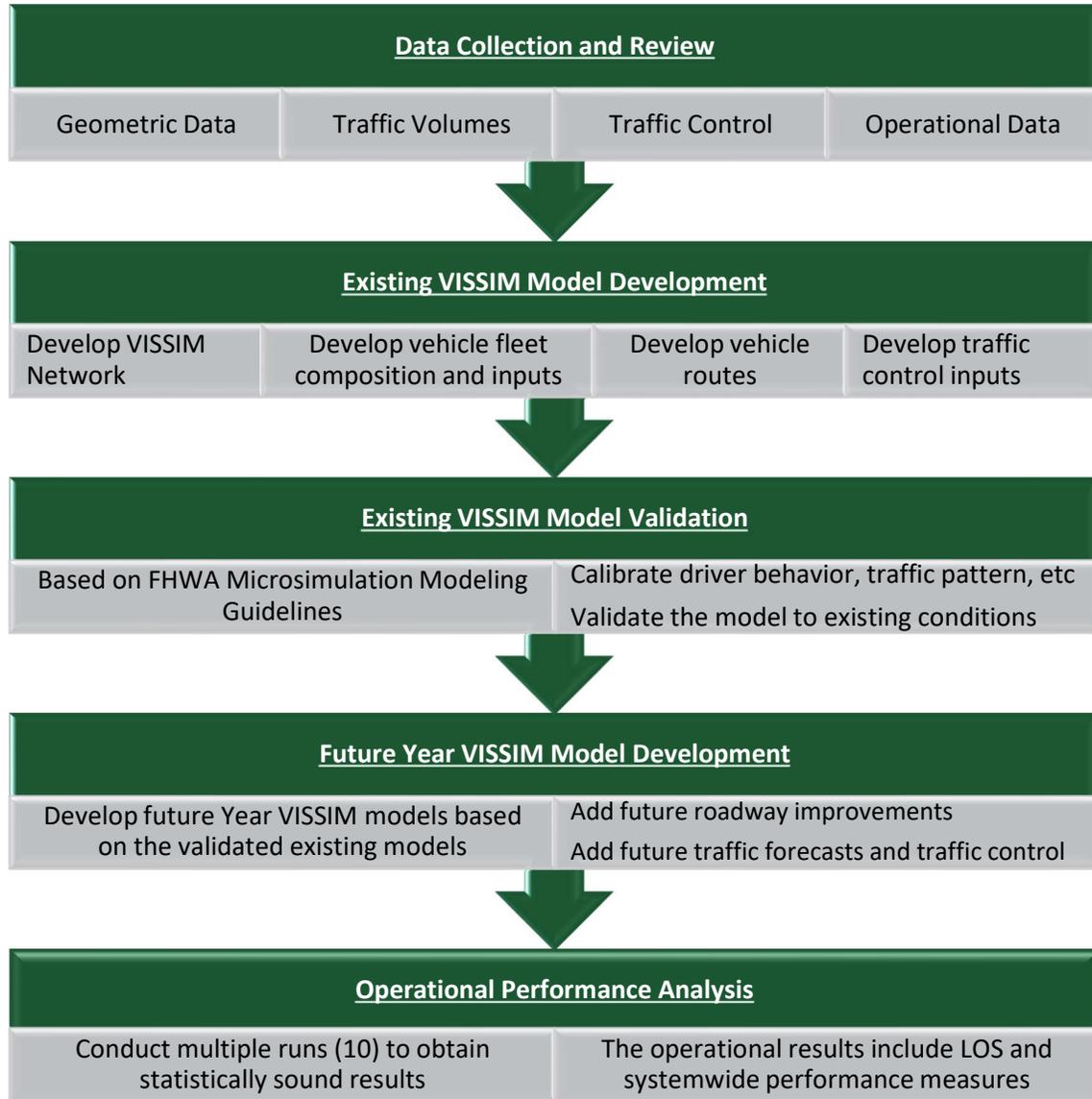


Table 2: Future with Project Drive-Thru Queuing

Drive-Thru	Drive-Through Lane Storage Length (ft) ¹	Future with Project PM Peak Hour	
		Average Queue (ft) ²	Maximum Queue (ft) ²
Raising Cane's (left lane)	75	25	50
Raising Cane's (right lane)	75	25	50
Starbucks Coffee	330	25	25
Panera Bread	80	50	100

Note: ¹ Storage length calculated as the distance from ordering speaker to drive-through entrance.

² Queues rounded up to the nearest 25 feet, or the typical length of a queued vehicle.