AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
CITY COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
JULY 10, 2025

MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson
Mario Inga, Vice Chairperson
Mark Christian
Melissa McCaverty
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. ***Additionally, members of 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 fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

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.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of $50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. **Approve June 12, 2025 Planning Commission Meeting Minutes**

   Recommendation -

   1. Approve June 12, 2025 Planning Commission Meeting Minutes.

   2. Alternatively, discuss and take other action related to this item.

2. **Administrative Use Permit to Allow the Sale of Beer, Wine, and Distilled Spirits for On-site Consumption (Type 57 ABC License) at a New Members-only Private Club and Existing Restaurant ("1960 Club" at "The Bolt") at One Chargers Way. (Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04).**

   Recommendation -

   1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04.

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

   3. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

3. **Third One-Year Time Extension to Vesting Tentative Parcel Map No. 83129 Located at 650-700 N Pacific Coast Highway and 737 Carl Jacobson Way.**

   Recommendation -

   1. Adopt Resolution No. 2966 approving a third, one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB

20-03) and Environmental Assessment No. EA-1289 and Site Plan Review No. SPR 20-30.

2. Find that the project is exempt from the requirements since this application is only for a time extension to the approved Map with no changes to the development project and is therefore exempt from further CEQA analysis.

3. Alternatively, discuss and take other action related to this item.

4. **Conditional Use Permit to Allow New Fitness Studio (Urban Golf Performance) at 139 Maryland Street (Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01).**

Recommendation -

1. Adopt Resolution No. 2967, finding that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption ("New Construction or Conversion of Small Structures"), and conditionally approving Environmental Assessment No. EA-1395 and Conditional Use Permit No. 25-01.

2. Alternatively, discuss and take other action related to this item.

5. **Design Review for a New Mixed-Use Development in the Downtown Specific Plan (DSP) Area and an Adjustment and Parking Demand Study for an Automated Robotic Vehicle-Lift Parking Mechanism to Satisfy the Minimum Required Spaces at 201-209 Richmond Street. (Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01)**

Recommendation -

1. Adopt Resolution No. 2968 conditionally approving Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01.

2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development).

3. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:
DATE: July 3, 2025
TIME: 5:00 P.M.
BY: Jazmin Farias, Assistant Planner

MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

June 12, 2025

CALL TO ORDER

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

ROLL CALL

Present: Chair Maggay
Present: Vice Chair Inga
Present: Commissioner Christian
Present: Commissioner McCaverty
Present: Commissioner Taylor

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Maria Baldenegro, Assistant Planner
Also present: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

Chair Maggay pulled Consent Item A.2

1. Approval of Planning Commission Meeting Minutes:

- May 22, 2025

MOTION: Approve the minutes.

Moved by Vice Chair Inga, second by Commissioner McCaverty.
Motion carried, 5-0, by the following vote:
Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

2. **Administrative Use Permit Allowing the Sale of Beer and Wine for On-site Consumption at a New Restaurant at 720 Allied Way, Unit B. (Environmental Assessment No. EA-1387 and Administrative Use Permit No. AUP 25-03)**

   Assistant Planner, Maria Baldenegro, presented a brief presentation regarding the request for an Administrative Use Permit to allow the sale of beer and wine for on-site consumption at a new restaurant.

   Chair Maggay opened public communications.

   - Applicant representative Matthew Mello concurred with staff's presentation.

   Chair Maggay closed public communications.

   MOTION: Receive and File the Community Development Directo's approval of Environmental Assessment No. EA-1387 and Administrative Use Permit No. AUP 25-03.

   Moved by Commissioner Taylor, second by Vice Chair Inga.
   Motion carried, 5-0, by the following vote:
   Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

None.

C. NEW BUSINESS

3. **Three-Month Update for the Approved Axe-Throwing Activity at Brewport Tap House (EA-1166 Revision B and Administrative Use Permit No. AUP 16-11 Revision B)**

   Assistant Planner, Jazmin Farias, presented a brief presentation regarding the three-month update for the axe-throwing activity.

   - Commissioner discussion ensued regarding the update.
   - Jazmin shared that no additional comments or complaints for the site were expressed by the residents when inspections were conducted.
   - Planning Manager, Eduardo Schonborn, added that although an update was provided staff will continue to ensure the site operates in compliance with the conditions of approval and staff investigate any complaints that are received and follow up with as deemed necessary.

   MOTION: No action required by the Planning Commission.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

None.

F. REPORTS – PLANNING COMMISSIONERS

- Commissioner McCaverty congratulated the class of 2025.
- Chair Maggay shared that LAX is expanding the RSI program and encouraged residents to stay up to date on the matter.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 5:50 p.m.
The next meeting is scheduled for June 26 2025 at 5:30 p.m.

_____
Michael Allen, Community Development Director

_____
Kevin Maggay, Planning Commission Chair

Planning Commission Agenda Statement

Meeting Date: July 10, 2025
Agenda Heading: CONSENT
Item Number: A.2

TITLE:

Administrative Use Permit to Allow the Sale of Beer, Wine, and Distilled Spirits for On-site Consumption (Type 57 ABC License) at a New Members-only Private Club and Existing Restaurant ("1960 Club" at "The Bolt") at One Chargers Way. (Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04).

RECOMMENDATION:

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04.

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

3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On April 30, 2025, the applicant Steve Rawlings applied for Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04 to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 57 ABC License) for a new members-only club and existing restaurant ("1960 Club at The Bolt") at the Los Angeles Chargers Headquarters Office and Training Facility. After reviewing the material submitted for the application, the Community Development Director conditionally approved the AUP on July 3, 2025.

This item was duly noticed for the June 26, 2025, Planning Commission meeting. However, due to lack of quorum, this item was continued to be considered by the

Planning Commission on July 10, 2025.

DISCUSSION:

Site Description
The project site is located in the Office/Industrial Mixed Use district within the El Segundo South Campus Specific Plan (ESSCSP) Zone. The 13.7-acre site is located in the southern portion of the specific plan area and is developed with a 150,000 square-foot office headquarters and sports training facility for the Los Angeles Chargers football team. The facility includes 3 practice fields, an outdoor lap pool, a restaurant with an outdoor terrace, and several executive conference rooms, offices, and sports-related training, medical and conditioning rooms. The existing restaurant is on the third floor of the building and has an outdoor terrace. The proposed alcohol service is for the restaurant on the third floor of the building, an outdoor terrace adjacent to the restaurant, multiple executive conference rooms within the building, and three practice fields. The 1960 Club is a private club not open to the general public located within the sports training facility.

Project Description
The proposed project includes on-site sale of beer, wine, and distilled spirits for on-site consumption (Type 57 ABC License) with occasional live entertainment at a new members-only private club and existing restaurant ("1960 Club" at "The Bolt") on the third floor of the Chargers headquarters office and sports training facility. Alcohol service is also proposed on the outdoor terrace adjacent to the restaurant on the third floor of the building, executive conference rooms, and three outdoor practice fields.

Administrative Use Permit 25-04
An Administrative Use Permit is required to allow alcohol service for the members-only private club and restaurant.

In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (i.e., applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-3:

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

2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*

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

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

The Director determined that the findings listed above can be made to support approval to the AUP, allowing the onsite sale and consumption of beer, wine, and distilled spirits at the office headquarters and sports training facility for the Los Angeles Chargers Football Team for a private members-only club and restaurant.

The project site is located on the southern portion of the ESSCSP, within the Office/Industrial Mixed-Use district. The site is developed with the office headquarters and sports training facility for the Los Angeles Chargers football team and there are no residential uses adjacent to or near the facility.

The proposed ancillary alcohol service for a new members-only and restaurant is compatible with adjacent commercial and indusial uses in the immediate vicinity that will provide an amenity to its members. The Chargers 1960 Club will also obtain and operate with a Type 57 ABC License. The Chargers 1960 Club will also obtain the approval of an Entertainment Permit that is required for the proposed occasional live entertainment.

The approval also includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where alcohol will be served and consumed is subject to review and approval by the Community Development Department Director. The required findings, conditions of approval, and environmental assessment are provided in the attached Director's Approval Letter dated July 3, 2025. The Director concluded that the project is appropriate for the location and will not operate in a manner that will create unwanted impacts. Therefore, staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "received and filed."

Environmental Review
After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities), since the proposed project involves alcohol service for a new restaurant located at an existing commercial tenant space of an existing

commercial shopping center.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:
Maria Baldenegro, Assistant Planner
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:
Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:
1. EA 1393 AUP Approval Letter
2. Site Plan 04 30 2025
3. Floor Plans 04 23 2025

City of El Segundo
Community Development Department

July 3, 2025

Steve Rawlings
26023 Jefferson Ave. Suite D
Murrieta, CA 92562

Subject: Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04
Address: One Chargers Way, El Segundo, CA 90245

Dear Mr. Rawlings:

Your request for an Administrative Use Permit allowing the sale of beer, wine, and distilled spirits for on-site consumption (Type 57 ABC License) for the Los Angeles Chargers Headquarters and Training Facility is APPROVED in accordance with the El Segundo Municipal Code Section 15-22-3. The approved AUP allows alcohol sales for on-site consumption for a members-only private club ("1960 Club" at The Bolt") restaurant on the third floor, an outdoor terrace adjacent to the restaurant, the practice fields, and multiple executive conference rooms at the site. Occasional live entertainment will require a separate Entertainment Permit from the Chief of Police Police after an application has been submitted and the required fee is paid to the City Treasurer. The associated environmental determination and required findings supporting the decision approving the AUP are described in Exhibit A. The approval is subject to the conditions of approval contained in the attached Exhibit B.

This determination is scheduled to be "received and filed" by Planning Commission at the July 10, 2025, meeting. Any Planning Commissioner may request that this permit be discussed, and a decision be made by Planning Commission instead of "received and filed."

Should you have any questions, please contact Assistant Planner Maria Baldenegro at (310) 524-2341, or via email at mbaldenegro@elsegundo.org.

Reviewed by:

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen, AICP
Community Development Director

Exhibit A
Environmental Determination and Required Findings

Project Address: One Chargers Way (Chargers Headquarters and Training Facility).

Project Description: The proposed project is for the approval of an Administrative Use Permit to allow alcohol service the for a members-only private club ("1960 Club" at The Bolt") restaurant on the third floor, an outdoor terrace adjacent to the restaurant, the practice fields, and multiple executive conference rooms at the Chargers Headquarters and Training Facility.

Environmental Assessment 1393:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) since the proposed project involves alcohol service for an existing restaurant and sports training facililty.

Administrative Use Permit 25-04:

As required by El Segundo Municipal Code Section 15-22-3, the following are the findings and facts in support of the decision:

Finding 1:

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

Facts in Support of Finding 1:

The project site is located in the Office/ Industrial Mixed Use district within the El Segundo South Campus Specific Plan (ESSCSP) Zone. The site is situated in an area that contains no residential uses adjacent to the existing restaurant. The site is located on the southern portion of the specific plan and contains the Office Headquarters and Sports Training Facility for the Los Angeles Chargers Football Team on a 13.7 acre site. The site is developed with a 150,000 square-foot building, 3 practice fields, an outdoor lap pool, a restaurant with an outdoor terrace, and several executive conference rooms. The Bolt restaurant is on the third floor of the building and has an outdoor terrace. The proposed alcohol service is for The Bolt restaurant on the third floor of the building, an outdoor terrace adjacent to the restaurant, the practice field, and multiple executive conference rooms within the building. The 1960 Club is a private club not open to the general public located within the large practice facility. The The ESSCSP permits private recreation facilities and restaurants by right. The proposed alcohol service positively complements the meals provided for the new restaurant and private club, and will be compatible to the existing adjacent uses to the site. A Type 57 ABC License for the alcohol service at the restaurant and private club will be ancillary to the main use of the training facility, and is

compatible with the existing commercial and industrial uses in the area. Vehicular access to the Sports Training Facility is provided from Hughes Way to the west, El Segundo Boulevard, Nash Street, and Continental Boulevard to the north. The site is sufficiently buffered from any residential or sensitive uses, as the area is developed with industrial uses and a variety of commercial uses. The site is appropriate for the use and the use is compatible with adjacent industrial and commercial uses in the area.

Finding 2:

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

Facts in Support of Finding 2:

The project site is located within the El Segundo South Campus Specific Plan Zone which permits a mix of office, commercial, retail, research and developmemt, industrial, and related recreational uses. The specific plan was implemented to serve the mission of economic development in the City to create, maintain, and implement a business climate that fosters a strong economic community that will result in business retention and attraction. The proposed alcohol service for an existing restaurant and a private members-only club will be operating with a Type 57 ABC License that is consistent with the ESSCSP Zone, subject to the approval of an Administrative Use Permit. Allowing the ABC Type 57 License within the private members-only club environment at The Bolt will help foster a business climate by functioning as a meeting place for corporate sales meetings, board meetings, and charitable fundraisers. The proposed alcohol service will not introduce a new use that is not currently permitted in the zone, nor will it introduce a use that is incompatible with other uses in the zone. Furthermore, the proposed alcohol service for a restaurant and private members-only club within an existing Sports Training Facility is consistent and compatible with the purpose of the specific plan.

Finding 3:

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

Facts in Support of Finding 3:

The proposed request is for alcohol service at an existing sports training facility. Alcohol service is proposed through a Type 57 ABC License and will be for a professional environment fully within the existing building at the site and sports training grounds. As the license is being used in conjunction with a private members-only club that is not open to the general public, there should be no negative impacts to the adjacent properties or vicinity. The proposed alcohol service is subject to conditions of approval and the restaurant is surrounded by commercial and industrial uses (no residential uses). The Bolt is restricted to Chargers employees, invited guests and members of the 1960 Club. Alcohol sales are proposed from 9:00 am to 11:00 pm daily. Thus, the consumption of alcohol for the sports training facilty restaurant and private members-only club, as

conditioned, is not anticipated to become a nuisance in the vicinity. Additionally, the Police Department staff did not protest the approval for the alcohol service for the restaurant. Therefore, the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Furthermore, California Alcoholic Beverage Control and the City will implement conditions that will prevent any negative impacts.

Finding 4:

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

Facts in Support of Finding 4:

The existing restaurant is operating within the sports training facility. The Los Angeles Chargers Headquarters and Training Facility contains sufficient parking spaces for the use and has vehicular access from El Segundo Boulevard, Continental Boulevard, Nash Street, and Highes Way, thereby eliminating possible traffic and hazardous issues arising with the operation of a new members-only club and existing restaurant operating at the site. The proposal includes offering beer, wine, and distilled spirits for on-site consumption at an existing restaurant and new members-only club (“1960 Club”). The proposed hours for alcohol sales will be the same hours as the members-only club and restaurant. The on-site sale and consumption of alcohol will not create any new impacts that would be normally associated with the operation of a restaurant and private members-only club. Therefore, the proposed alcohol service is not anticipated to generate hazards that would require mitigation.

Finding 5:

> The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

Facts in Support of Finding 5:

The Applicant must maintain a license from the State of California Department of Alcoholic Beverage Control for the on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 57 ABC License). A public convenience and necessity letter will be prepared. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the Type 57 ABC License prior to beginning alcohol service. If the Applicant does not receive approval from ABC by July 10, 2026, the City’s approval shall be null and void. In addition to complying with City and state ABC requirements, the Restaurant and Members-only Club will be subject to Los Angeles County Department of Public Health regulations which address and monitor impacts of fumes and odors related to food preparation. Thus, the potential impacts have been recognized and mitigated, and staff believes this finding can be made.

Exhibit B
CONDITIONS OF APPROVAL

The Director of Community Development Department approved the indoor and outdoor dining layout/floor plan, per the plans submitted to the City on April 30, 2025. In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), Steve Rawlings representing "1960 Club at The Bolt" and 1960 Club LLC, an affiliate of the Los Angeles Chargers ("Applicant") and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04 ("Project Conditions"):

Planning

1. Alcohol service is limited to an existing restaurant and terrace on the third floor of the building, practice field, and executive conference rooms.

2. The sale of beer, wine, and distilled spirits for on-site consumption is limited to to members and guests only for consumption on the premises from 9:00 am to 11:00 pm daily. Any change to the hours for the sale of alcoholic beverages is subject to review and approval of the Community Development Director.

3. An Entertainment Permit shall be obtained for live entertainment in accordance with ESMC 4-8-3 from the Chief of Police Police after an application has been submitted and the required fee is paid to the City Treasurer. The Entertainmemt Permit shall be subject to the following additional conditions:

   a. Live entertainment is limited to take place within the restaurant and executive conference rooms inside of the building.
   b. Doors shall remain closed when live entertainment is taking place inside of the building within the restaurant dining area and executive conference rooms.
   c. Live music or entertainment in the outdoor terrace, in the practice fields, or parking lot areas will require advanced approval from the City of an "Amplified Sound Permit."

4. Any subsequent modification to the project as approved (including change of use and change of occupancy to the building) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

5. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may require that public hearing be scheduled before the Planning Commission regarding the status of the Administrative Use Permit.

6. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code

Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§ 55, *et seq*.

7. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the Type 57 ABC License prior to the sales of alcohol. If the Applicant does not receive such approval from ABC by June 26, 2026, the City's approval shall be null and void.

8. If complaints are received regarding excessive nuisances associated with the sale of alcohol (beer, wine, and distilled spirits), the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.

9. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products inside the building.

10. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.

Building

11. The indoor dining area and outdoor terrace for the restaurant, including executive conference rooms shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.

Fire

12. The indoor dining area and outdoor terrace for the restaurant, including executive conference rooms shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.

Police

13. Any modifications to the hours of operation for the sale of alcohol will require review and consideration by the Police Department and the Community Development Department Director.

14. The sale of beer, wine, and distilled spirits for on-site consumption shall be subject to the California Department of Alcoholic Beverage Control regulations.

15. No external signs or window advertising for wine or its availability shall be displayed in such a manner as to be visible from the exterior of the building.

16. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:

a. Valid driver's license
b. Valid State identification card
c. Valid passport
d. Current military identification
e. U.S. Government immigrant identification card

17. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. The authorized representative of the owner shall remove from the patron's wallet the identification card or any plastic holder to inspect it from any alterations made to it through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or ID scanning machine, or other electronic device as approved by the Police Department.

18. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.

19. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.

20. High-Definition color cameras shall be installed at all building entrances and select exterior locations as determined by the police department. Cameras shall be capable of clearly capturing a recognizable facial image of patrons and on the exterior areas required by the police department. Cameras at pedestrian entrances shall clearly capture the entire person and a face image. Camera images shall be digitally stored for at least 30 days. Viewing and access to the recording must be made available at any El Segundo Police Officer's request during normal business hours when conducting an investigation of a complaint or criminal activity.

21. Parking lot lights shall remain on during business hours.

22. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.

23. Conditions of approval under an Administrative Use Permit shall be kept on file and available upon request along with the City of El Segundo business license.

24. The property owner and applicant (business owner) shall allow access on the premises at any time as deemed necessary by the El Segundo Police Department or Community Development Department personnel for the purpose of inspecting the premises to verify compliance with the Administrative Use Permit.

25. The Administrative Use Permit may be revoked if the business is convicted of selling alcoholic beverages to a minor.

26. The Administrative Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.

27. 1960 Club LLC (“Applicant”) shall acknowledge receipt and acceptance of the project conditions by having its duly authorized representative execute the acknowledgement below.

28. The Applicant, an affiliate of the Los Angeles Chargers agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval for Environmental Assessment No. EA-1393, and Administrative Use Permit No. AUP 25-04. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City's approval Revision A to Environmental Assessment No. EA-1393, and Administrative Use Permit No. AUP 25-04, 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, certifies that he has read, understands and agrees to the Project Conditions listed in this document until superseded by another approval letter or rescinded.

_____
1960 Club LLC, Applicant
Fredric J. Maas, Authorized Signatory



ADDRESS: ONE CHARGERS WAY, EL SEGUNDO, CA

APN: 4138-032-050, 056 & 057

ZONING: EL SEGUNDO SOUTH CAMPUS SP

LOT SIZE: 9.29 +/-

BUILDING SIZE: 146,076

PROPERTY OWNER:
CDC MAR EAST CAMPUS 1 LLC
2041 ROSECRANS AVE., #200
EL SEGUNDO, CA 90245

APPLICANT:
1960 CLUB, LLC
ONE CHARGERS WAY
EL SEGUNDO, CA

APPLICANT REPRESENTATIVE:
RAWLINGS CONSULTING
26023 JEFFERSON AVENUE, SUITE D
MURRIETA, CA

PROPOSED USE:
PERMIT TO SELL ALCOHOL FOR ON-SITE CONSUMPTION (ABC TYPE 48 LICENSE) AT A PRIVATE CLUB WITH THE CHARGERS HEADQUARTERS.

FOR REFERENCE ONLY. NO NEW CONSTRUCTION PROPOSED.

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300 S. Nash Street
El Segundo, CA 90245

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2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
(310) 640.1520

Mar Ventures, Inc.
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(310) 781.8261

Seal / Signature

Project Name
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

Project Number
005.2538.000

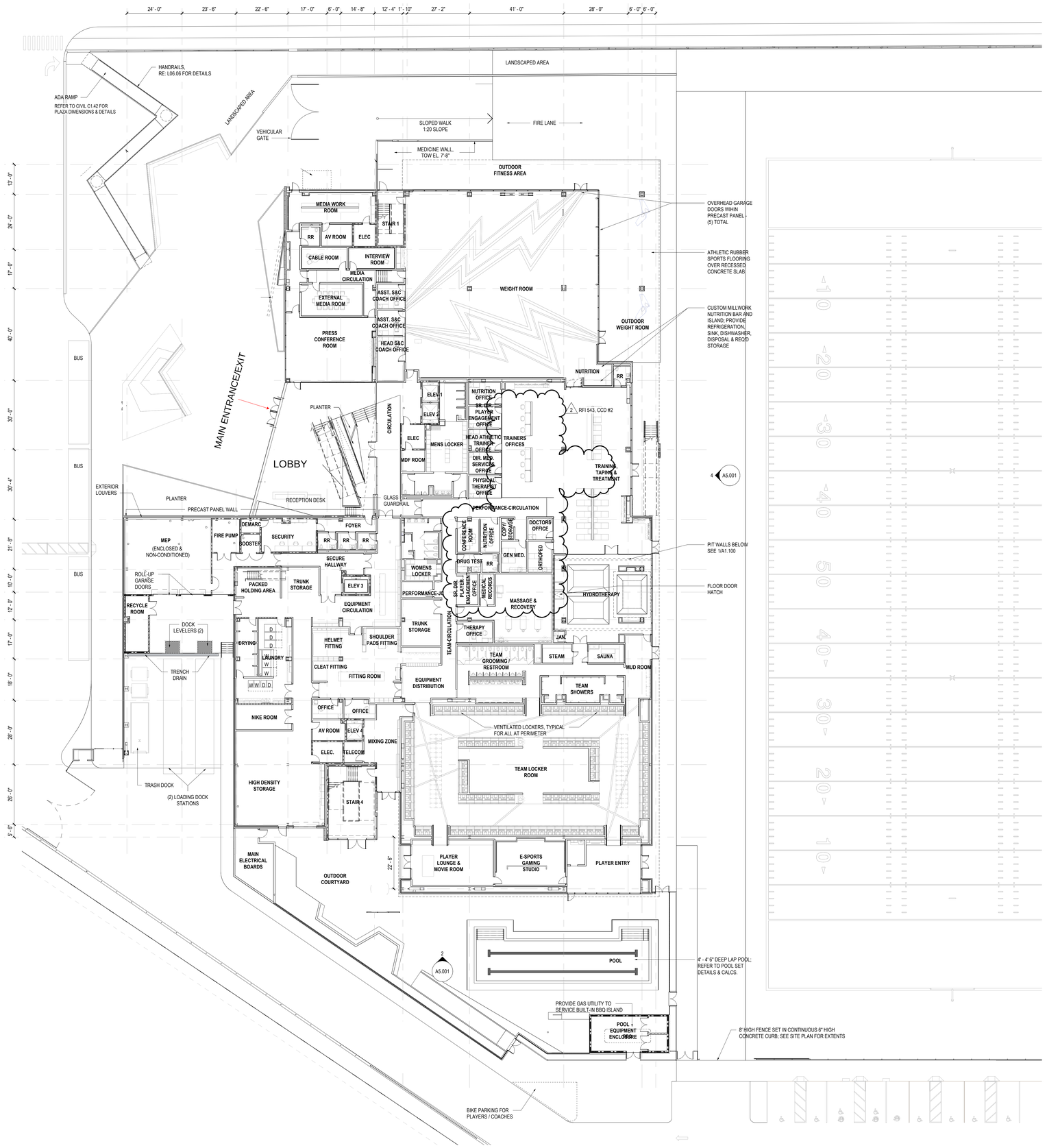
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SITE PLAN

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As indicated

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1 OVERALL PLAN - LEVEL 01 - FIELD LEVEL
SCALE: 1/16" = 1'-0"

SHEET NOTES

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	04/20/2022	50% CD / PERMIT SUBMITTAL
G	07/27/2022	PERMIT RESUBMITTAL SET R3
J	08/26/2022	100% CONSTRUCTION DOCUMENTS
L	11/09/2022	PUBLIC HEALTH POOL RESUBMITTAL
1	11/17/2022	BULLETIN #1
2	01/20/2022	BULLETIN #2

Seal / Signature

Project Name
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

Project Number
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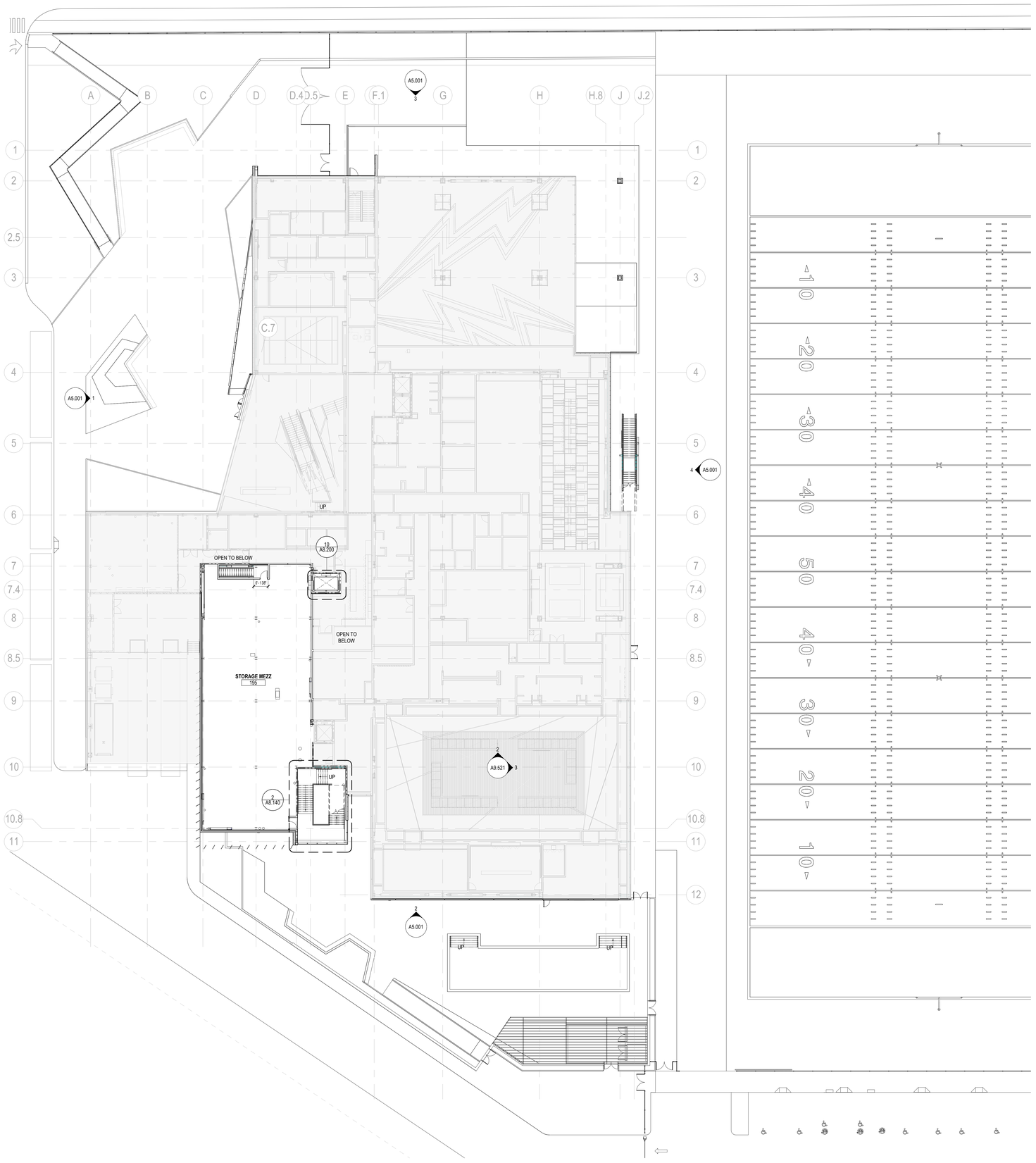
Description
OVERALL PLAN - LEVEL 01

Scale
As indicated

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1 OVERALL PLAN - LEVEL 01M
SCALE: 1/16" = 1'-0"

8/25/2022 6:00:11 PM

SHEET NOTES

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Seal / Signature

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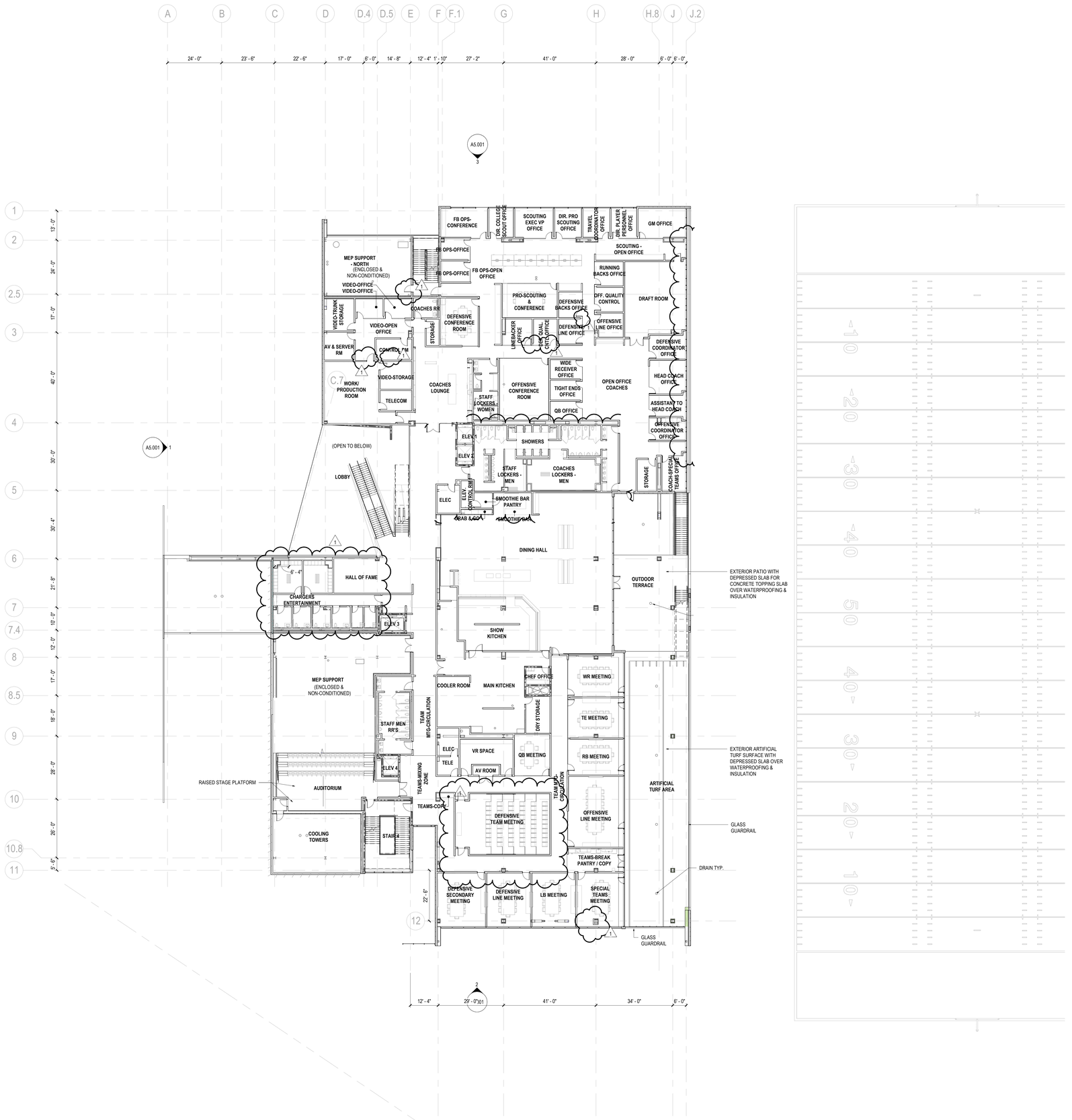
Description
OVERALL PLAN - LEVEL 01M

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As indicated

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1 OVERALL PLAN - LEVEL 02 - COACHING LEVEL

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

SHEET NOTES

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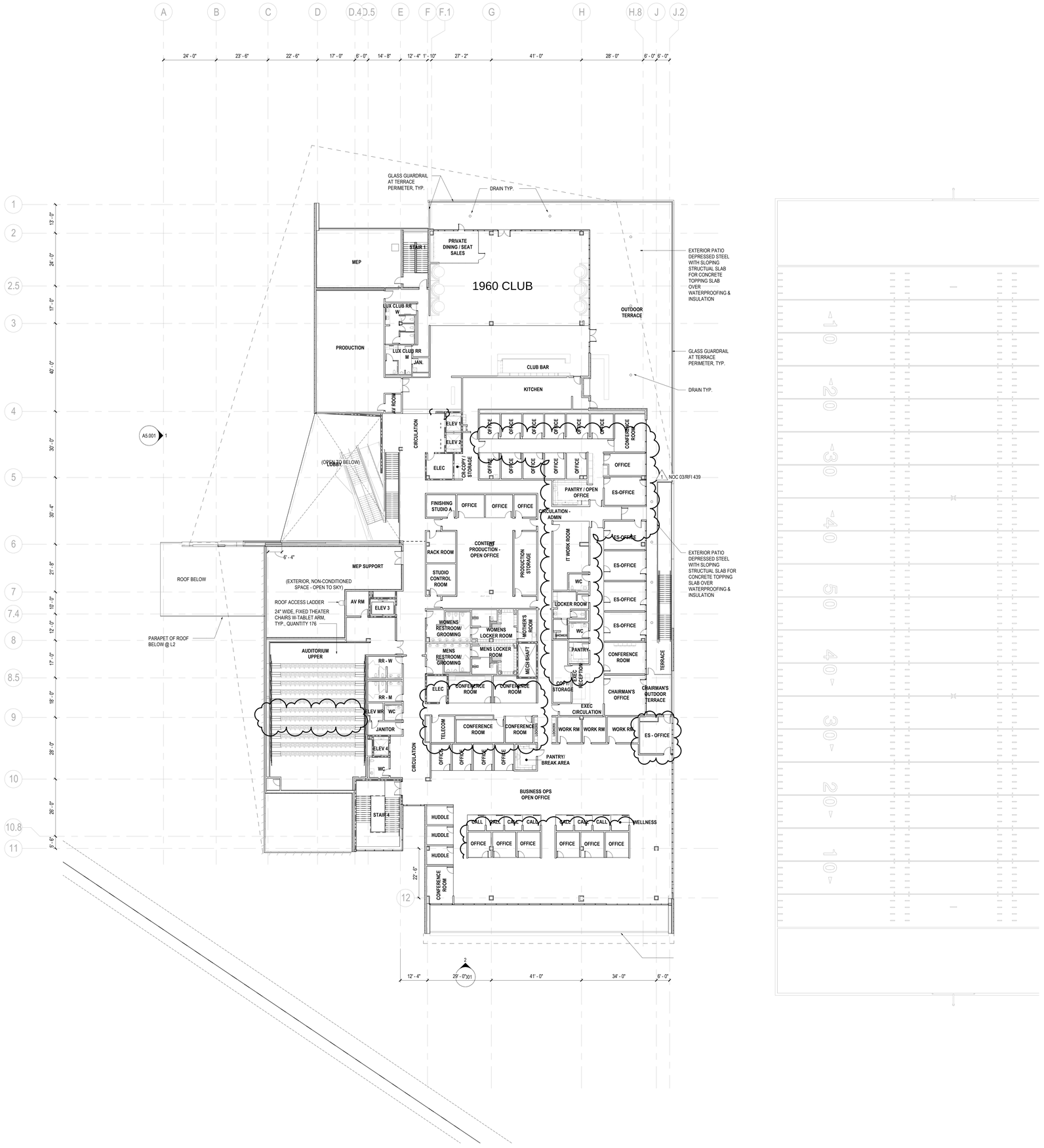
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OVERALL PLAN - LEVEL 02

Scale
As indicated

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1 OVERALL PLAN - LEVEL 03 - OFFICE LEVEL
SCALE: 1/16" = 1'-0"

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Description
OVERALL PLAN - LEVEL 03

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Planning Commission Agenda Statement

Meeting Date: July 10, 2025
Agenda Heading: PUBLIC HEARINGS
Item Number: B.3

TITLE:

Third One-Year Time Extension to Vesting Tentative Parcel Map No. 83129 Located at 650-700 N Pacific Coast Highway and 737 Carl Jacobson Way.

RECOMMENDATION:

1. Adopt Resolution No. 2966 approving a third, one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review No. SPR 20-30.

2. Find that the project is exempt from the requirements since this application is only for a time extension to the approved Map with no changes to the development project and is therefore exempt from further CEQA analysis.

3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On April 22, 2021, the Planning Commission adopted Resolution Nos. 2892, 2893 and 2894 recommending City Council approval of EA-1289, Site Plan Review No. SPR 20-30, Zone Text Amendment No. 20-01 and Subdivision No. 20-03 for Vesting Tentative Parcel Map No. 83129. Subsequently, on May 18, 2021, City Council approved entitlements, including the Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the project. The approval project includes consolidating seven parcels into a single lot and construction of a 70,921 net square-foot building and parking structure at the site, subject to conditions of approval. The associated zone text amendment was to amend the definition of Floor Area (Net) in El Segundo Code (ESMC) Section 15-1-6 to exempt any portion of a structure that is devoted to parking from counting towards the net floor area of the building.

On April 15, 2024, the applicant applied for the second one-year time extension of the Map, which was approved by the Planning Commission on May 23, 2024. The extension allowed the continued development rights for the construction of the Project and recordation of the Final Map to May 18, 2025.

On May 16, 2025, the applicant submitted a request for a third one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129, including the approvals for the associated development project. The project applications and plans were circulated to all City departments for comments, and no objections were received.

This item was duly noticed for the June 26, 2025, Planning Commission meeting. However, due to lack of quorum, this item was continued to be considered by the Planning Commission on July 10, 2025.

DISCUSSION:

On May 16, 2025, the applicant submitted a timely request for a third one-year time extension to the approved Vesting Tentative Parcel Map in accordance with the conditions of approval and ESMC Section 14-1-12. The current request (see attached letter) represents the third of five, one-year extensions allowed per Subdivision Map Act and the ESMC. According to the applicant, the purpose of the extension request is to allow additional time to prepare, process and record the map with the county. No changes to the approved development project are proposed.

The applicant only requests a one-year time extension with no changes or modifications to the property configuration or the associated development project. The site continues to be suitable for the type of development, density and subdivision; is consistent with the applicable zoning standards of the Corporate Office (CO) Zone; and consistent with the Corporate Office Land Use designation of the site.

Staff finds that the requested extension is appropriate, and in compliance with the provisions of the State's Subdivision Map Act. Staff recommends the Planning Commission approve a one-year extension of the map. If the Planning Commission grants the extension, the new expiration date for Parcel Map No. 83189 and the associated development approved under EA-1289 will be May 18, 2026.

Inter-Departmental Comments
The original project application and plans were circulated to all departments and the comments were incorporated a conditions of approval in Resolution Nos. 2893 and 2894. Staff has circulated this extension request to all departments and no additional comments were received.

Environmental Review
The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.,* "CEQA"), and the

Regulations promulgated thereunder (14 California Code Regulations §§ 15000, *et seq.*, "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application request is only for a time extension to the approved Map with no changes to the development project. Thus, no further environmental review is required and the proposed time extension is exempt from further CEQA analysis.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:
Maria Baldenegro, Assistant Planner
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:
Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:
1. Draft PC Resolution 2966
2. VTPM 83129 - Third Extension Request Description and Findings
3. Plans and VTPM 83129

RESOLUTION NO. 2966

A RESOLUTION APPROVING A THIRD ONE-YEAR EXTENSION TO THE EXPIRATION OF VESTING TENTATIVE PARCEL MAP NO. 83129 TO MAY 18, 2026, FOR PROPERTIES LOCATED AT 650-700 N. PACIFIC COAST HIGHWAY AND 737 CARL JACOBSON WAY (PREVIOUSLY APPROVED AS EA-1289, SITE PLAN REVIEW NO. 20-30, AND SUBDIVISION NO. 20-03).

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

SECTION 1: The Commission finds and declares that:

A. On April 22, 2021, the Planning Commission adopted Resolution No. 2892, recommending the City Council adopt the Initial Study and Mitigated Negative Declaration ("IS/MND") and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Subdivision No. SUB 20-03 for Vesting Tentative Parcel Map No. VTPM 83129, and Site Plan Review No. SPR 20-30, for property located at 650-700 N. Pacific Coast Highway and 737 Carl Jacobson Way (the "Property"), which is in the Corporate Office zone and has a Corporate Office General Plan Land Use designation;

B. On April 22, 2021, The Planning Commission adopted Resolution No. 2893, recommending the City Council adopt an Ordinance amending ESMC 15-1-6 for Zone Text Amendment No. ZTA 20-01 to amend the Definition of Floor Area (Net) to exempt Parking that is integrated into a structure from counting towards net floor area of a building;

C. On April 22, 2021, the Planning Commission adopted Resolution No. 2894 recommending that the City Council approve Site Plan Review No. SPR 20-30 and Vesting Tentative Parcel Map No. 83129 (the "Map") to combine seven parcels into a single lot, remodel two existing office buildings, and construct a new 70,921 square-foot, seven story office building with a 1,185-space, integrated parking structure (the "Project");

D. On May 18, 2021, the City Council adopted Resolution No. 5262, approving the IS/MND and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Vesting Tentative Parcel Map No. VTPM 83129 (SUB 20-03), and Site Plan Review No. SPR 20-30;

E. On May 9, 2023, the developer of the Project timely applied for the first one-year time extension of the Map. The extension allowed the continued development rights for the construction of the Project and recordation of the final Map;

F. On June 22, 2023, the Planning Commission adopted Resolution No. 2936 approving the first one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30 thereby extending the expiration date to May 18, 2024;

G. On April 15, 2024, the developer of the Project timely applied for the second one-year time extension of the Map. The extension allowed the continued development rights for the construction of the Project and recordation of the final Map;

H. On May 23, 2024, the Planning Commission adopted Resolution No. 2952 approving the second one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30 thereby extending the expiration date to May 18, 2025;

I. On May 16, 2025, the developer of the Project timely applied for a third one-year time extension of the Map. The extension would allow the continued development rights for the construction of the Project and recordation of the final Map;

J. The City previously reviewed the Project's impacts under the California Environmental Quality Act (Public Resources Code §§ 21000 et. seq., "CEQA'') and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et. seq., the "CEQA Guidelines"). An Initial Study of Environmental Impacts and Mitigated Negative Declaration ("IS/MND") was prepared pursuant to the requirements of CEQA and the CEQA Guidelines. The IS/MND that was prepared identified Mitigation Measures to address those environmental impacts, and the actions proposed in this Resolution are consistent with the prior IS/MND and would not generate any additional environmental impacts;

K. The application was reviewed by the City's Community Development Department for consistency with the General Plan and conformity with the ESMC;

L. The Community Development Department completed its review and scheduled a public hearing regarding the one-year time extension request before this Commission for June 26, 2025;

M. On June 12, 2025, a notice of public hearing was published in the El Segundo Herald and subsequently notice of public hearing was mailed to 38 property owners within a 300-foot radius and 53 tenants within a 150-foot radius;

N. This item was duly noticed for the June 26, 2025, Planning Commission meeting. However, due to lack of quorum, this item was continued to be considered by the Planning Commission on July 10, 2025.

O. On July 10, 2025, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and

P. The Commission considered the information provided by City staff, public testimony, and the property owner's representatives. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its July 10, 2025, hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Findings and Approval.* The Planning Commission finds that the findings in Section 1, above, are true and correct, and that none of the findings stated in Government Code § 66474 that would warrant denial of the extension apply to the present application. The Planning Commission finds that the requested one-year extension the Map is appropriate and in compliance with the provisions of the Map Act, subject to the conditions of approval stated in City Council Resolution No. 5262, adopted on May 18, 2021. The Planning Commission approves the requested second one-year extension, and the Map will now expire on May 18, 2026.

SECTION 3: *Environmental Assessment.* The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq*., "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application is only a request for the extension to the time frame to the approved Map with no changes to the project. Thus, no further environmental review is required and the proposed project is exempt from CEQA analysis.

SECTION 4: *Reliance on Record.* Each and every one of the findings and determinations 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 5: *Limitations.* The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The

City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the applicant and to any other person requesting a copy.

SECTION 8: 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 9: Except as provided in Section 8, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 10th day of July, 2025

_____
Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Maggay -
Inga -
Christian -
McCaverty -
Taylor -

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

By: _____
David King, Assistant City Attorney

THE 650 PCH PROJECT
SECOND ENTITLEMENT EXTENSION
650 & 700 North Pacific Coast Highway and 737 Carl Jacobson Way,
El Segundo, California 90245

I. Extension Request

L&R ZAV 650 Sepulveda, LLC (the "**Applicant**") requests a third one-year extension on the Vesting Tentative Parcel Map (No. 83129, SUB 20-03), Site Plan Review (SPR No. 20-30), and Zone Text Amendment (ZTA No. 20-01) (collectively the "**Entitlements**") granted by the City of El Segundo (the "**City**") on June 1, 2021. The Entitlements contemplate redevelopment of the property located at 650-700 North Pacific Coast Highway and 737 Carl Jacobson Way, El Segundo, California 90245 (the "**Property**") with a new 7-story 122,156, gross square-foot office building with a 1,185-space parking structure, along with renovations and modernizations to both the exterior facades and the interiors of the existing office buildings (the "**Project**"). Based upon the effective date of the City's approvals, the Entitlements are set to expire if not utilized on or before July 1, 2023. As described below, Applicant requests this second one-year extension, until May 18, 2026, to preserve the Entitlements in light of unimproved economic conditions that have remained since the Project's Entitlements were approved. This is Applicant's third request for an extension.

II. Entitlements and Timeline

On July 21, 2020, Applicant requested approval of the following Entitlements which provided the necessary discretionary approvals for the Project:

- Vesting Tentative Parcel Map to consolidate seven parcels into a single lot;
- Site Plan Review for the construction of a new 70,921 sf office building and integrated parking structure;
- Zone Text Amendment to amend the definition of Floor Area (net) in ESMC § 15-1-6; and
- Adoption of a Mitigated Negative Declaration ("**MND**") as required by the California Environmental Quality Act.

On April 22, 2021, the City's Planning Commission adopted Resolution 2892 recommending approval of Vesting Tentative Map Parcel Map No. 83129; Site Plan Review No. 20-30; MND No. EA-1289; and Zone Text Amendment No. 20-01 for the Property and Project.

On May 18, 2021, the City Council adopted Resolutions approving adoption of Vesting Tentative Map Parcel Map No. 83129; Site Plan Review No. 20-30; MND No. EA-1289; and Zone Text Amendment No. 20-01. (*See* Resolutions No. 5262 and 5263.) Condition of Approval No. 3 for Resolution 5263 stated that the approvals shall not become effective unless and until the City Councils adopts an ordinance approving Zone Text Amendment No. 20-01 and said ordinance takes effect. (Resolution No. 5263, Exhibit A.)

On June 1, 2021, the City Council adopted Ordinance No. 1626 which amended the definition of floor area (net) in the City's municipal code pursuant to Zone Text Amendment No. 20-01. This amendment clarified that floor area of an integrated parking structure is not counted towards the net floor area of the building the lot is integrated within. (*See* Ordinance NO. 1626, pgs. 2-4.) Ordinance No. 1626 states that it would become effective 30 days following its passage

and adoption. As City Council passed and adopted Ordinance 1626 on June 1, 2021, its effective date was July 1, 2021.

Pursuant to City Council Resolutions 5262 and 5263, the Project's Entitlements are set to expire within two years of their effective date. (ESMC § 15-28-8(D); Resolution No. 5263, Exhibit A, Condition 6.) As noted above, the Entitlements' conditions of approval state that the Entitlements would not become effective unless and until City Council adopted an ordinance approving the Zone Text Amendment and such ordinance became effective. Thus, the effective date for all Entitlements is July 1, 2021—the effective date of Ordinance 1626. Based upon this effective date, the Entitlements would expire if not utilized on or before July 1, 2023.

On June 22, 2023, the City's Planning Commission conducted a public hearing on Applicant's first extension request. A one-year extension of the entitlements was granted in accordance with the conditions of approval and ESMC § 14-1-12. The Project's entitlements were extended to expire on May 18, 2024.

On May 23, 2024, the City's Planning Commission conducted a public hearing on Applicant's second extension request. A one-year extension of the entitlements was granted in accordance with the conditions of approval and ESMC 14-1-12. (Resolution No. 2952.)

Applicant now requests an additional one-year extension to provide a new Entitlements expiration date of May 18, 2026.

III. Justification for Extension Request

Per section 15-28-8(D), Planning Commission decisions expire two years after the effective date of the entitlements if the privileges granted have not been utilized. Here, the Project's entitlements have an effective date of July 1, 2021. They have not yet been utilized and would be scheduled to expire on May 18, 2025. The City permits extensions of Planning Commission decisions when a written requested for a time extension is filed with the Director of Planning. (ESMC 15-28-8(F).) In addition, tentative maps may be extended, pursuant to Government Code section 6645.6(e), by filing a written application with the Director. (ESMC § 14-1-12(B).) A tentative map may be extended for a period of one year for each extension up to a total extension time of five years. (*Id.*)

Applicant is requesting the extension due to unchanged market conditions. As noted during the 2024 extension hearing, the City and nation at large were grappling with economic shifts following the COVID-19 pandemic. Put simply, there had been a change in organizational behaviors and hybrid work models along with transformed global economic circumstances. Combined with rising interest rates, market conditions changed dramatically from the Project's initial approval and remained uncertain through the Project's two extensions. These market conditions have not yet improved. Instead, they have become increasingly variable given current international tariff policies. Given these market conditions, Applicant needs additional time to fully utilize the privileges granted by the City approvals noted above. As a result, Applicant is requesting a one-year extension of time, until March 18, 2026, for the Project's Entitlements inclusive of the Site Plan Review and Vesting Tentative Parcel Map.

THE 650 PCH PROJECT
SECOND ENTITLEMENT EXTENSION
650 & 700 North Pacific Coast Highway and 737 Carl Jacobson Way,
El Segundo, California 90245

PROPERTY OWNERS

1. Name: L&R ZAV 650 Sepulveda LLC - C/O Julie Gilbert
   Address: 7610 Beverly Blvd #48769
   City/St/Zip: Los Angeles, California 90048
   Phone: (424) 600-8255
   Fax: NA
   Email: jagilbert@eimsi.net

2. Name: 737Port, LLC
   Address: 7610 Beverly Blvd #48769
   City/St/Zip: Los Angeles, California 90048
   Phone: (424) 600-8255
   Fax: NA
   Email: legal@lrp.co.uk

3. Name: Short Line RRV, LLC
   Address: 7610 Beverly Blvd #48769
   City/St/Zip: Los Angeles, California 90048
   Phone: (424) 600-8255
   Fax: NA
   Email: legal@lrp.co.uk

THE 650 PCH PROJECT
SECOND ENTITLEMENT EXTENSION
650 & 700 North Pacific Coast Highway and 737 Carl Jacobson Way,
El Segundo, California 90245

LEGAL DESCRIPTION

1. 650 North Sepulveda Boulevard and 700 North Sepulveda Boulevard (a/k/a 650 and 700 North Pacific Coast Highway)

   APNs: 4138-006-030; 4138-006-031; 4138-006-005; 4138-006-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN: 4138-006-031

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2 DISTANT NORTH 0' 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956 FROM SANTA FE LAND IMPROVEMENT COMPANY TO ROBERT LEONARD, JR., RECORDED JUNE 15,1956 IN BOOK 51468, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY: THENCE NORTH 0' 00' 20" WEST ALONG SAID 'WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89' 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89' 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965, PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0' 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435-ACRE PARCEL; THENCE NORTH 89' 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF

OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL "C" OF DEED TO THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957 IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956 IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952, IN BOOK 39314, PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THEN NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THEN SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THEN NORTH 89' 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING
THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BIT WITHOUT THE RIGHT Of SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS. BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL. HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

APN: 4138-006-010

THAT PORTION OF PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 66, PAGE 5 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 448.89 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 2, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 530.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN NORTHERLY LINE OF SAID PARCEL 2 SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89' 59' 20" EAST AND A LENGTH OF 2352.16 FEET, SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE DOUGLAS BUILDING CORPORATION, A CORPORATION, RECORDED ON FEBRUARY 13, 1957, AS INSTRUMENT NO. 790, IN BOOK 53622, PAGE 268 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, NORTH 89' 59' 20" EAST 328.34 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 777.23 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF PARCEL 2; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 0·00' 20" EAST 199.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, SOUTH 89' 59' 20" WEST 328.34 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 2 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0·00' 20" WEST 199.00 FEET TO THE POINT Of BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT 'WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED .JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

APN: 4138-006-005

THE NORTHERLY 220 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE PARCEL NO. 2, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2, DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3,4435 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30,1956, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO ROBERT LEONARD JR., RECORDED JUNE 15, 1956 IN BOOK 51468 PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2, SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND, DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3,4435 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND, BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, Of OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SURFACE DRAIN LINE CONVEYED IN A GRANT DEED RECORDED IN BOOK 52683, PAGE 123 OF OFFICIAL RECORDS, OVER THE EASTERLY 10 FEET OF TI-IE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN TI-IE CITY OF EL SEGUNDO, SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 VEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE IMPROVEMENT CO., TO DOUGLAS BUILDING CORPORATION, RECORDED IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 00' 20" EAST 300.00 FEET TO A POINT IN THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET AT RIGHT ANGLES FROM A CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 2, SHOWN ON SAID RECORD OF SURVEY MAP, AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE SOUTH 89" 59' 20" WEST ALONG LAST SAID PARALLEL LINE 418.89 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 0° 00' 20" WEST ALONG SAID WEST LINE BEING ALONG THE EASTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET IN WIDTH, A DISTANCE OF 317.94 FEET TO TI-IE SOUTHWESTERLY CORNER OF PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP: THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, BEING ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 40", A DISTANCE OF 31.41 FEET; THENCE NORTH 89° 59' 20" EAST TANGENT TO SAID CURVE, A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 70.25 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 105.37 FEET; THENCE NORTH 89° 59' 20" EAST, TANGENT TO LAST CURVE, A DISTANCE OF 198.86 FEET TO THE POINT OF BEGINNING.

APN: 4138-006-030

THE NORTHERLY 220 FEET OF THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN TI-IE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL "C' OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662 PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL "C" THENCE SOUTH O° 00"20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN TI-IE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND, BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE

RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

2. 737 Carl Jacobson Way (formerly Lairport Street)

APN: 4138-006-014

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND AS DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 661 PAGE 5, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT 217.80 FEET SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL NO. 2 WITH THE WESTERLY LINE OF THAT CERTAIN 1.9858-ACRE PARCEL OF LAND KNOWN AS LAIRPORT STREET, DESCRIBED IN DEED DATED JULY 2, 1953 AND RECORDED IN BOOK 42195 PAGE 274. OFFICIAL RECORDS, OF SAID COUNTY; THENCE SOUTH 89 DEGREES 59' 20" WEST ALONG SAID PARALLEL LINE 200.00 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 200.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID 1.9858-ACRE PARCEL; THENCE SOUTH O DEGREES 00' 20" EAST ALONG SAID PARALLEL LINE 217.80 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 435.60 FEET AT RIGHT ANGLES FROM THE NORTH LINE OF SAID PARCEL NO. 2; THENCE NORTH 89 DEGREES 59' 20" EAST ALONG LAST SAID PARALLEL LINE, 200.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID 1 9858-ACRE PARCEL; THENCE NORTH O DEGREES 00' 20" WEST ALONG LAST SAID WESTERLY LINE 217.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 75 FEET (MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF SAID LAND).

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND, BUT WITHOUT ANY RIGHT TO GO UPON OR USE THE SURF ACE OF SAID LAND IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS; AS CONVEYED BY SANTA FE LAND IMPROVEMENT COMPANY, A CORPORATION, TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298 OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, EXCEPTING NATURAL GAS, CONTAINED IN OR UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL AND MINERALS NOR FOR ANY OTHER PURPOSES, AS CONVEYED BY SANTA FE LAND IMPROVEMENT COMPANY, A CORPORATION, TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OFFICIAL RECORDS.

3. Railroad Spur

APN: 4138-006-032

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66. AT PAGE 5. OF RECORD OF SURVEYS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 777.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 0° 00' 20" WEST ALONG LAST SAID PARALLEL LINE 1042.26 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 369.27 FEET; THENCE NORTHERLY ALONG SAID CURVE, TANGENT TO LAST COURSE, AN ARC DISTANCE OF 75.02 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 59' 20" EAST ALONG SAID NORTHERLY LINE 25.56 FEET TO A POINT IN THE ARC OF A CURVE CONCENTRIC WITH AND DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE HEREIN ABOVE DESCRIBED CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 344.27 FEET AN ARC DISTANCE OF 75.09 FEET TO A POINT DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE BEGINNING OF SAID CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTH 0° 00' 20" EAST, TANGENT TO LAST SAID CURVE, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 802.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1042.28 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20 145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, AT PAGE 336, OF SAID OFFICIAL RECORDS.

Shubin Donaldson



650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

SHUBINDONALDSON ARCHITECTS

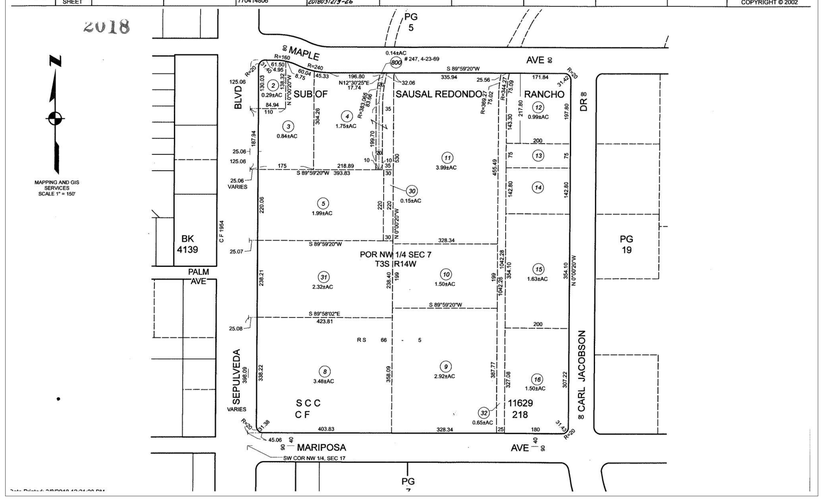
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0688

PROJECT PHASE: ENTITLEMENT PACKAGE

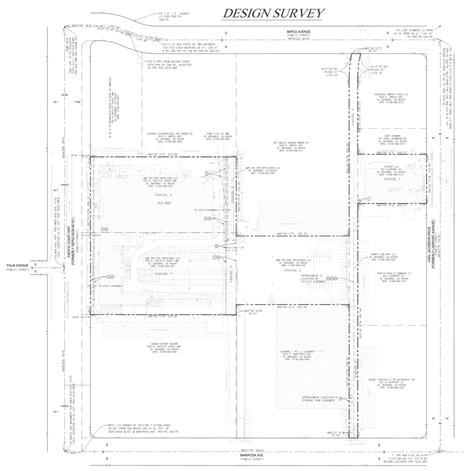
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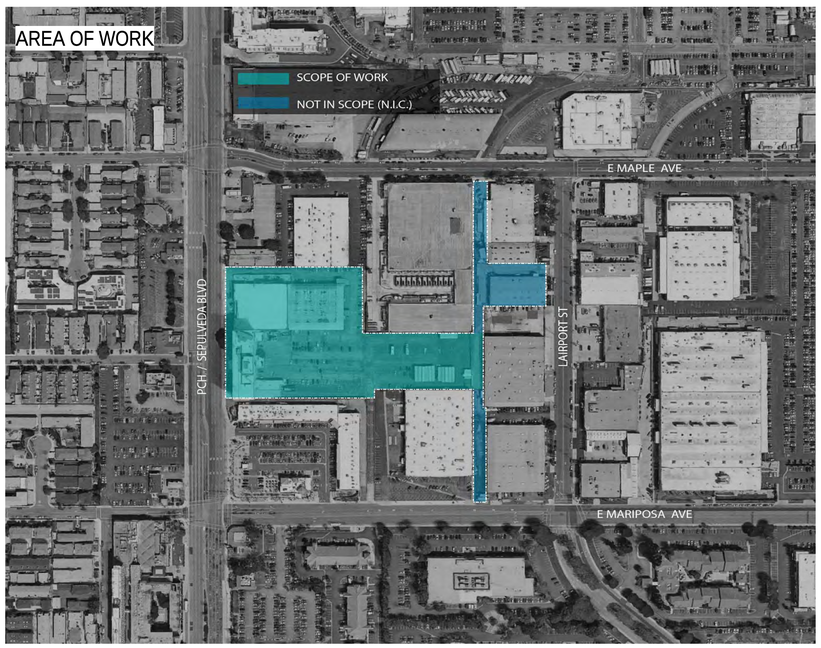
EXISTING PARCEL

4138	6 SHEET	P. A. 4139-6	TRA 9851	REVISED 761006612 770414806	840823-85 910416020010006-25 05/05/12-P-DE			SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



PROPOSED PARCEL





PROPERTY ADDRESS AND DATA

CLIENT CONTACT
L&R ZAC 650 SEPULVEDA LLC
8445 SANTA MONICA BLVD., SUITE 5,
WEST HOLLYWOOD, CA 90069
ZACK VELLA
310-319-2300
ZACH@VELLAGROUP.COM

PROJECT ADDRESS BUILDING A
650 N PACIFIC COAST HIGHWAY. EL SEGUNDO, CA.
ASSESSOR PARCEL NO. (APN): 4138-006-031
REGION CLUSTER: 23 / 23698
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PROJECT ADDRESS BUILDING B
700 N PACIFIC COAST HIGHWAY. EL SEGUNDO, CA.
ASSESSOR PARCEL NO. (APN): 4138-006-005
REGION CLUSTER: 26 / 26821
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PROJECT ADDRESS BUILDING C

ASSESSOR PARCEL NO. (APN): 4138-006-010
REGION CLUSTER: 23 / 23698
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PLANNING & ZONING INFORMATION
ZONE: CORPORATE OFFICE ZONE (CO)
GENERAL PLAN LAND USE CATEGORY: GENERAL COMMERCIAL

LEGAL DESCRIPTION
REFER TO SURVEY SHEET EN0-04

ENTITLEMENT_PROJECT DESCRIPTION

650 PCH BUILDING A
CORE AND SHELL SCOPE OF WORK CONSISTS OF FAÇADE IMPROVEMENTS; EXISTING OPENINGS TO BE ENLARGED TO FULL-HEIGHT WINDOW WALLS. PENTHOUSE RENOVATION & EXPANSION WITH ROOF DECK AMENITIES. A NEW DOUBLE-HEIGHT LOBBY AT THE BUILDING'S CENTER ON GROUND LEVEL 1 AND LEVEL 2.

700 PCH BUILDING B
CORE AND SHELL SCOPE CONSISTS OF NEW OPENINGS ON FACADE AND RE-OPENING OF EXISTING INFILLED KNOCKOUT PANELS. NEW GLAZING ALONG PCH, NEW SKYLIGHTS AND A DOUBLE HEIGHT SPACE FOR THE TWO STORY PORTION OF THE BUILDING.

NEW BUILDING C & PARKING STRUCTURE
CORE AND SHELL SCOPE OF WORK CONSISTS OF A NEW 5-LEVEL OFFICE BUILDING AND 7-LEVEL PARKING STRUCTURE. THE OFFICE PORTION WILL PROVIDE TERRACED SPACES AS PRIVATE PATIOS AND BALCONIES.

ENTITLEMENT_BUILDING INFORMATION

650 PCH BUILDING A

NUMBER OF STORIES
8 + PENTHOUSE (EXISTING)
0 (NO CHANGE PROPOSED)

TYPE OF CONSTRUCTION
TYPE I NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3)
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)

OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

700 PCH BUILDING B

NUMBER OF STORIES
2 (EXISTING)
0 (NO CHANGE PROPOSED)

TYPE OF CONSTRUCTION
TYPE III NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3)
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)

OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

NEW BUILDING C & PARKING STRUCTURE

NUMBER OF STORIES
0 (EXISTING)
4 (PROPOSED FOR OFFICE)
7 (PROPOSED FOR PARKING)

TYPE OF CONSTRUCTION
TYPE I NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3)
USE
COMMERCIAL OFFICE

OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

BUILDING AREA SUMMARY

ZONING REQUIREMENTS

FAR:	0.8
MAX HEIGHT:	200'-0"
SET BACKS:	
-FRONT YARD	20' MINIMUM
-SIDE YARD	10' MINIMUN
-REAR YARD	10' MINIMUM

PROPERTY AREA

ADDRESS	PARCEL	AREA	ACRES
650 N PCH	PARCEL 1	93,854 SF	2.155
INTERIOR LOT	PARCEL 2	65,359 SF	1.500
INTERIOR LOT	PARCEL 3	7,153 SF	0.164
700 N PCH	PARCEL 4	86,666 SF	1.990
INTERIOR LOT	PARCEL 5	6,601 SF	0.152
RAIL SPUR	PARCEL 6	27,942 SF	0.641
737 CARL JACOBSON DR	PARCEL 7	28,565 SF	0.656
TOTAL		**316,142 SF**	**7.258**

FAR RATIO: 0.8
ALLOWABLE NET AREA: 252,913.6 SF

FAR RATIO: 0.8
TOTAL NET AREA PROVIDED: 252,609 SF

NET AREAS

BUILDING A ITEMIZED FLOOR AREAS NSF
650 PCH

LEVELS	EXISTING	PROPOSED	
FIRST FLOOR	14,605 SF	11,859 SF	(-2,746 SF)
SECOND FLOOR PCH	10,750 SF	9,612 SF	(-1,138 SF)
THIRD FLOOR	12,410 SF	12,550 SF	(+140 SF)
FOURTH	12,410 SF	12,550 SF	(+140 SF)
FIFTH	12,410 SF	12,550 SF	(+140 SF)
SIXTH	12,410 SF	12,550 SF	(+140 SF)
SEVENTH	12,410 SF	12,550 SF	(+140 SF)
EIGHTH	10,922 SF	11,174 SF	(+252 SF)
PENTHOUSE / NINTH	594 SF	4,521 SF	(+3,983 SF BUILDING ADDITION)
TOTAL NET	98,885 SF	99,916 SF	+1,031 SF TOTAL

BUILDING A HEIGHT
TYPE I CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT (MAX 200'-0")	EXISTING	PROPOSED
	131'-0" T.O. MECH ROOM	131'-0" T.O. MECH ROOM (NO CHANGE PROPOSED)
	8 LEVELS + PENTHOUSE	8 LEVELS + PENTHOUSE (NO CHANGE PROPOSED)

BUILDING B ITEMIZED FLOOR AREAS NSF
700 PCH

LEVELS		EXISTING	PROPOSED	
FIRST FLOOR	OFFICE/PARKING	47,324 SF	45,667 SF	(-1,657 SF BUILDING REMOVAL)
SECOND FLOOR PCH	OFFICE/PARKING	22,368 SF	19,453 SF	(-2,915 SF BUILDING REMOVAL)
TOTAL NET		69,692 SF	65,120 SF	-4,572 SF

BUILDING B HEIGHT
TYPE III CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT	EXISTING	PROPOSED
	36'-6"	36'-6" T.O. PARAPET (NO CHANGE PROPOSED)
	2 LEVELS	2 LEVELS (NO CHANGE PROPOSED)

BUILDING C ITEMIZED FLOOR AREAS NSF
(N) BUILDING

OFFICE LEVELS	PROPOSED
FIRST FLOOR	3,829 SF
SECOND FLOOR PCH	0 (PARKING)
THIRD FLOOR	0 (PARKING)
FOURTH FLOOR	21,750 SF
FIFTH FLOOR	20,440 SF
SIXTH FLOOR	15,188 SF
SEVENTH FLOOR	9,714 SF
TOTAL NET	70,921 SF

BUILDING A HEIGHT
TYPE I CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT (MAX 200'-0")	PROPOSED
	112'-8" T.O. ELEVATOR SHAFT
	7 LEVELS (WITH 2 LEVELS OF PARKING INCLUDED)

BUILDING D ITEMIZED FLOOR AREAS NSF (N.I.C.)
737 CARL JACOBSON DR

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	16,652 SF	(N.I.C. NO CHANGE PROPOSED)
TOTAL NET	16,652 SF	

BUILDING B HEIGHT
TYPE III CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT	EXISTING
	17'-0"
	1 LEVEL

GROSS AREAS

BUILDING A ITEMIZED FLOOR AREAS GSF
650 PCH

LEVELS	EXISTING	PROPOSED	
FIRST FLOOR	20,305 SF	15,944 SF	(-4,361 SF)
SECOND FLOOR PCH	15,760 SF	15,018 SF	(-742 SF)
THIRD FLOOR	15,044 SF	15,359 SF	(+315 SF)
FOURTH	15,044 SF	15,044 SF	(0 SF)
FIFTH	15,044 SF	15,044 SF	(0 SF)
SIXTH	15,044 SF	15,044 SF	(0 SF)
SEVENTH	15,044 SF	15,044 SF	(0 SF)
EIGHTH	15,044 SF	15,044 SF	(0 SF)
PENTHOUSE / NINTH	1,986 SF	8,755 SF	(+6,769 SF INCLUDES ROOF TERRACE)
ELEVATOR SHAFT	228 SF	228 SF	(0 SF)
TOTAL GROSS	128,544 SF	130,526 SF	(+1,982 SF TOTAL)

BUILDING B ITEMIZED FLOOR AREAS GSF
700 PCH

LEVELS	EXISTING	PROPOSED	
FIRST FLOOR	53,396 SF	53,131 SF	(-265 SF)
SECOND FLOOR PCH	25,117 SF	24,178 SF	(-939 SF)
TOTAL GROSS	78,512 SF	77,309 SF	(-1,203 SF)

BUILDING C ITEMIZED FLOOR AREAS GSF
(N) BUILDING

LEVELS	PROPOSED	
FIRST FLOOR	17,203 SF	
SECOND FLOOR PCH	0 (PARKING)	
THIRD FLOOR	0 (PARKING)	
FOURTH FLOOR	33,307 SF	
FIFTH FLOOR	28,501 SF	
SIXTH FLOOR	26,916 SF	
SEVENTH FLOOR	20,261 SF	
TOTAL GROSS	122,156 SF	(INCLUDES TERRACES/BALCONIES)

BUILDING D ITEMIZED FLOOR AREAS GSF (N.I.C.)
737 CARL JACOBSON DR

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	17,000 SF	(N.I.C. NO CHANGE PROPOSED)
TOTAL GROSS	17,000 SF	

PARKING SUMMARY

REQUIRED PARKING

1 SPACE PER 300 SF FOR 1ST 25,000 SF
1 SPACE PER 350 SF FOR 2ND 25,000 SF
1 SPACE PER 400 SF IN EXCESS OF 50,000 SF

REQUIRED PARKING / PROVIDED AREA: 252,609 SF

1ST 25,000 SF	= 84 SPACES
2ND 25,000 SF	= 72 SPACES
GREATER 50,000 SF	= 507 SPACES
TOTAL REQUIRED	**= 663 SPACES**

PROJECT PARKING SUMMARY

- SURFACE PARKING EXISTING	= 51	(TOTAL STND STALLS PROVIDED
- SURFACE PARKING NEW / MODIFIED TO CODE	= 20	EXCEEDS TOTAL REQUIRED
- TOTAL SELF-PARK STANDARD INCLUDING AS,EV,CAV	= 619	PARKING
		TOTAL STND = 690
- ADDITIONAL PARKING - COMPACT	= 106	
- ADDITIONAL PARKING - COMPACT TANDEM	= 230	
- ADDITIONAL PARKING - STANDARD TANDEM	= 230	
		TOTAL COMPACT/TANDEM = 566
TOTAL NUMBER OF SPACES PROVIDED	**1,256 SPACES**	**1,256 SPACES**

PARKING BREAKDOWN

S = 8'-6" Ø = 90° BUILDING SIZE = 508' X 143'

	ON-GRADE	ELEVATED	NUMBER OF SPACES IN STRUCTURE								
				TANDEM		TANDEM					
AREA	SLAB (SF)	SLAB (SF)	STD.	INCLUDED IN STD.	COMP.	INCLUDED IN COMP.	AS	E.V.	C.A.V.	TOTAL	SF / SPACE
GA	19,158			4			6	37		47	407.62
GB	16,356	13,747	42	(28)	31	(28)	4	6		83	362.69
GC	13,747		13		16			10		39	352.49
2A		32,272	25	(4)	8	(4)	4	19	23	79	408.51
2B		39,817	76	(46)	49	(46)	2			127	313.52
3A		32,272	83	(4)	8	(4)	4			95	339.71
3B		39,817	76	(46)	50	(46)	2			128	311.07
4A		18,256	52		9					61	299.28
4B		22,517	50	(29)	36	(29)				86	261.83
5A		18,256	52		9					61	299.28
5B		22,517	50	(29)	36	(29)				86	261.83
6A		18,256	52		9					61	299.28
6B		22,517	50	(29)	37	(29)				87	258.82
7A		18,256	52		9					61	299.28
7B		13,272	31	(15)	5	(15)				36	368.67
7C		11,280	28		20					48	235.00
Totals =	49,261	323,052	732	(230)	336	(230)	22	72	23	1,185	
		49,261									
Gross Floor Area (SF) =		372,313									
Total Spaces =		1,185									
Design Efficiency =		372,313	+	1,185							314.19
Percent of Compacts to Total =		28.4%									
Total Tandem Spaces =		460									
Percent of Tandem to Total (includes some compact spaces) =		39%									
Additional site Surface parking provided (not included above) =		20 (New to code),		51 (Existing)							

BICYCLE PARKING

REQUIRED BICYCLE PARKING - CALGREEN
BIKE SPACES REQUIRED: 5% OF (N) VEHICULAR PROVIDED SPACES
(N) VEHICULAR PROVIDED SPACES: 1185

REQUIRED BICYCLE PARKING SPACES:
- LONG TERM =59
-SHORT TERM =59

PROVIDED BICYCLE PARKING SPACES:
- LONG TERM =60 (30 2-TIER BIKE RACKS - STACKED)
-SHORT TERM =68 (34 DOUBLE BIKE RACKS)

Shubin Donaldson
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0999

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 12" = 1'-0"
DATE: XX.XX.XXXX

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2019 SHUBIN + DONALDSON INC.

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PROJECT SUMMARY

EN0-02

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Shubin Donaldson
LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0688













650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE:
DATE: XX.XX.XXXX

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2019 SHUBIN + DONALDSON INC.

EXISTING CONDITIONS
EN0-03

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3/23/2021 2:52:26 PM

DESIGN SURVEY

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (PORTION OF 4138-006-031)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2 DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956 FROM SANTA FE LAND IMPROVEMENT COMPANY TO ROBERT LEONARD, JR., RECORDED JUNE 15, 1956 IN BOOK 51468, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965, PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 4.3951-ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 2: (4138-006-010)

THAT PORTION OF PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 66, PAGE 5, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 448.89 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 2, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 530.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THAT CERTAIN NORTHERLY LINE OF SAID PARCEL 2 SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE DOUGLAS BUILDING CORPORATION, A CORPORATION, RECORDED ON FEBRUARY 13, 1957, AS INSTRUMENT NO. 790, IN BOOK 53622, PAGE 268 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, NORTH 89° 59' 20" EAST 328.34 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 777.23 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF PARCEL 2; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 0° 00' 20" EAST 199.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, SOUTH 89° 59' 20" WEST 328.34 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 2 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0° 00' 20" WEST 199.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 3: (PORTION OF 4138-006-031)

THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL "C" OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST AND PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET FROM SAID SOUTHERLY LINE OF MAPLE AVENUE, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 4: (4138-006-005)

THE NORTHERLY 220 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE PARCEL NO. 2, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2, DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO ROBERT LEONARD JR., RECORDED JUNE 15, 1956 IN BOOK 51468 PAGE 151, OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

PARCEL 5: (4138-006-032)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, AT PAGE 5, OF RECORD OF SURVEYS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 2, SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 777.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 0° 00' 20" WEST ALONG LAST SAID PARALLEL LINE 1042.26 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 369.27 FEET, A RADIAL TO SAID POINT BEARING SOUTH 89° 59' 20" WEST; THENCE NORTHERLY ALONG SAID CURVE, TANGENT TO LAST COURSE, AN ARC DISTANCE OF 75.02 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 59' 20" EAST ALONG SAID NORTHERLY LINE 25.56 FEET TO A POINT IN THE ARC OF A CURVE CONCENTRIC WITH AND DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE HEREINABOVE DESCRIBED CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 344.27 FEET AN ARC DISTANCE OF 75.09 FEET TO A POINT DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE BEGINNING OF SAID CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTH 0° 00' 20" EAST, TANGENT TO LAST SAID CURVE, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 802.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1042.28 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, AT PAGE 336, OF SAID OFFICIAL RECORDS.

APN: 4138-006-030, 4138-006-031, 4138-006-010, 4138-006-005

EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES AND TELEGRAPH OR TELEPHONE LINES
RECORDING DATE: IN BOOK 4244 PAGE 230, OF OFFICIAL RECORDS
AFFECTS: PARCEL 4

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: DECEMBER 5, 1956
RECORDING NO: 3453, OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 3

(7) AN UNRECORDED AGREEMENT DATED APRIL 26, 1957, TO HOMEWOOD DISTRIBUTING COMPANY FOR CONSTRUCTION AND OPERATION OF A SPUR TRACK, AS DISCLOSED BY DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662 PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "C" WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST AND PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET FROM SAID SOUTHERLY LINE OF MAPLE AVENUE, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

(8) A CERTIFICATE OF COMPLIANCE

RECORDING DATE: MARCH 10, 1986
RECORDING NO.: 86-300668, OF OFFICIAL RECORDS

(10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES AND TELEGRAPH OR TELEPHONE LINES
RECORDING DATE: IN BOOK 4244 PAGE 230, OF OFFICIAL RECORDS
AFFECTS: PARCEL 4

(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: RAILROAD
RECORDING DATE: OCTOBER 25, 1956
RECORDING NO: IN BOOK 52683 PAGE 123, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER LINE
RECORDING DATE: DECEMBER 5, 1956
RECORDING NO: IN BOOK 53041 PAGE 48, OF OFFICIAL RECORDS
AFFECTS: PARCEL 5

(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PRIVATE ROADWAY
RECORDING DATE: MAY 3, 1960
RECORDING NO: 3630 IN BOOK D834 PAGE 70, OF OFFICIAL RECORDS
AFFECTS: PARCEL 5

THE INTEREST OF ALLEN H. RABIN AND CHARLOTTE C. RABIN IN SAID EASEMENT WAS GRANTED TO AEROSPACE CENTER, A PARTNERSHIP, BY DEED RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 3024 IN BOOK D1190 PAGE 959, OF OFFICIAL RECORDS.

(16) AN UNRECORDED AGREEMENT DATED APRIL 26, 1957, TO HOMEWOOD DISTRIBUTING COMPANY FOR CONSTRUCTION AND OPERATION OF A SPUR TRACT, AS DISCLOSED BY DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A KANSAS CORPORATION, RECORDED APRIL 23, 1969 AS INSTRUMENT NO. 244, OF OFFICIAL RECORDS.

(17) A CERTIFICATE OF COMPLIANCE

RECORDING DATE: MARCH 10, 1986
RECORDING NO.: 86-300668, OF OFFICIAL RECORDS

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: RAYTHEON COMPANY, A DELAWARE CORPORATION
PURPOSE: UTILITIES-TANK ENCROACHMENT
RECORDING DATE: MARCH 9, 2018
RECORDING NO: 2018-0231190 OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

(20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: RAYTHEON COMPANY, A DELAWARE CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: MARCH 9, 2018
RECORDING NO: 2018-0231191 OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

EXCEPTIONS (CONT.):
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

(21) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: RAYTHEON COMPANY, A DELAWARE CORPORATION
PURPOSE: UTILITIES (ACCESS, USE AND MAINTENANCE)
RECORDING DATE: MARCH 9, 2018
RECORDING NO: 2018-0231192 OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

(22) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: RAYTHEON COMPANY, A DELAWARE CORPORATION
PURPOSE: UTILITIES (ACCESS, USE AND MAINTENANCE)
RECORDING DATE: MARCH 9, 2018
RECORDING NO: 2018-0231193 OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

ALL EXCEPTIONS NOT SHOWN HEREON ARE BLANKET IN NATURE OR NOT A SURVEY MATTER.

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00100348-994-X59-kd DATED APRIL 20, 2019)

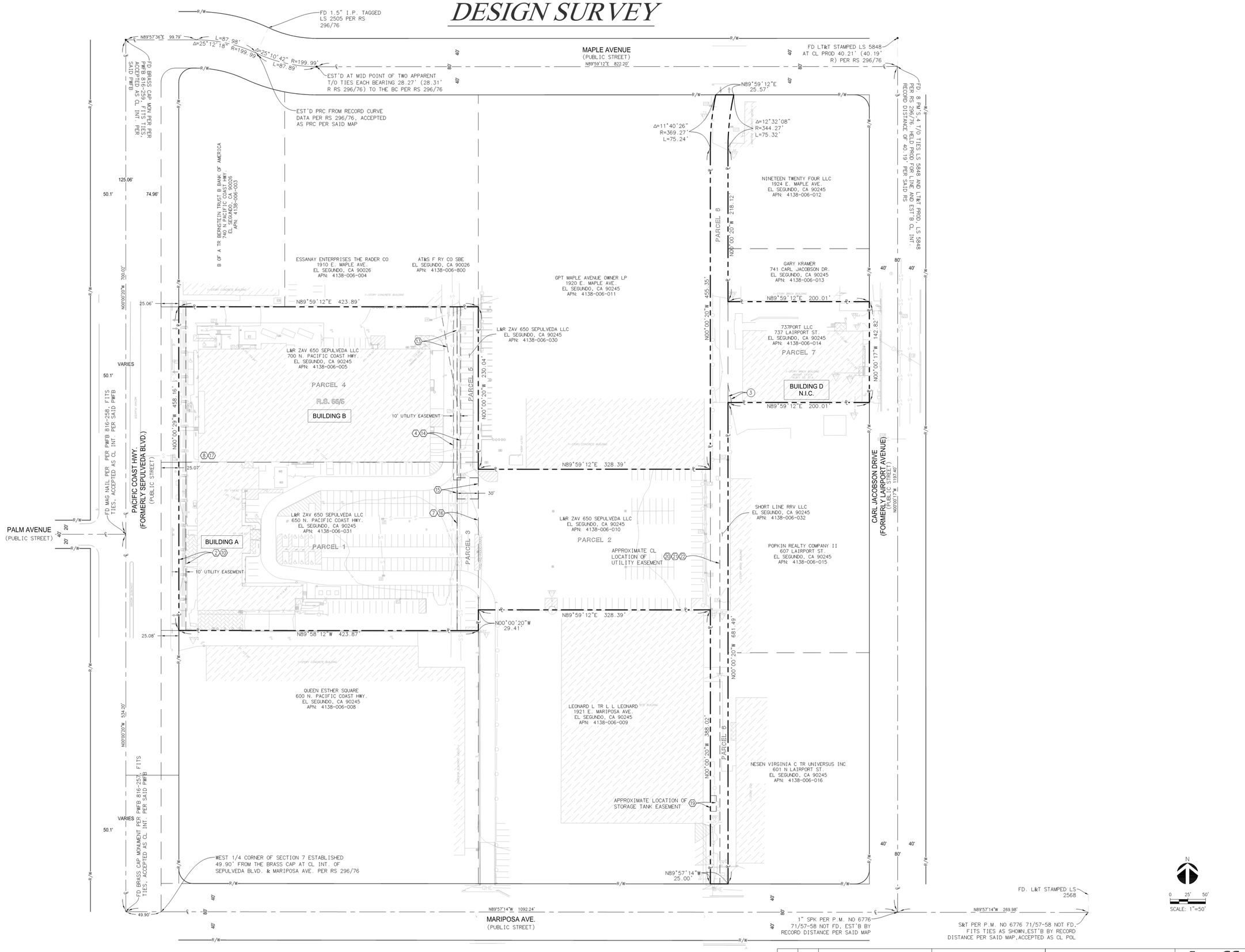
PARCEL 7:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT 217.80 FEET SOUTHERLY AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL NO. 2, WITH THE WESTERLY LINE OF THAT CERTAIN 1.9858-ACRE PARCEL OF LAND KNOWN AS LAIRPORT STREET, DESCRIBED IN DEED DATED JULY 2, 1953 AND RECORDED IN BOOK 42195 PAGE 274, OFFICIAL RECORDS, OF SAID COUNTY; TH

DESIGN SURVEY



NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	200086
DATE PREPARED	05/27/2020
DRAWN BY	BN
CHECKED BY	CJ

650-700 PCH

PREPARED FOR:

MR. SPENCER KALLICK

L&R ZAV 650 SEPULVEDA, LLC
1901 AVENUE OF THE STARS, SUITE 1800
LOS ANGELES, CA 90067

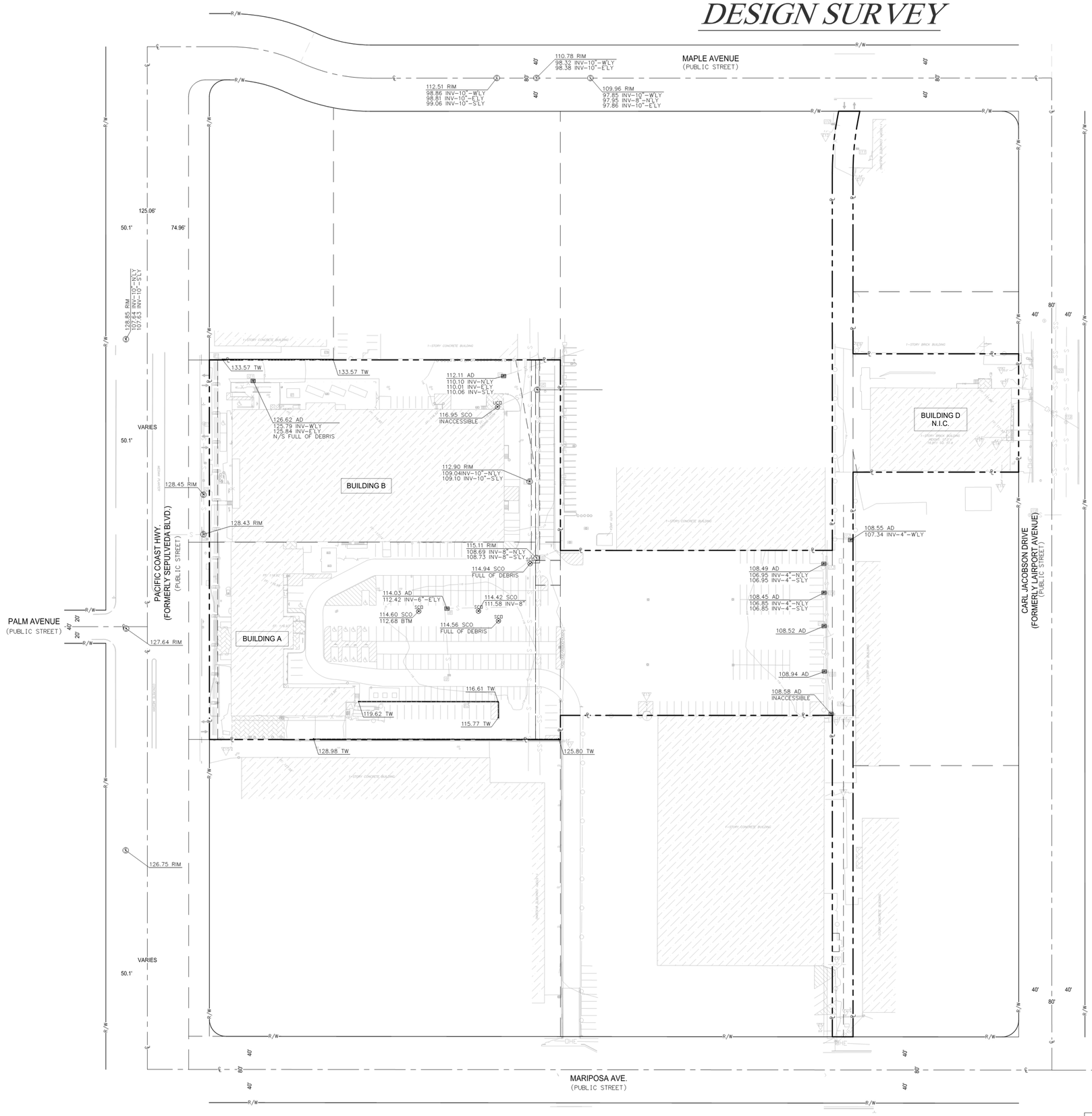
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SHEET 2 OF 3

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DESIGN SURVEY



LINETYPES

- BUILDING LINE/HATCH
- BUILDING OVERHANG
- BRICK LINE/HATCH
- CONC. LINE/HATCH
- CHAINLINK FENCE
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- GRADEBREAK
- WALL
- WIRE FENCE
- WROUGHT IRON FENCE
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- POTENTIAL RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- OHU — OVERHEAD UTILITY LINES
- FO — FIBER OPTIC LINE
- E — ELECTRICAL LINE
- TS — TRAFFIC SIGNAL LINE
- T — TELECOMMUNICATIONS LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- CATV — CATV LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
APR	APRON	℄	PROPERTY LINE
ARV	AIR VENT	PCL	PARCEL
ASPH	ASPHALT	PLNT.	PLANTER
AD	AREA DRAIN	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTER	RCP	REINFORCED CONC. PIPE
BL	BOLLARD	RET WALL	RETAINING WALL (CONCRETE)
BTM	BOTTOM	SCO	SEWER CLEANOUT
℄	CENTERLINE	SD	STORM DRAIN
CATV	CABLE TV	SDMH	STORM DRAIN MANHOLE
CD	CURB DRAIN	SLPB	STREET LIGHT PULLBOX
CB	CATCH BASIN	SS	SANITARY SEWER
CBW	CONCRETE BLOCK WALL	SSMH	SANITARY SEWER MANHOLE
CLF	CHAIN LINK FENCE	SSM	STANDARD SURVEY MONUMENT WELL
CMP	CORRUGATED METAL PIPE	SWK	SIDEWALK
COL.	COLUMN	TC	TOP OF CURB
COM.	COMMUNICATIONS	TB	SIDEWALK RAMP-BOTTOM
CONC.	CONCRETE	TOE	TOE OF SLOPE
D/W	DRIVEWAY APRON	TE	TRASH ENCLOSURE
DI	DROP INLET	TR	TRASH RECEPTACLE
EG	EDGE OF GUTTER	TG	TOP OF GRATE
ELEV	ELEVATION	TRW	TREE WELL
ELEC.	ELECTRICAL	TS	TRAFFIC SIGNAL
ELP	ELECTRICAL PANEL	TSCB	TRAFFIC SIGNAL CABINET
ELV	ELECTRICAL VAULT	TW	TOP OF WALL
ESC	METRO ESCAPE ACCESS PORTAL	TYP.	TYPICAL
FDC	FIRE DEPARTMENT CONNECTION	UNK	UNKNOWN
FF	FINISHED FLOOR	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	VLT	VAULT
FS	FINISHED SURFACE	WIF	WROUGHT IRON FENCE
GB	GRADE BREAK	WL	WALL
GI MH	GREASE INTERCEPTOR MANHOLE	WVLT	WATER VAULT
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	WDF	WOOD FENCE
INV	INVERT OF PIPE	XMR	TRANSFORMER
JB	JUNCTION BOX	NE'LY	NORTHEASTERLY
LACo	LOS ANGELES COUNTY	NW'LY	NORTHWESTERLY
LA	LANDSCAPE AREA	SE'LY	SOUTHEASTERLY
LIP	LIP OF GUTTER	SW'LY	SOUTHWESTERLY
MH	MANHOLE		

LEGEND

- AERIAL TARGET
- AR — AIR RELEASE VALVE
- AREA DRAIN (SQUARE)
- AREA DRAIN (CIRCLE)
- BFP — BACKFLOW PREVENTER
- BL — BOLLARD
- BENCHMARK
- BO — BLOW-OFF VALVE
- CD — CURB DRAIN
- CONTROL POINT
- CA — CABLE TV PULLBOX
- C — COMMUNICATIONS PULLBOX
- ETS — ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FP — FLAG POLE
- FO — FIBER OPTIC PULLBOX
- GL — GROUND LIGHT
- G — GAS MANHOLE
- GV — GAS VALVE
- GM — GAS METER
- GUY WIRE
- GREASE INTERCEPTOR
- HB — HOSE BIB
- IR — IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- AREA LIGHT
- MB — MAILBOX
- MW — MONITORING WELL
- PALM
- PARKING METER
- PI — POST INDICATOR VALVE
- E — ELECTRIC CABINET
- E — ELECTRIC MANHOLE
- EM — ELECTRIC METER
- UTILITY POLE
- E — ELECTRIC PULLBOX
- RD — ROOF DRAIN
- SCO — SEWER CLEAN OUT
- S — SEWER MANHOLE
- HANDICAP PARKING
- SIGN
- SPR — SPRINKLER
- D — STORM DRAIN MANHOLE
- STREET LIGHT
- SL — STREET LIGHT PULLBOX
- T — TELEPHONE BOX
- T — TELEPHONE CABINET
- T — TELEPHONE MANHOLE
- TS — TRAFFIC PULLBOX
- TS — TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL
- TREE
- U — UNIDENTIFIED PULLBOX
- U — UNIDENTIFIED CABINET
- UCO — UNIDENTIFIED CLEAN OUT
- M — UNIDENTIFIED MANHOLE
- UV — UNIDENTIFIED CONTROL VALVE
- VENT
- W — WATER MANHOLE
- WM — WATER METER
- WV — WATER VALVE
- RSR — RISER
- DCV — DETECTOR CHECK VALVE
- DF — DRINKING FOUNTAIN

N

0 25' 50'

SCALE: 1"=50'

NO.	DATE	REVISIONS
6		
5		
4		
3		
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1		

PROJECT #	200086
DATE PREPARED	05/27/2020
DRAWN BY	BN
CHECKED BY	CJ

650-700 PCH

PREPARED FOR:

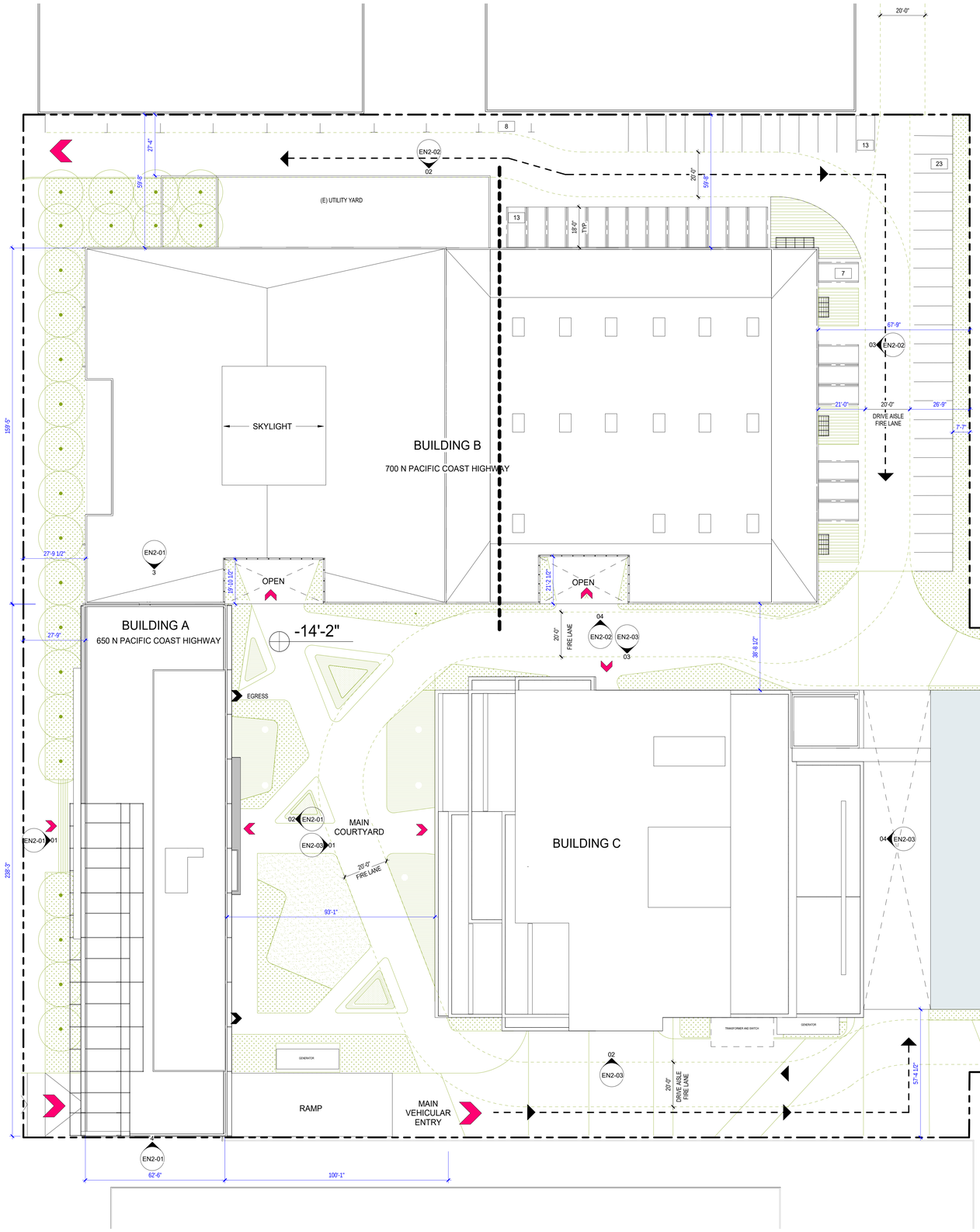
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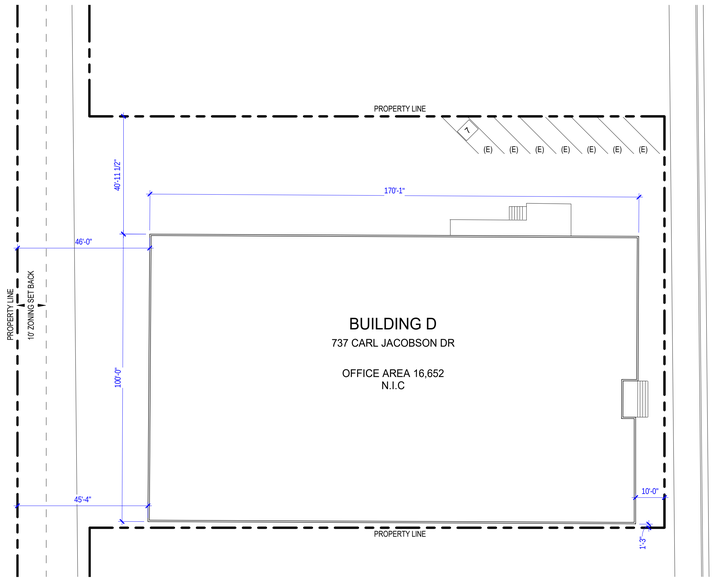
SHEET 3 OF 3

P:\2020\200086 650-700 PCH - Survey\Survey\DWG\Design Survey\200086 X-05 (SHEET).dwg 5/27/2020

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CULVER CITY, CA 90232
310.204.0688



SITE PLAN
SCALE: 3/64" = 1'-0" 01



SITE PLAN - BUILDING D
SCALE: 3/64" = 1'-0" 02

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO: 1933

ENTITLEMENT PACKAGE
SCALE: 3/64" = 1'-0"
DATE: XX.XX.XXXX

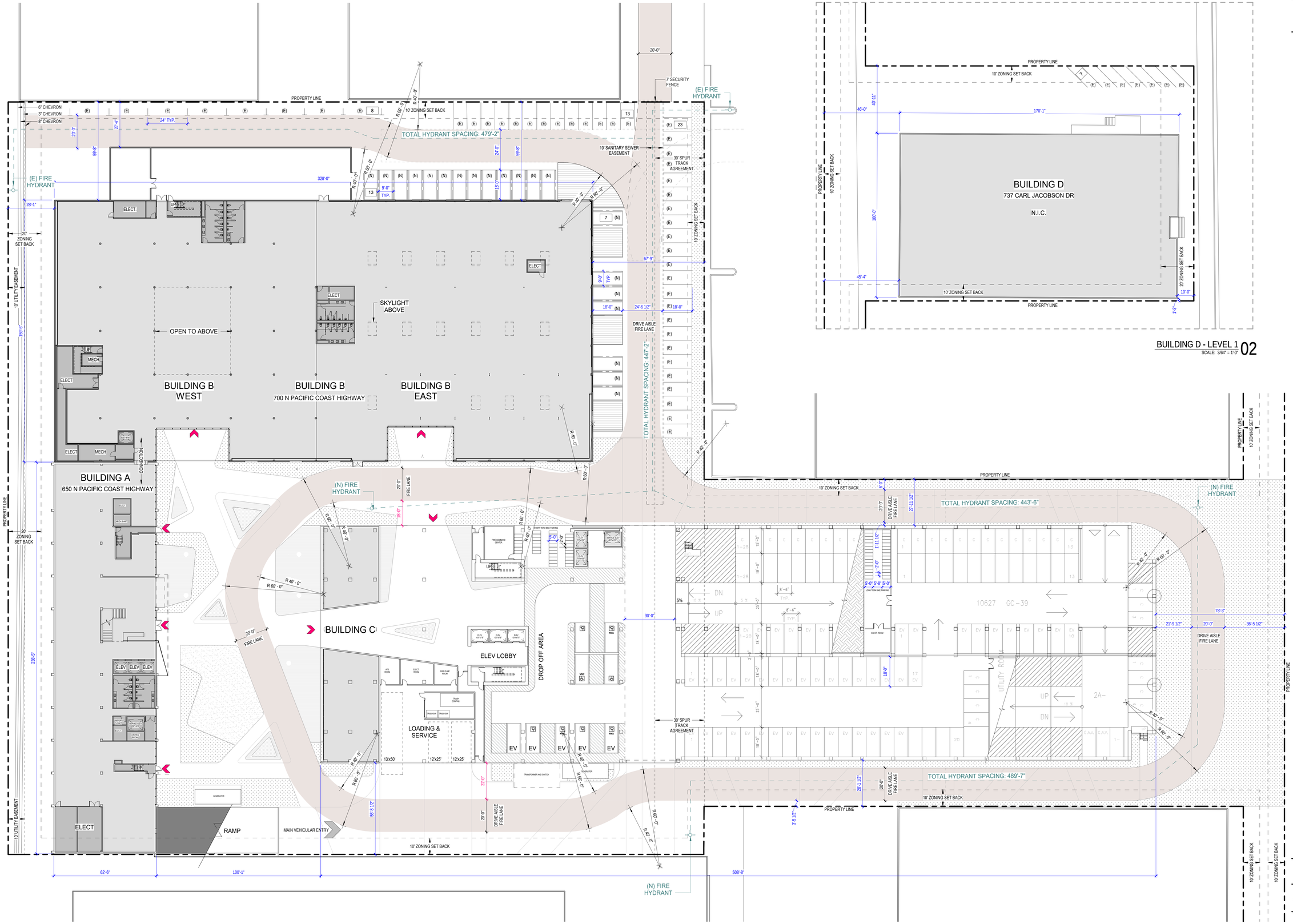
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SITE PLAN
EN0-10

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BUILDING D - LEVEL 1 02
SCALE: 3/64" = 1'-0"

FIRE ACCESS SITE PLAN 01
SCALE: 3/64" = 1'-0"

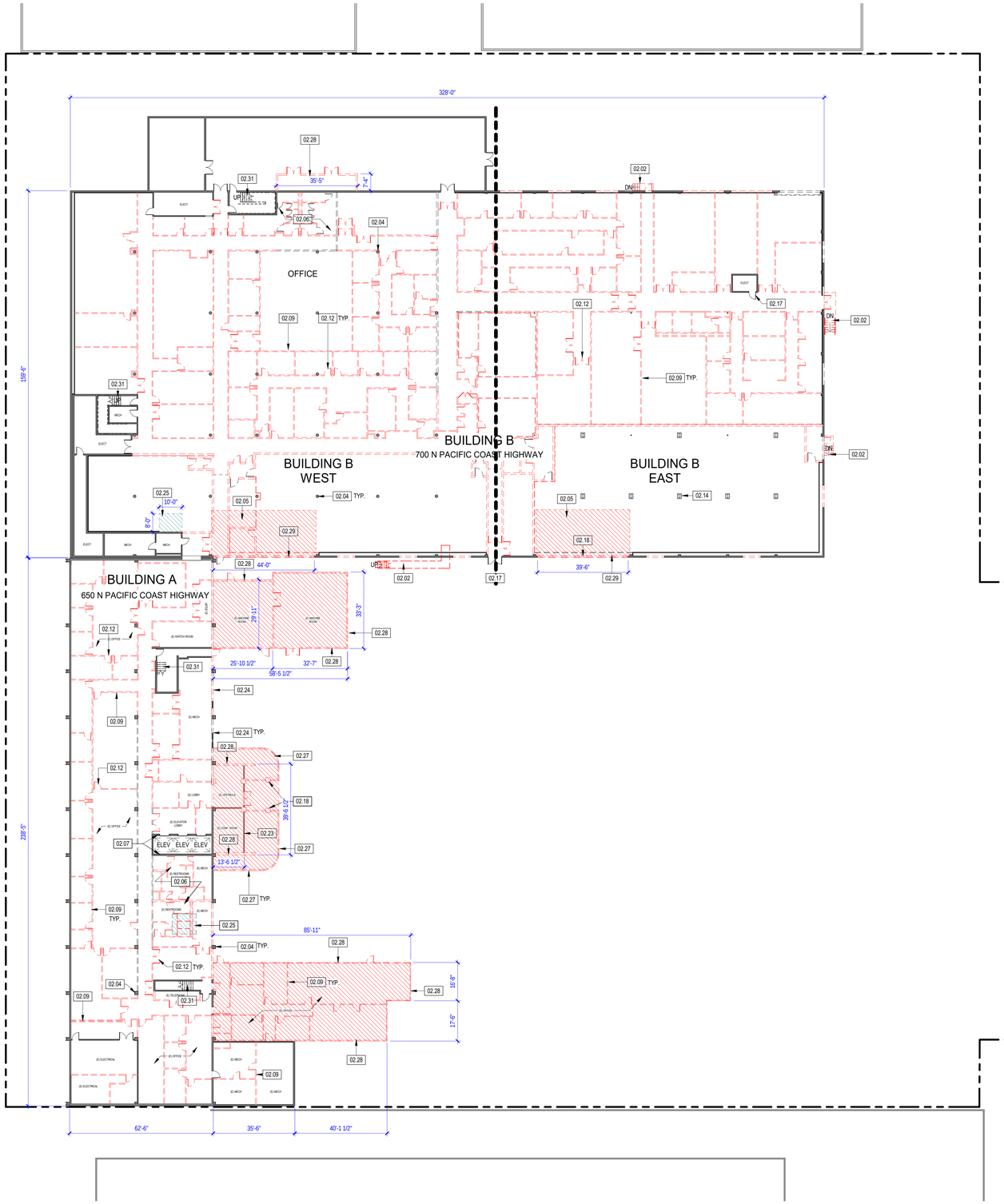
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650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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FIRE ACCESS SITE PLAN
EN0-11

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.14	REMOVE COLUMN FURRINGS AT ALL (E) COLUMNS, TYP
02.17	(E) DOOR TO REMAIN IN PLACE
02.18	(E) COLUMN TO BE REMOVED. SEE STRUCTURAL.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL. TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.27	(E) CURB TO BE REMOVED.
02.28	(E) EXTERIOR WALL TO BE REMOVED.
02.29	(E) PORTION OF BRICK WALL TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.

DEMO PLAN - LEVEL 1 01
SCALE: 3/64" = 1'-0"

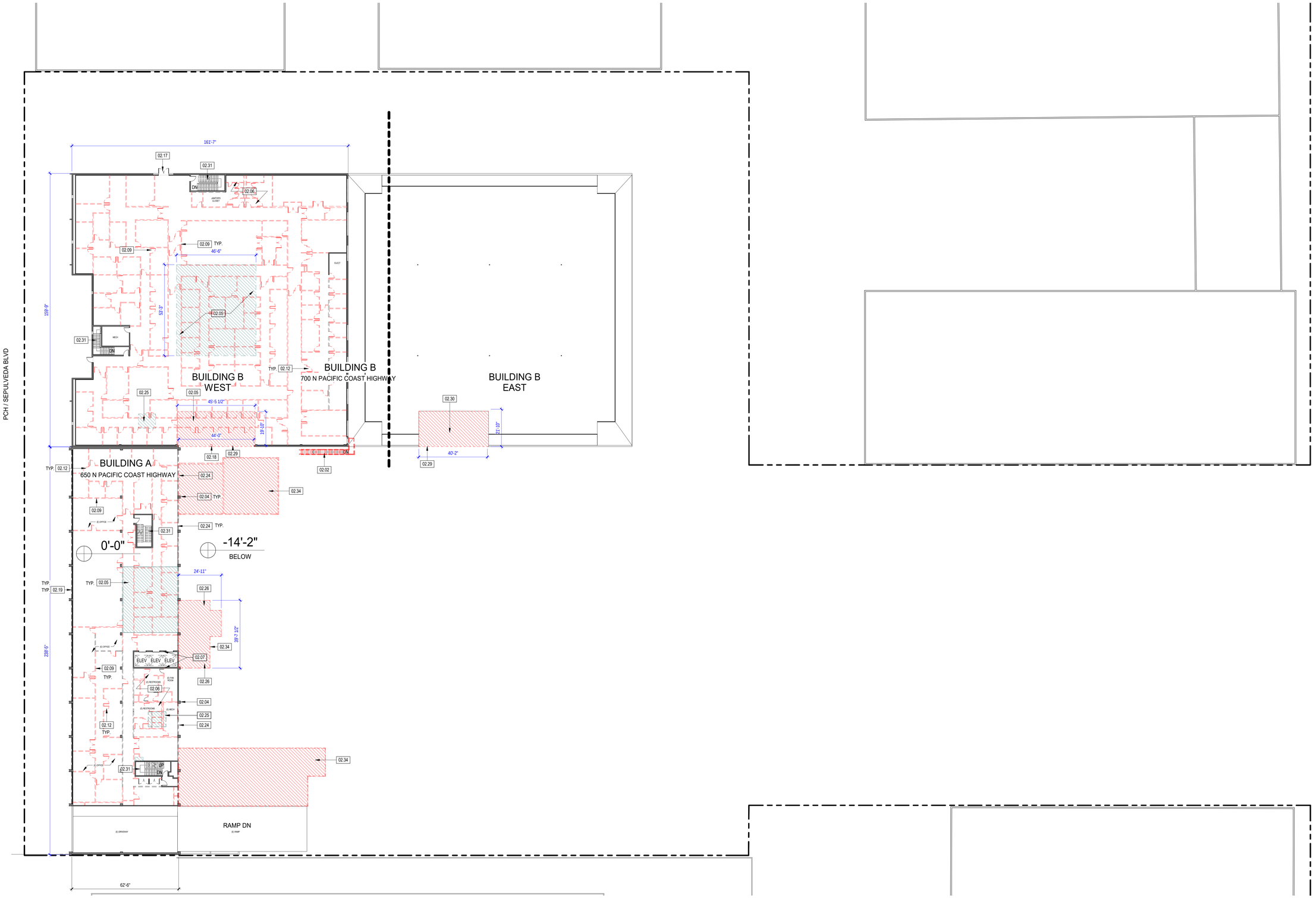
650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: As indicated
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LEVEL 1 DEMO PLANS
EN0-21

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.18	(E) COLUMN TO BE REMOVED. SEE STRUCTURAL.
02.19	(E) CONCRETE SPANDREL TO BE REMOVED, TYP.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL, TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.26	(E) CANOPY TO BE DEMOLISHED AND REMOVED.
02.29	(E) PORTION OF BRICK WALL TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.
02.34	(E) ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED.

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JOB NO. 1933

ENTITLEMENT PACKAGE

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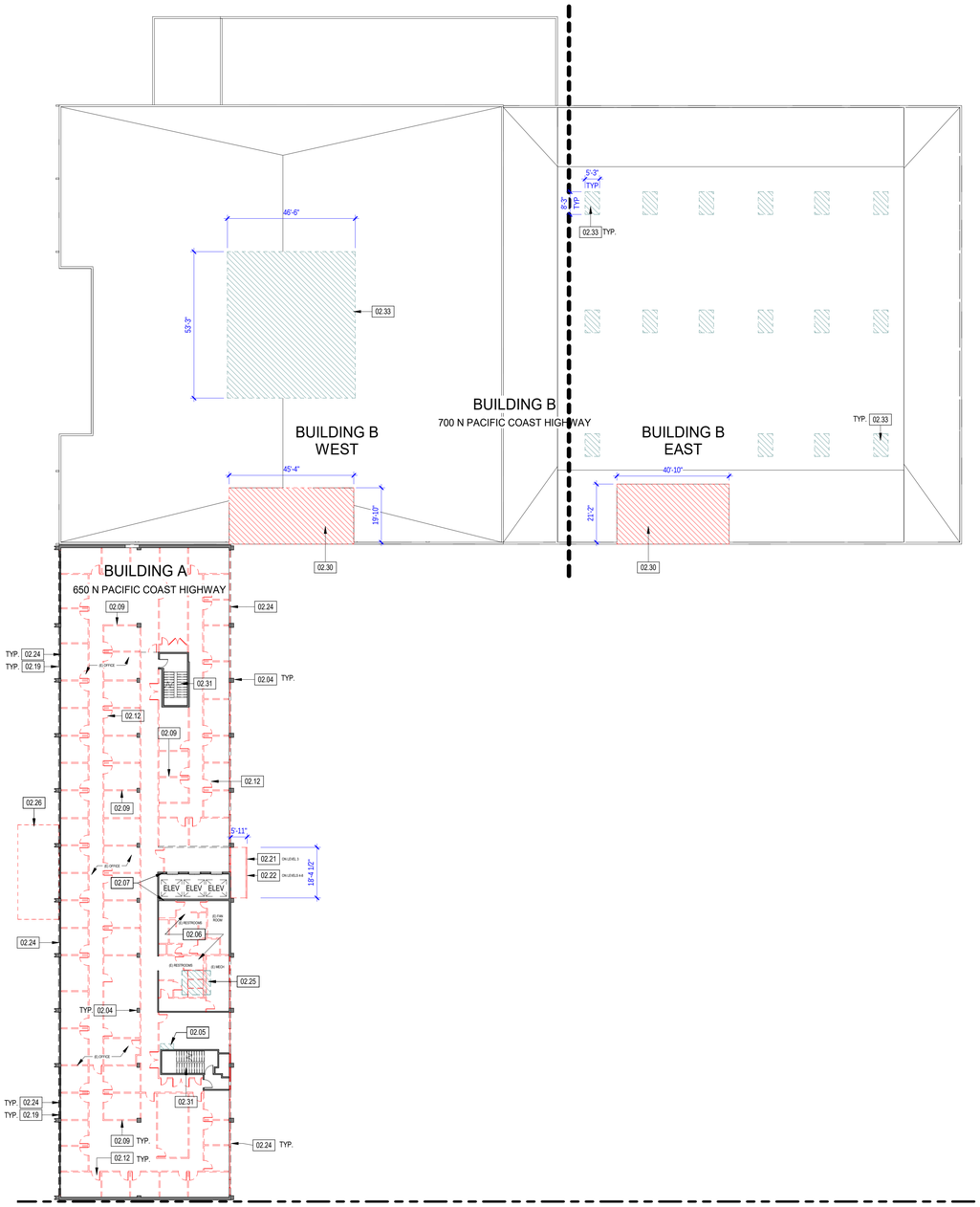
DEMO PLAN - LEVEL 2 01
SCALE: 3/64" = 1'-0"

N

LEVEL 2 DEMO PLANS
EN0-22

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.19	(E) CONCRETE SPANDREL TO BE REMOVED. TYP.
02.21	(E) PLANTER TO BE REMOVED. PATCH AND REPAIR AS REQUIRED.
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL. TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.26	(E) CANOPY TO BE DEMOLISHED AND REMOVED.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.
02.33	(E) PORTION OF ROOF ASSEMBLY TO BE REMOVED. MAINTAIN EXISTING STRUCTURE. PREPARE TO RECEIVE (N) SKYLIGHT.

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

JOB NO. 1933

ENTITLEMENT PACKAGE

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DATE: XX.XX.XXXX

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DEMO PLAN - LEVEL 3-7 01
SCALE: 3/64" = 1'-0"

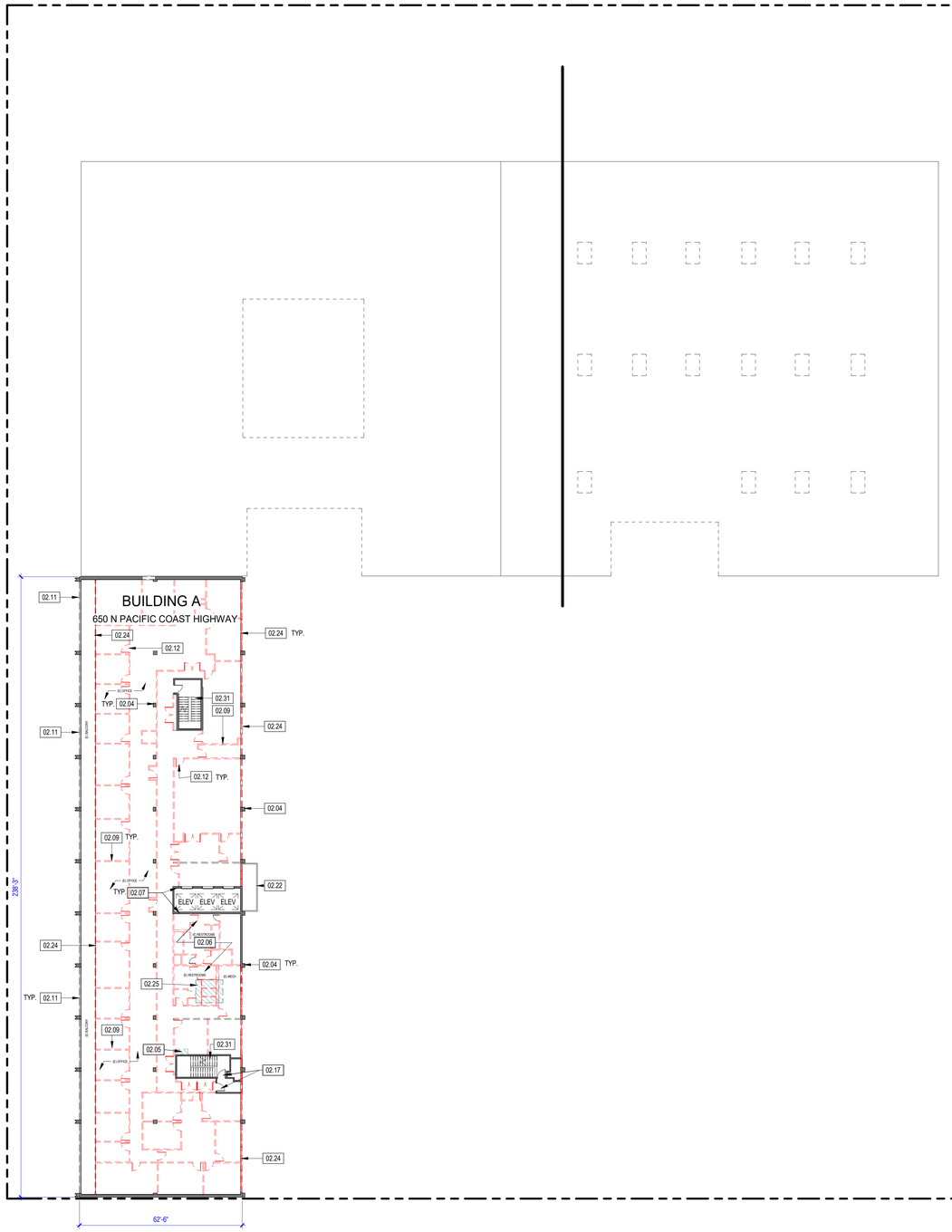
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LEVELS 3-7 DEMO PLANS
EN0-23

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.11	REMOVE (E) GUARDRAIL, HANDRAIL
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL, TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.31	(E) STAIRS TO REMAIN.

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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DEMO PLAN - LEVEL 8 01
SCALE: 3/64" = 1'-0"

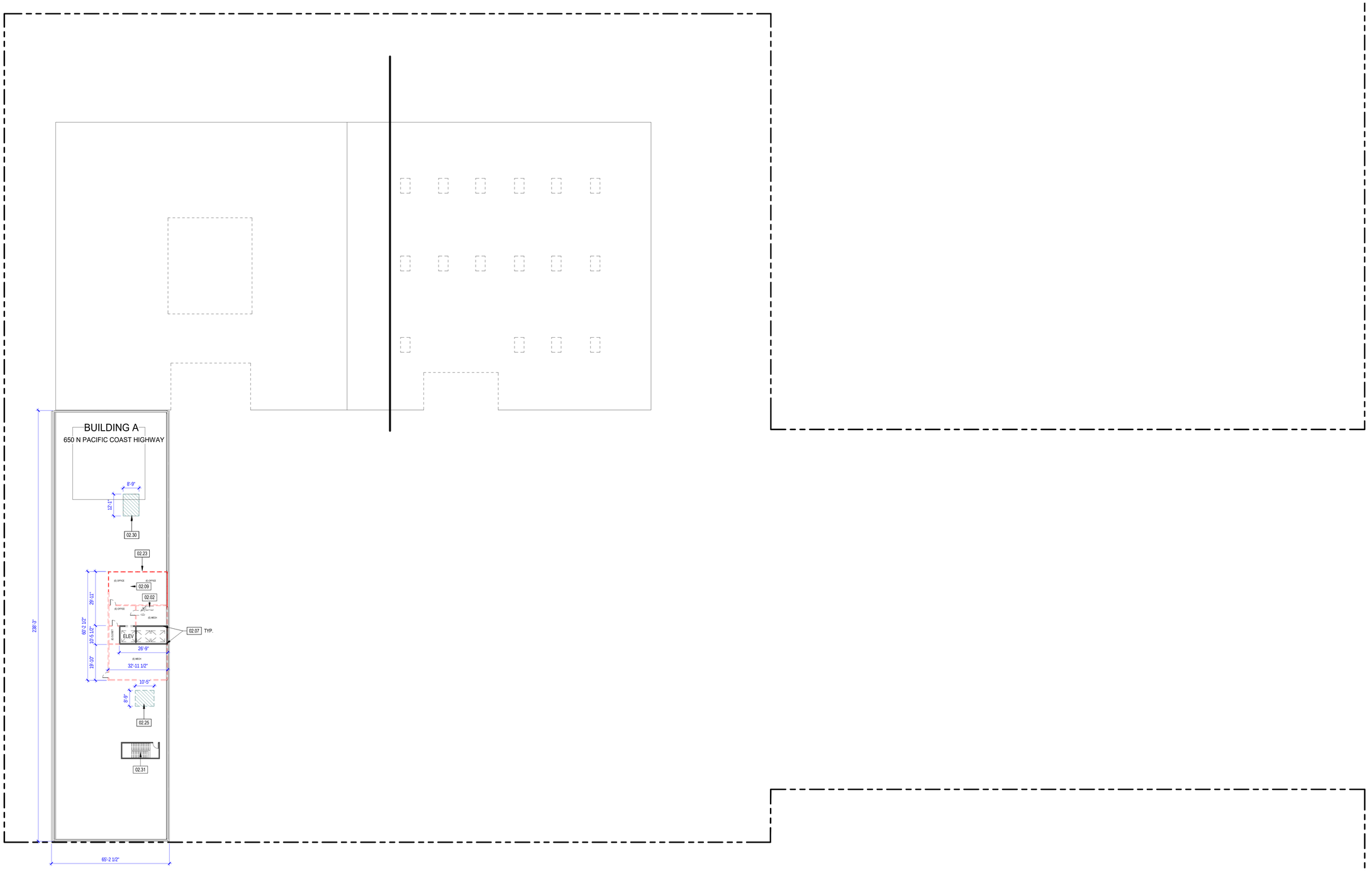
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LEVEL 8 DEMO PLAN

EN0-24

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.23	(E) STOREFRONT TO BE REMOVED.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.

DEMO PLAN - LEVEL 9/PENTHOUSE 01
SCALE: 3/64" = 1'-0"

N

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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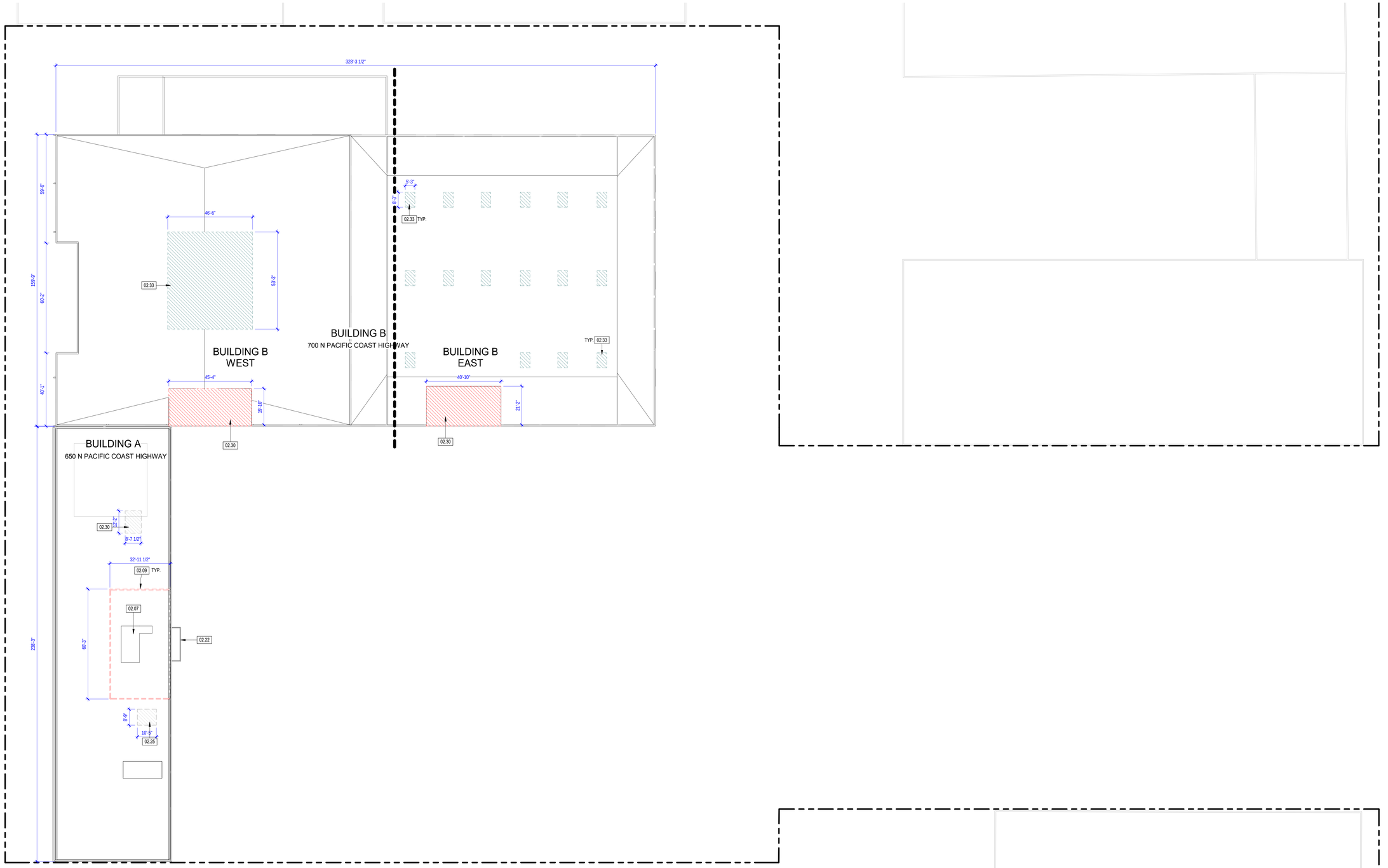
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LEVEL 9/PENTHOUSE DEMO PLAN
EN0-25

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DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.33	(E) PORTION OF ROOF ASSEMBLY TO BE REMOVED, MAINTAIN EXISTING STRUCTURE. PREPARE TO RECEIVE (N) SKYLIGHT.

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245 JOB NO. 1933

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DEMO ROOF PLAN 01
SCALE: 3/64" = 1'-0"

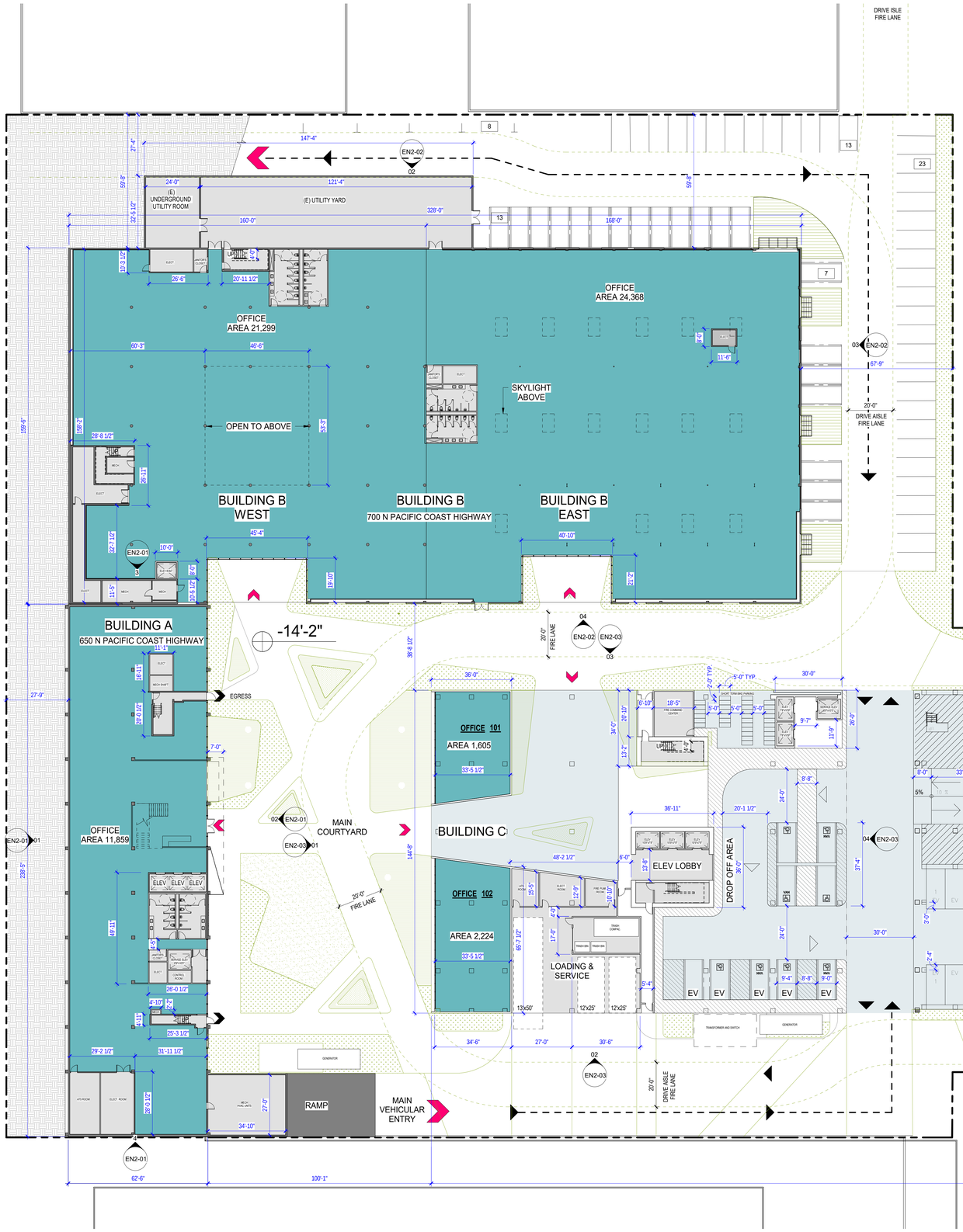
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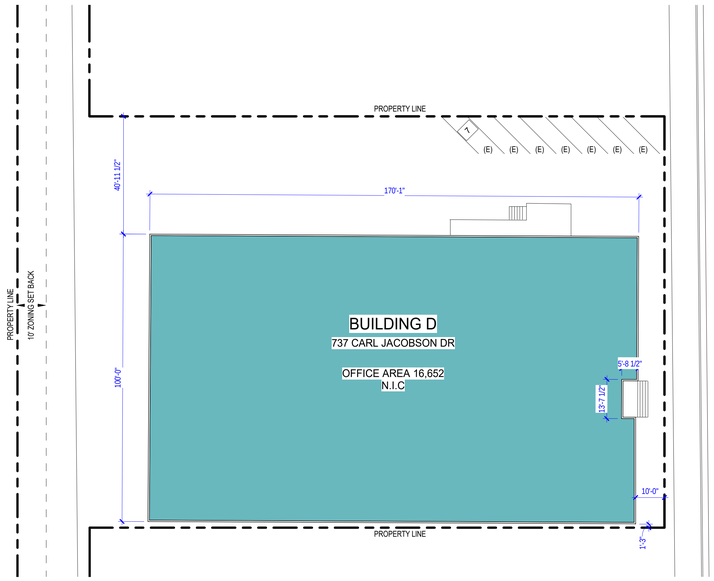
ROOF DEMO PLANS

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OFFICE BUILDING D - LEVEL 1 02
SCALE: 3/64" = 1'-0"

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: As indicated
DATE: XX.XX.XXXX

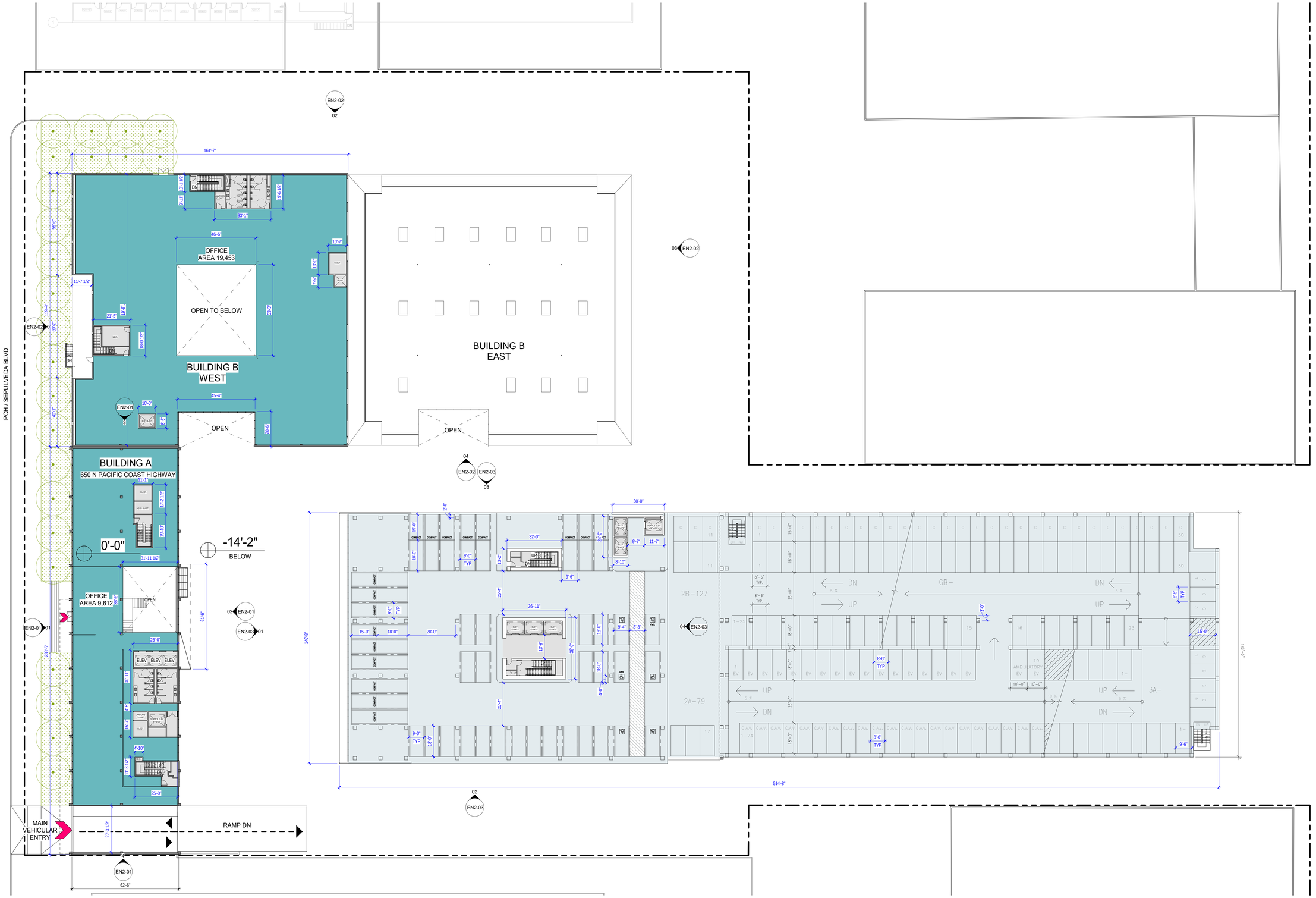
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OFFICE / PARKING PLAZA LEVEL 1 01
SCALE: 3/64" = 1'-0"

N

LEVEL 1 PLAN
EN1-01

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE / PARKING- STREET LEVEL 2
SCALE: 3/64" = 1'-0"

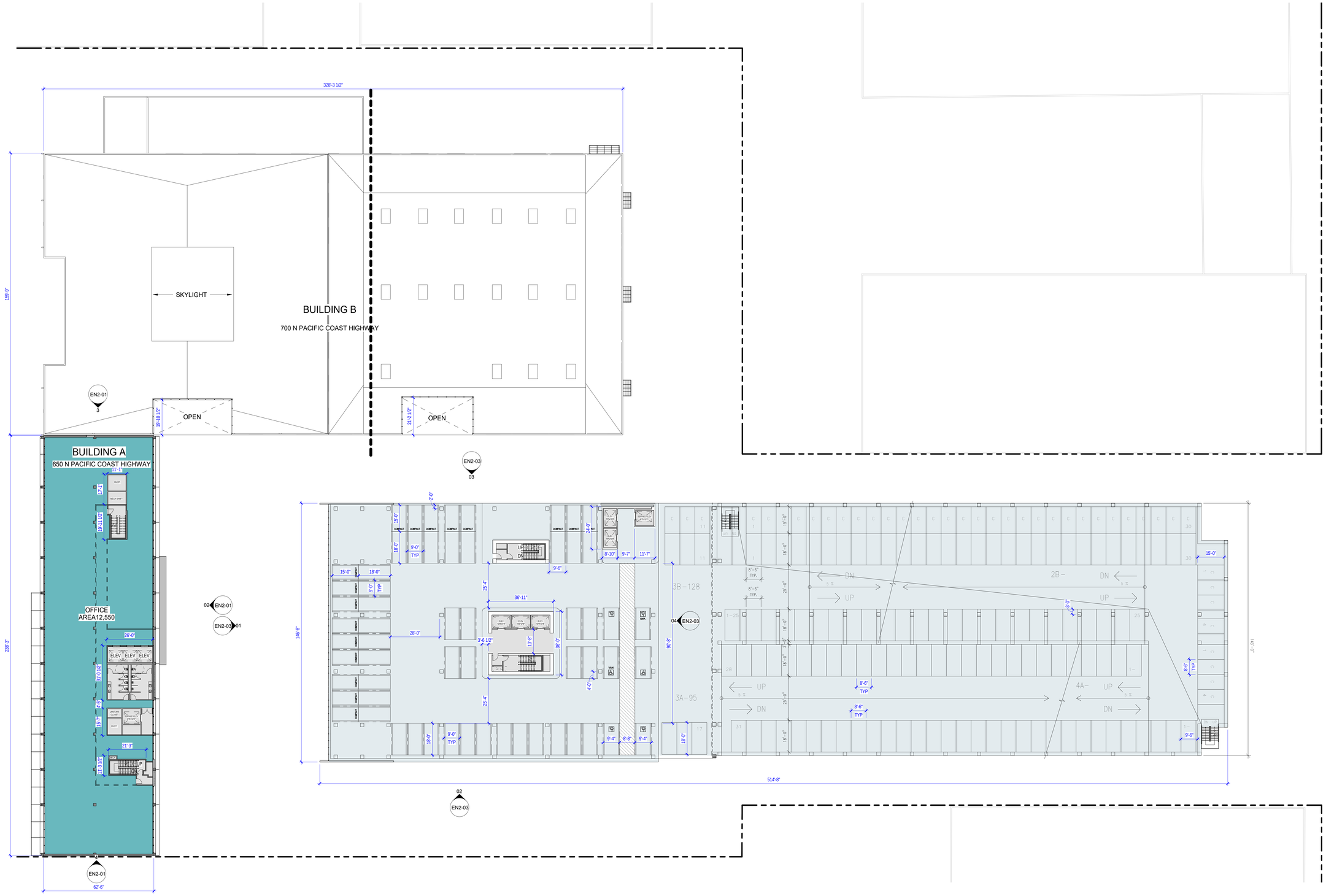
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LEVEL 2 PLAN

EN1-02

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE / PARKING LEVEL 3 01
SCALE: 3/64" = 1'-0"

N

LEVEL 3 PLAN
EN1-03

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

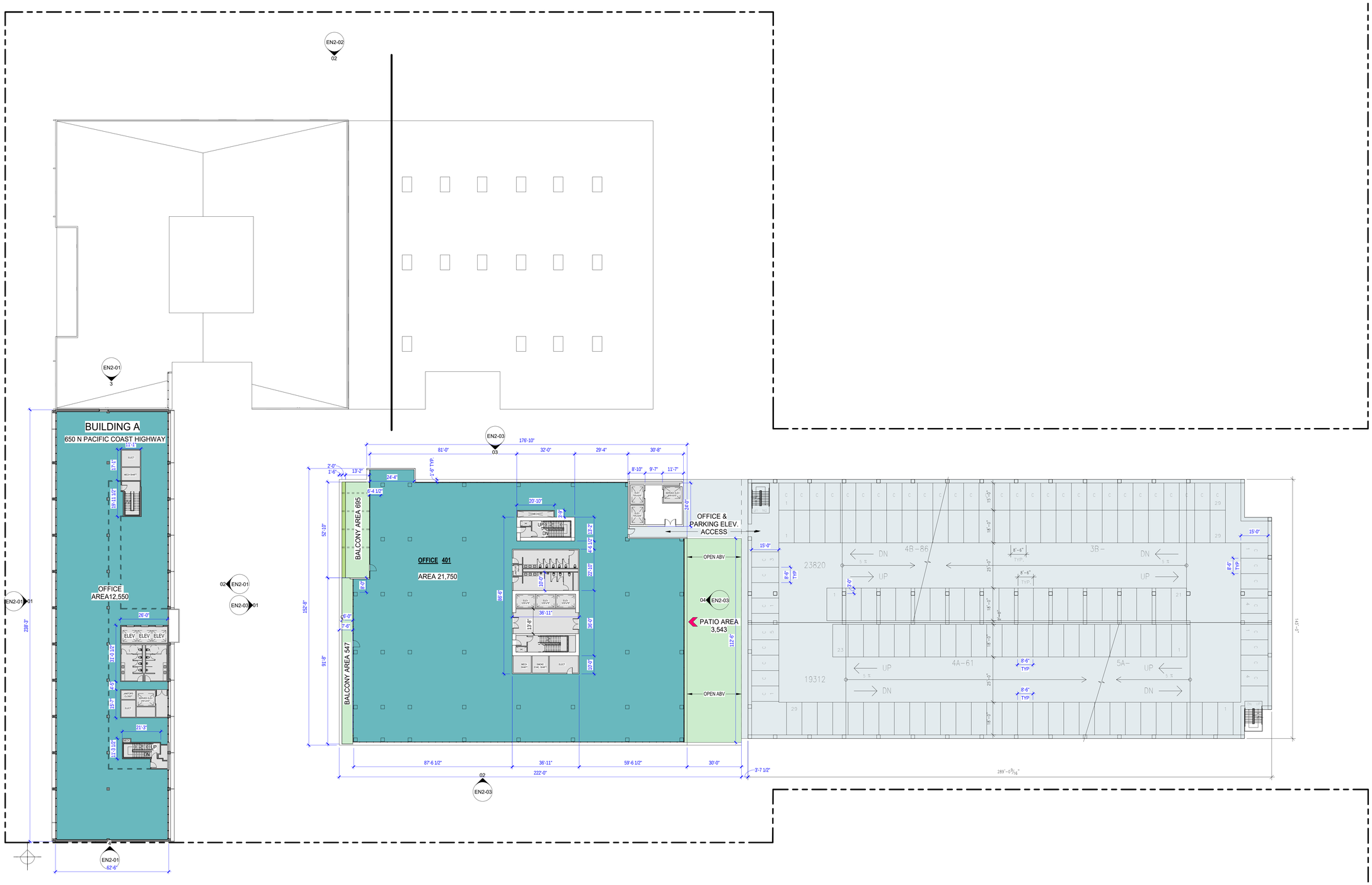
NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**



OFFICE / PARKING LEVEL 4 01
SCALE: 3/64" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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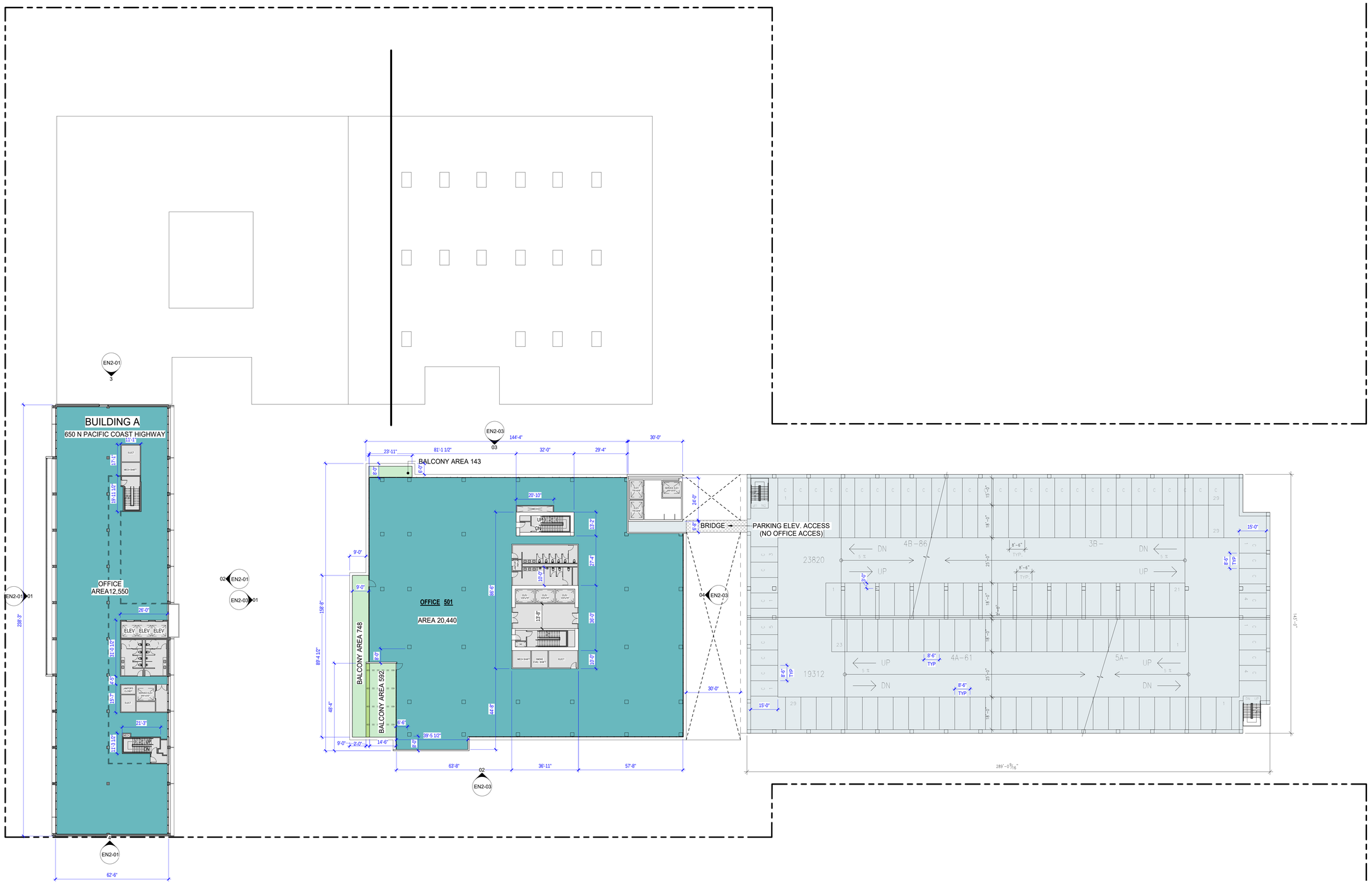
LEVEL 4 PLAN

EN1-04

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XX.XX.XXXX

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OFFICE LEVEL 05 / PARKING LEVEL 5-6 01
SCALE: 3/64" = 1'-0"

LEVEL 5 PLAN

EN1-05

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

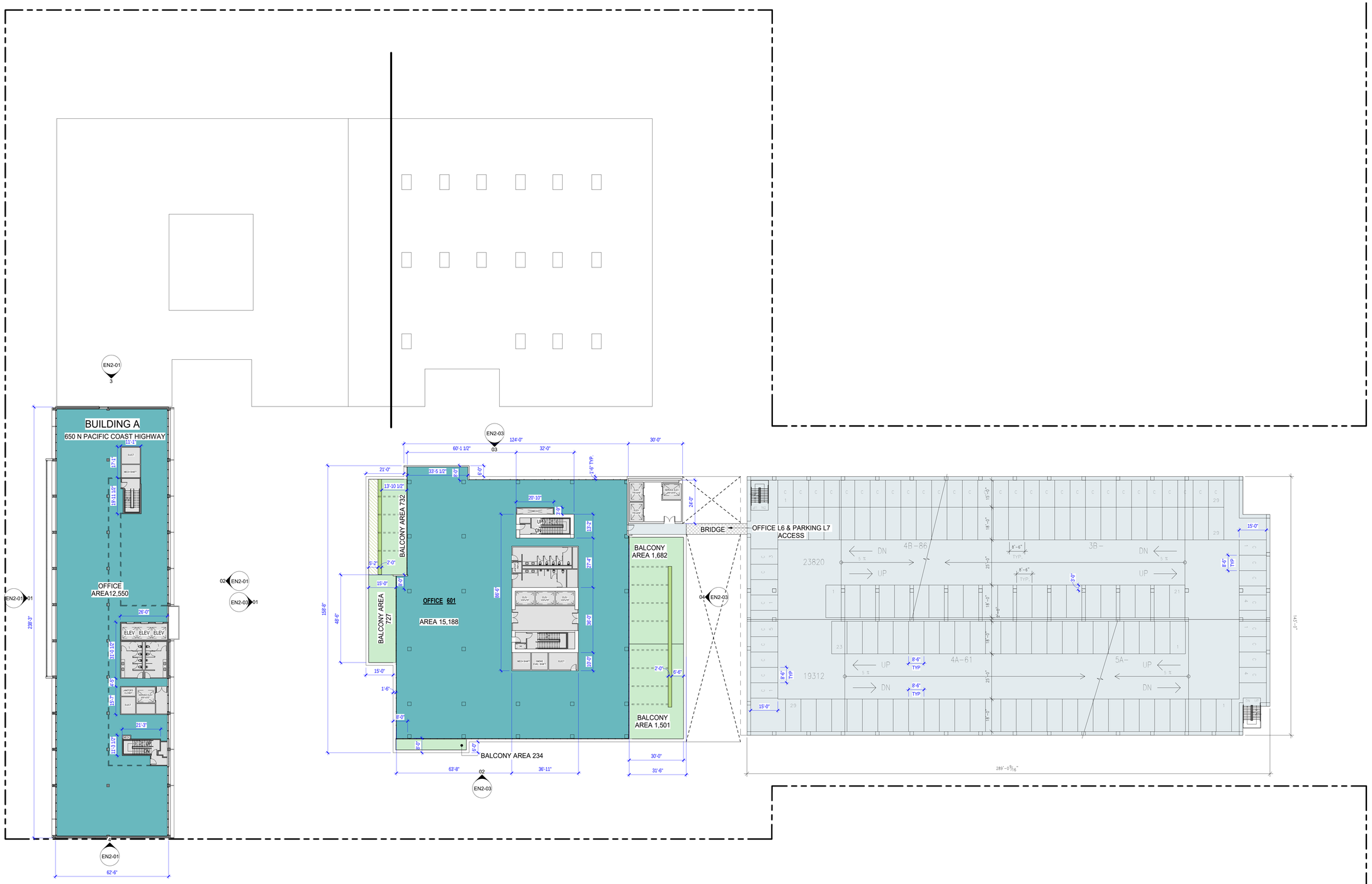
NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**



650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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OFFICE LEVEL 06 / PARKING LEVEL 6-7 01
SCALE: 3/64" = 1'-0"

LEVEL 6 PLAN

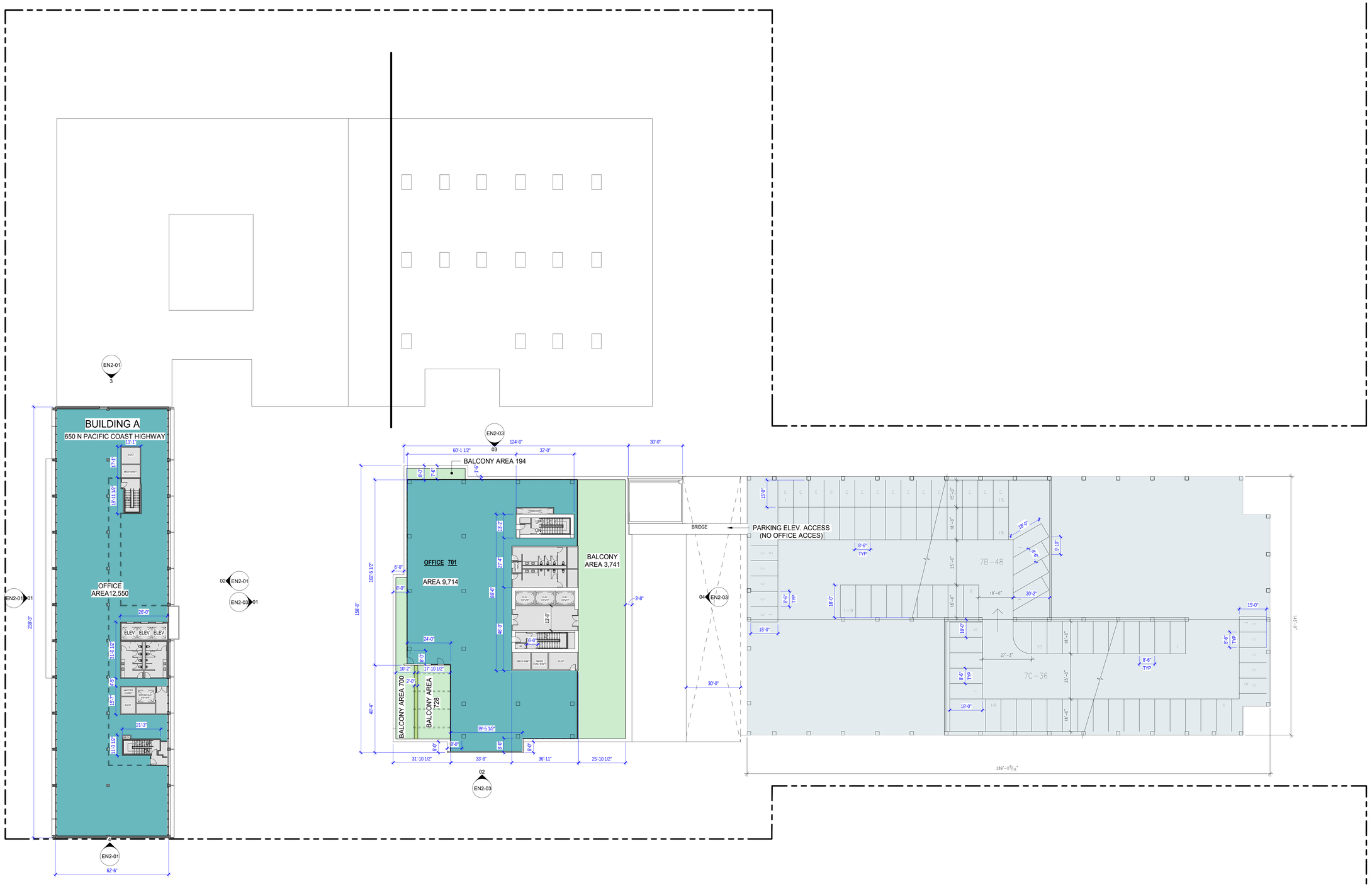
EN1-06

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH

650 N PACIFIC COAST HIGHWAY
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OFFICE LEVEL 07 / PARKING LEVEL 7-7 1/2
SCALE: 3/64" = 1'-0"

01

N

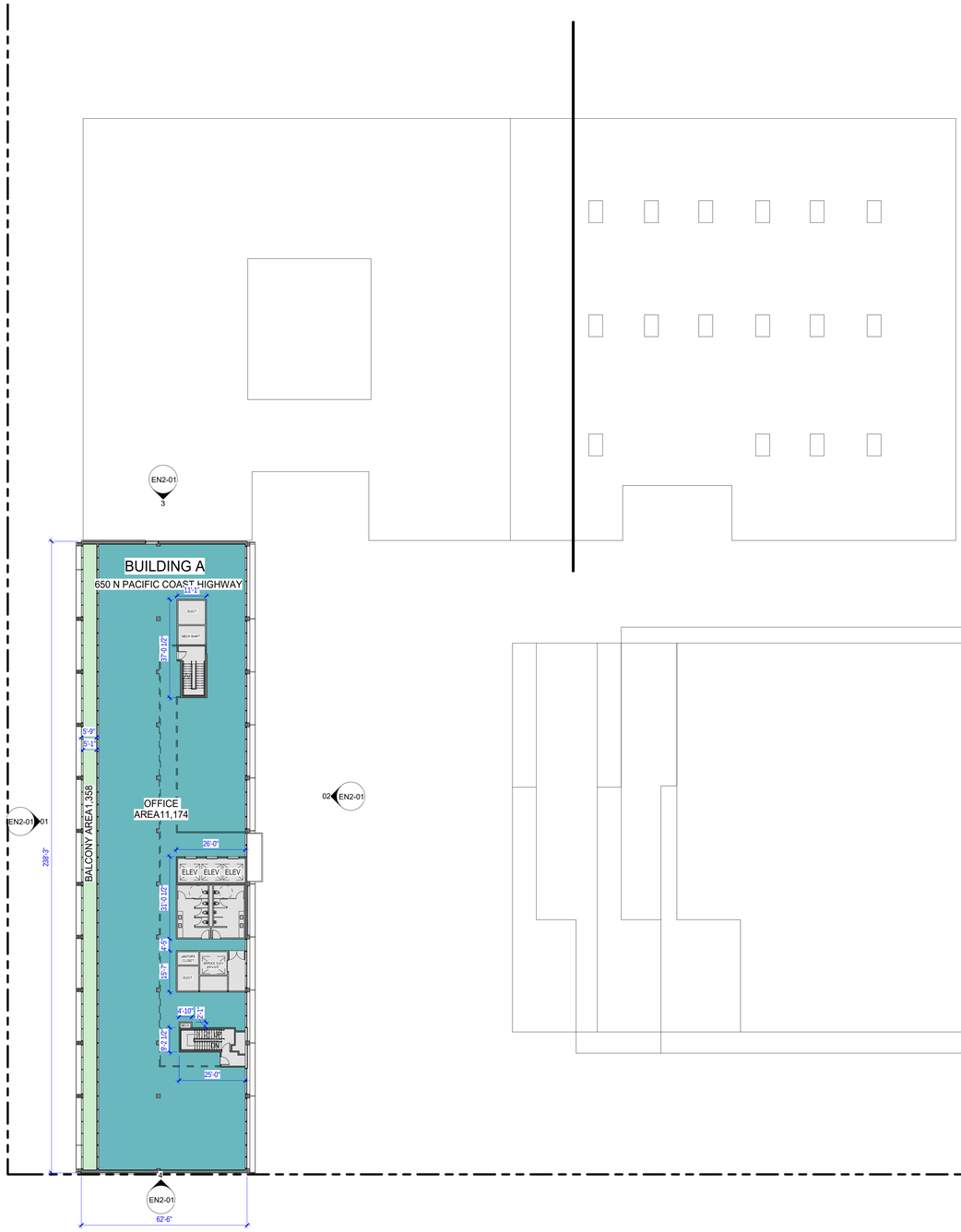
LEVEL 7 PLAN

EN1-07

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

650-700 PCH

650 N PACIFIC COAST HIGHWAY
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OFFICE LEVEL 8
SCALE: 3/64" = 1'-0"

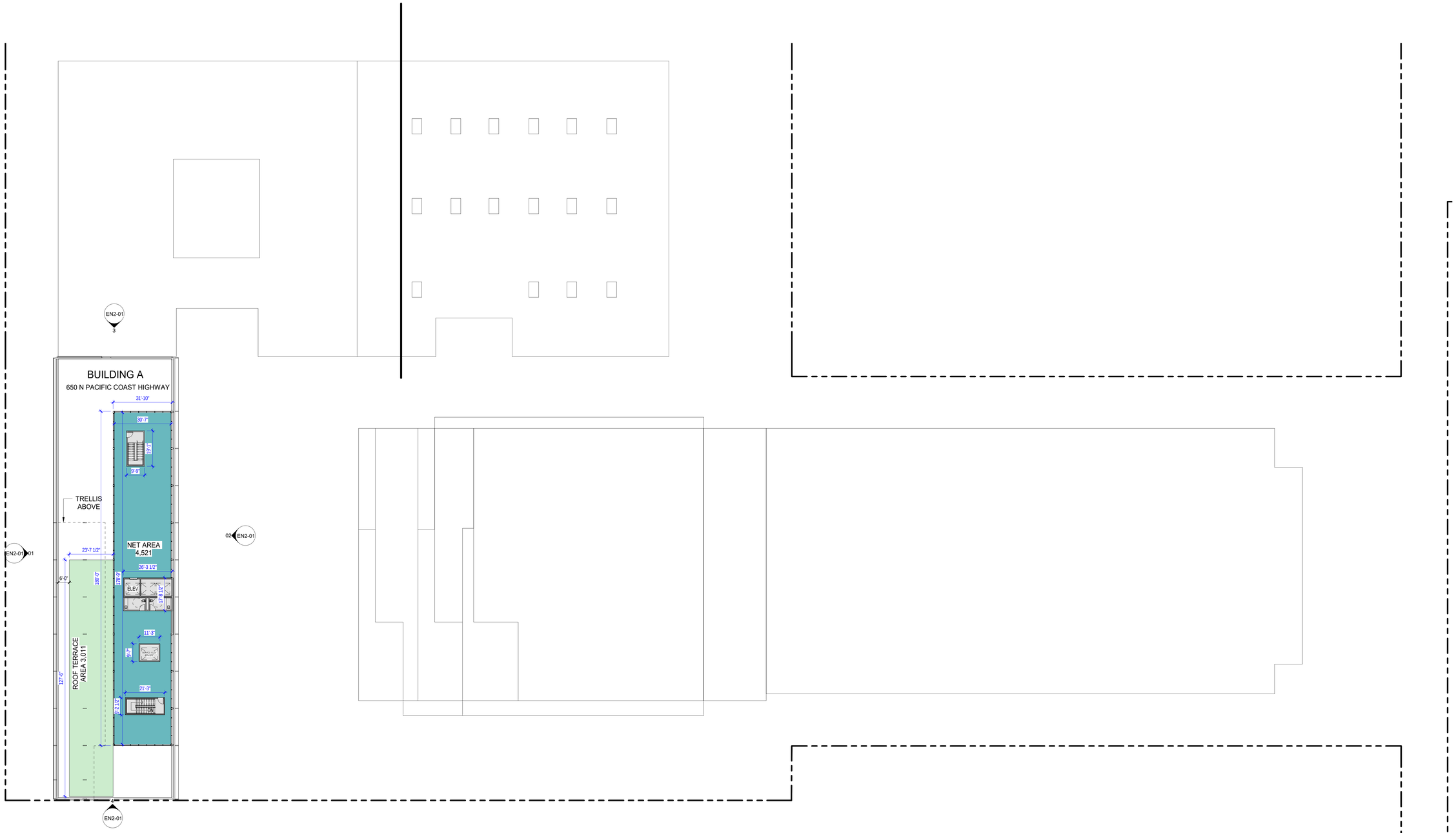
01

N

LEVEL 8 PLAN

EN1-08

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOFTERRACE	3,011
TOTAL BUILDING A	**99,916**
TOTAL OUTDOOR AREA A	**4,369**

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	**65,120**
TOTAL OUTDOOR AREA B	**0**

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,805+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363
TOTAL BUILDING C	**70,921**
TOTAL OUTDOOR AREA C	**16,507**

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	**16,652**

TOTAL BUILDING A,B,C,D	**252,609**
TOTAL OUTDOOR AREAS	**20,876**

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OFFICE LEVEL 9 (PENTHOUSE) / ROOF DECK 01
SCALE: 3/64" = 1'-0"

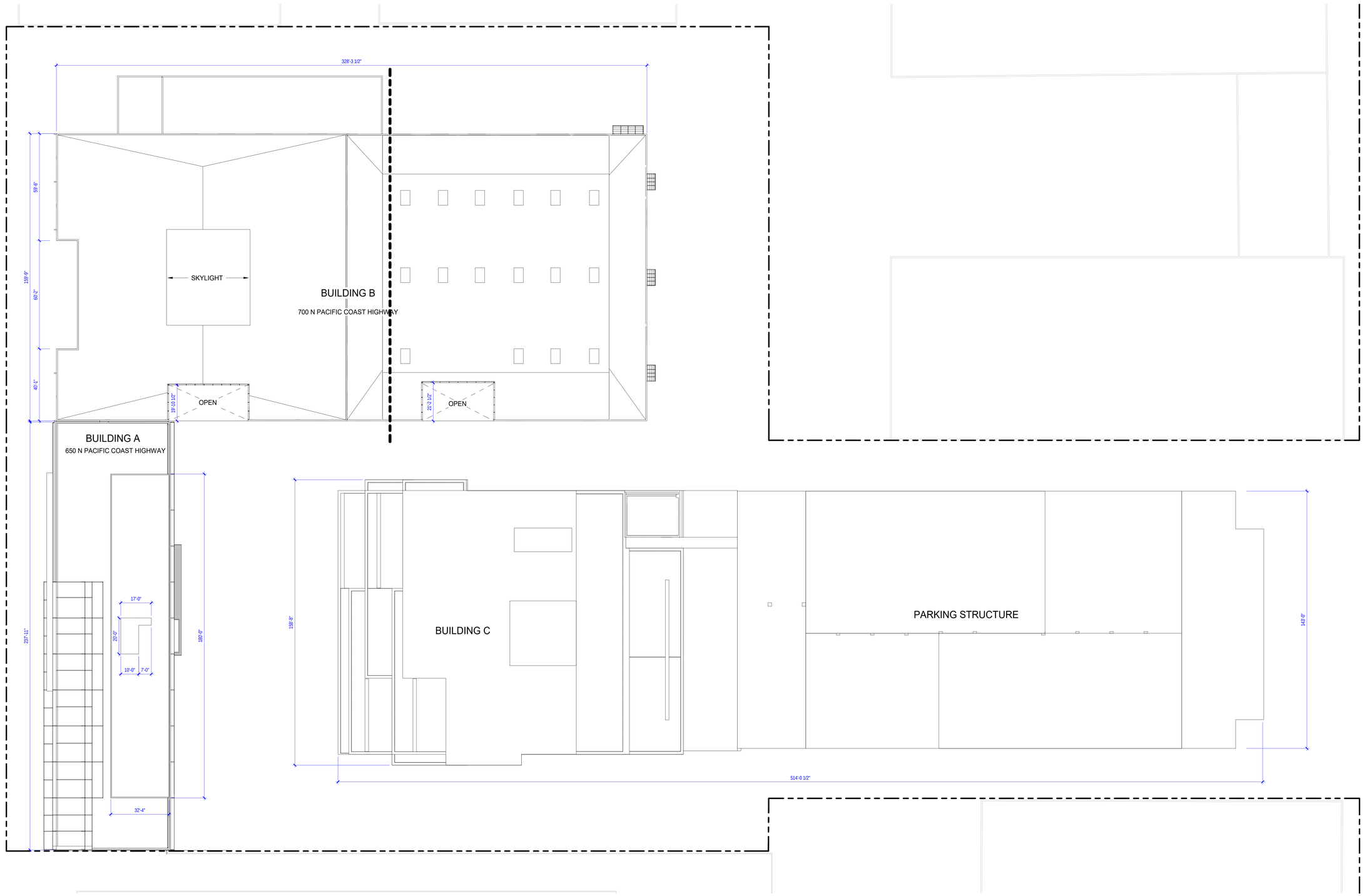
N

LEVEL 9 / PENTHOUSE
EN1-09

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SCALE: 3/64" = 1'-0"
DATE: XX.XX.XXXX

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OFFICE ROOF PLAN 01
SCALE: 3/64" = 1'-0"

N

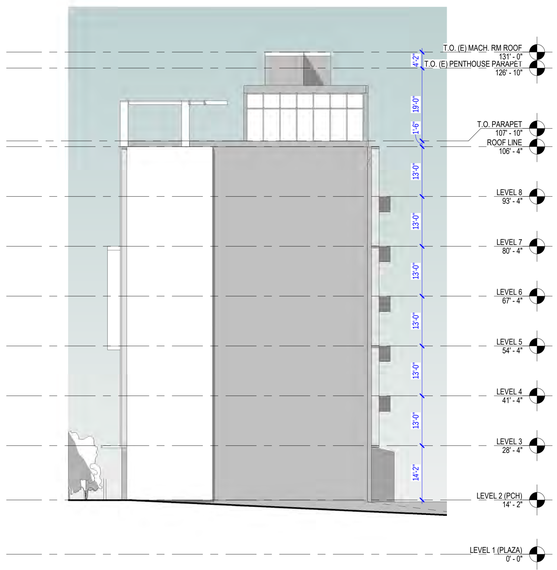
ROOF PLAN

EN1-10

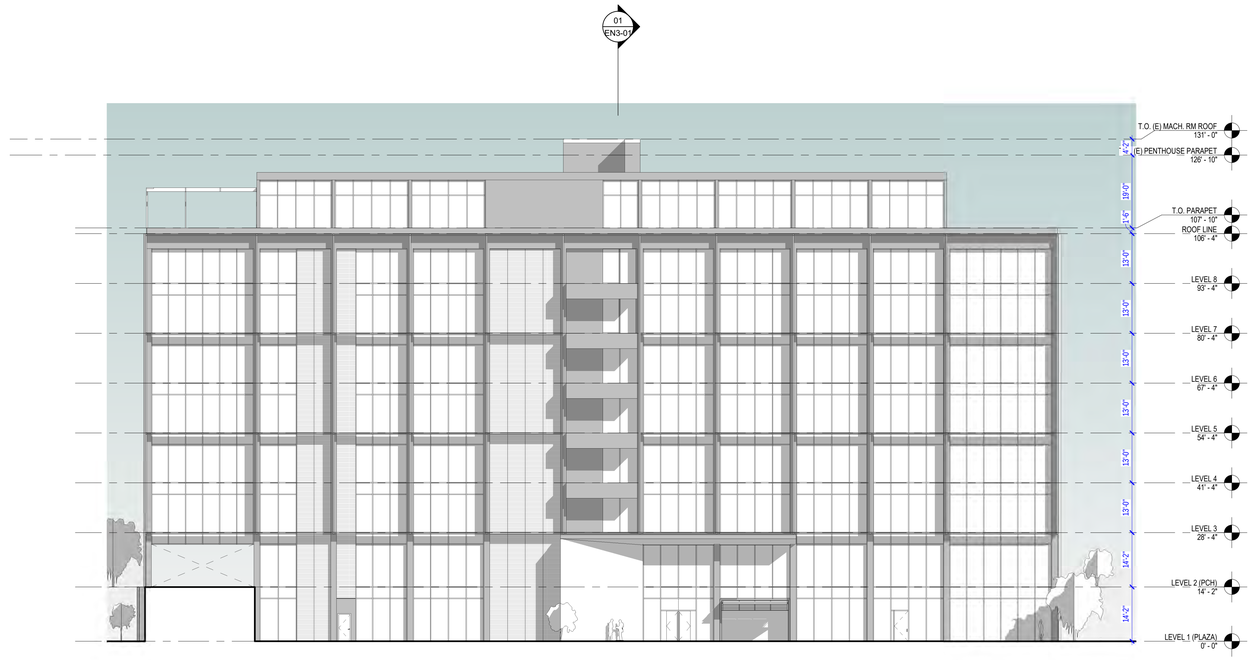
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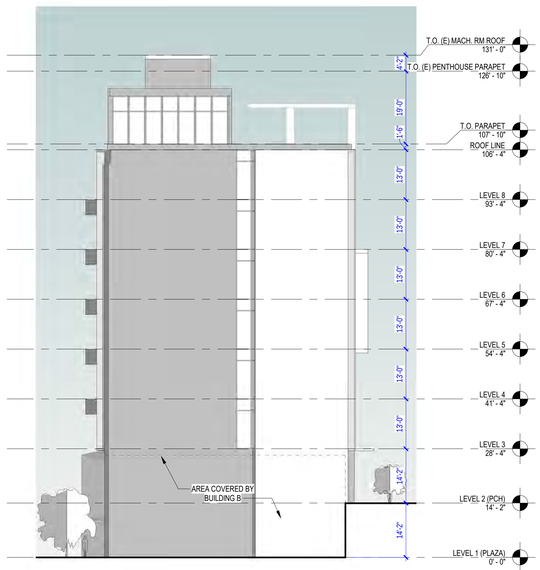
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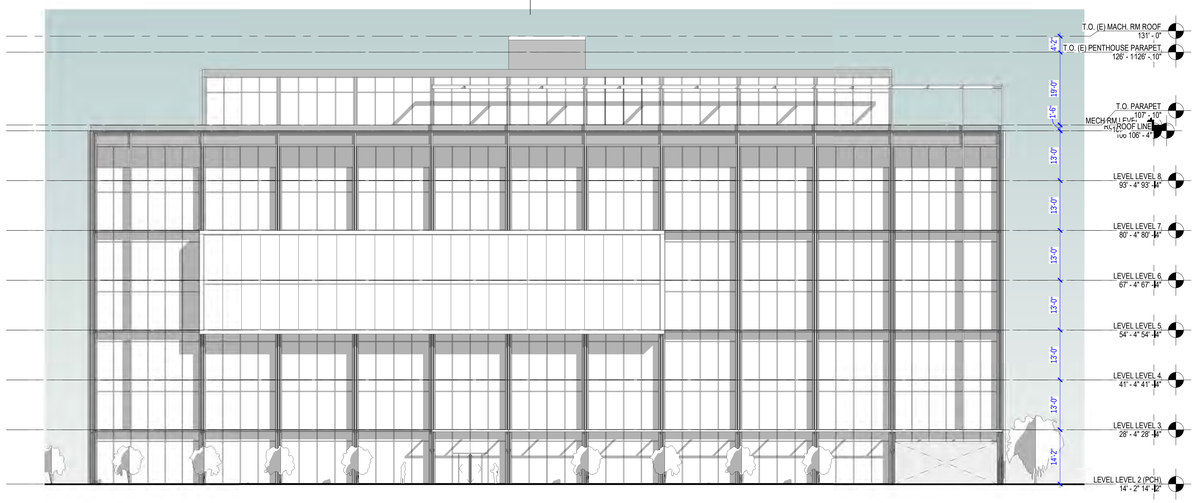
BUILDING A - SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



BUILDING A - EAST ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING A - NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



BUILDING A - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

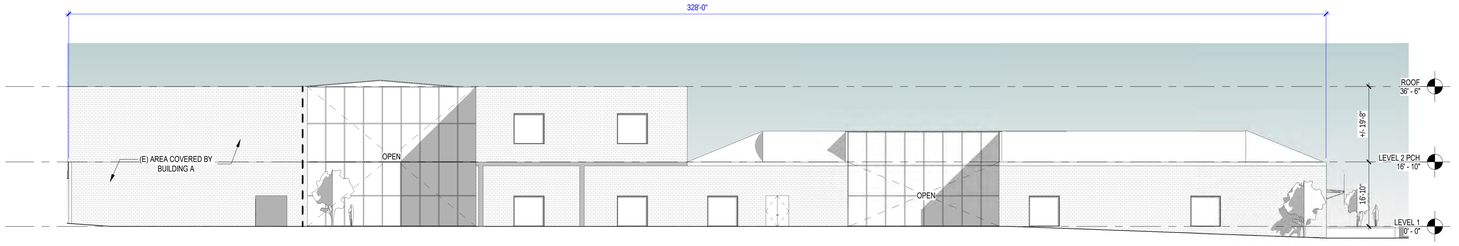
650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 1/16" = 1'-0"
DATE: XX.XX.XXXX

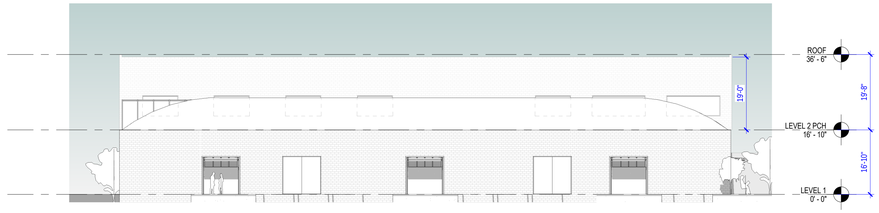
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ELEVATIONS_BUILDING A
EN2-01

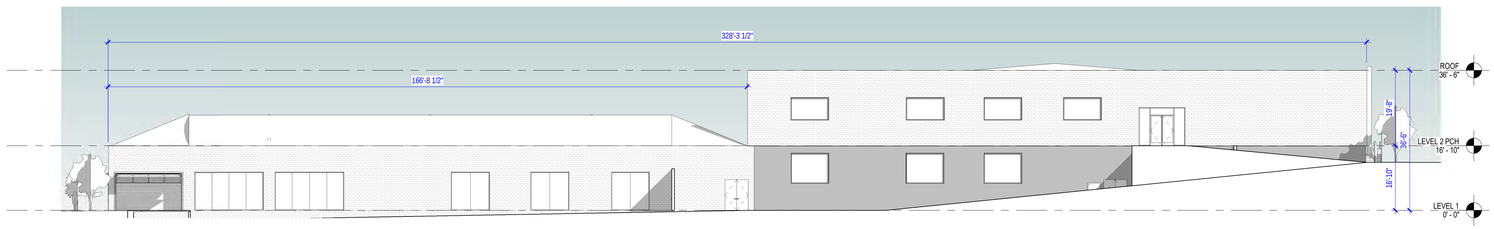
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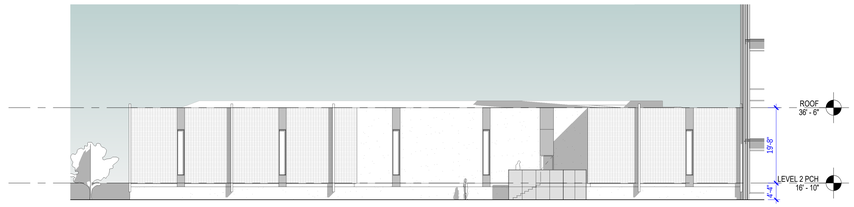
BUILDING B - SOUTH ELEVATION 04
SCALE: 1/16" = 1'-0"



BUILDING B - EAST ELEVATION 03
SCALE: 1/16" = 1'-0"



BUILDING B - NORTH ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING B - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

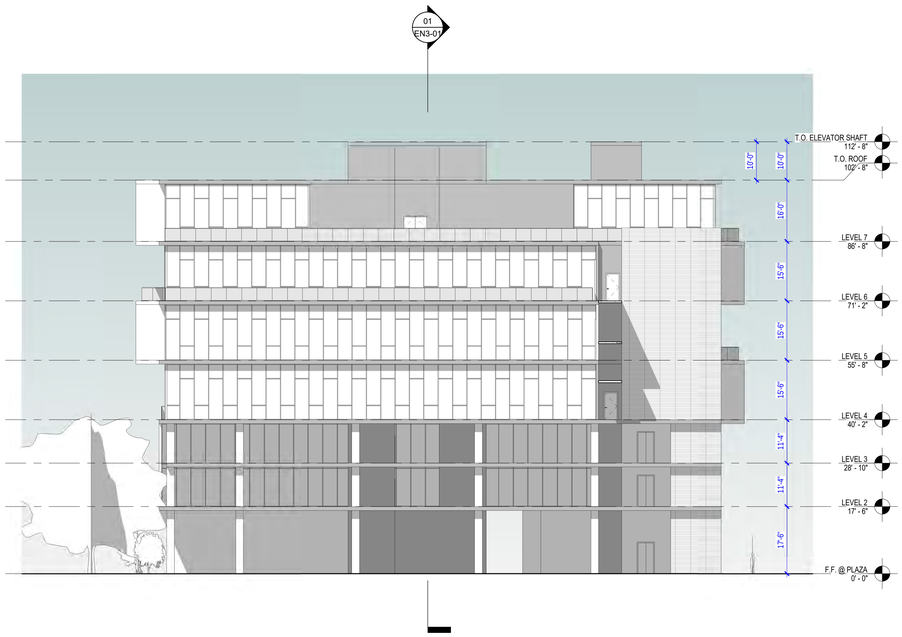
650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: 1/16" = 1'-0"
DATE: XX.XX.XXXX

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ELEVATIONS_BUILDING B
EN2-02

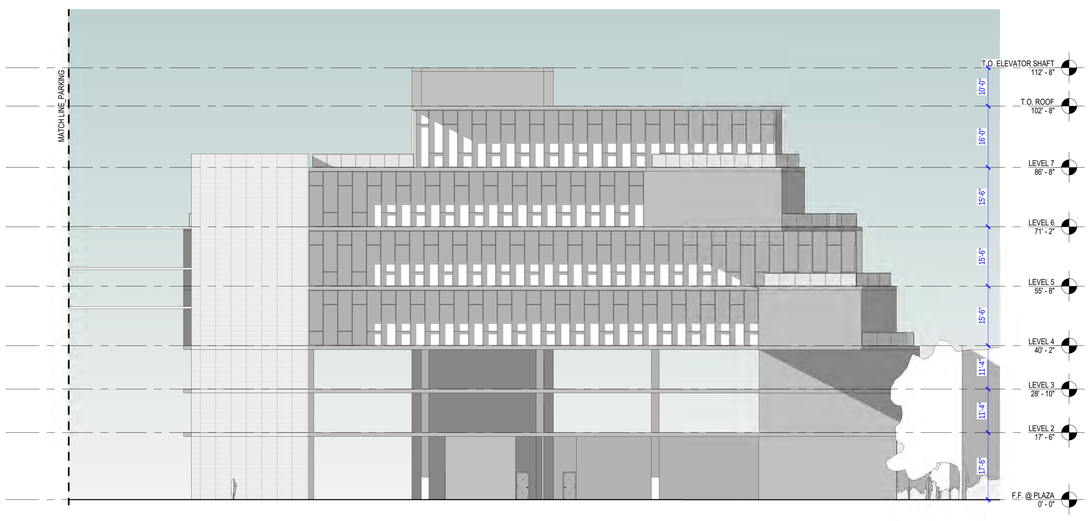
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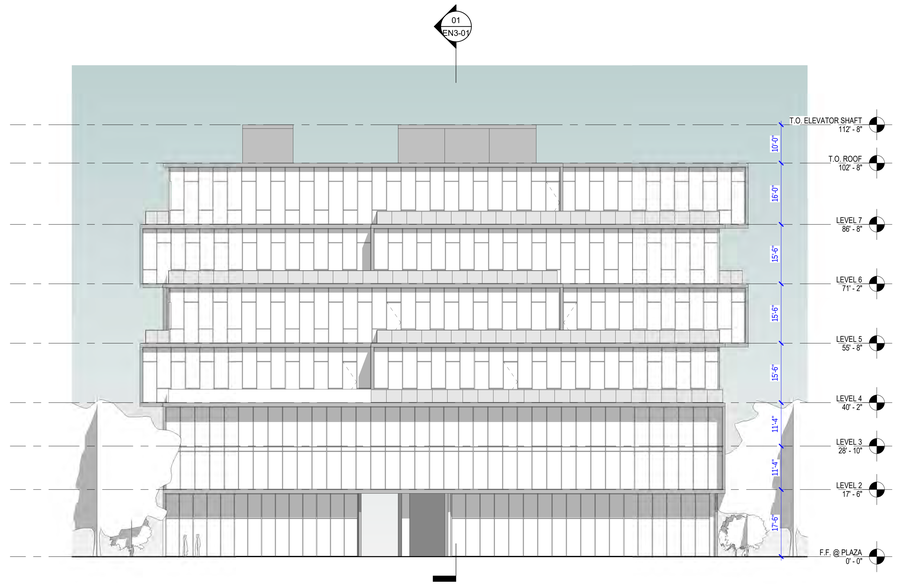
BUILDING C - EAST ELEVATION 04
SCALE: 1/16" = 1'-0"



BUILDING C - SOUTH ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING C - NORTH ELEVATION 03
SCALE: 1/16" = 1'-0"



BUILDING C - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

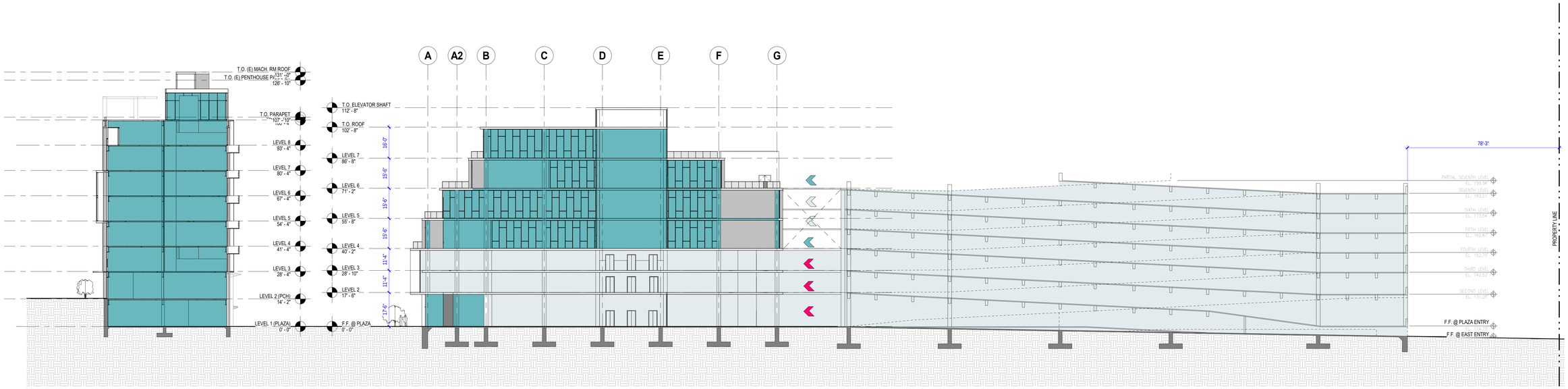
ENTITLEMENT PACKAGE
SCALE: 1/16" = 1'-0"
DATE: XX.XX.XXXX

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ELEVATIONS_BUILDING C
EN2-03

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EN_BUILDING SECTION HI-LOW POINTS 01
SCALE: 3/64" = 1'-0"

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

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DATE: XX.XX.XXXX

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SECTIONS

EN3-01

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650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

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RENDERINGS

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650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245 JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE:
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RENDERINGS

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650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE:
DATE: XX.XX.XXXX

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RENDERINGS

EN4-03

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LEGEND

1. STREETSCAPE
2. STEPS
3. MAIN COURTYARD
4. TERRACES
5. RAMP
6. DRIVEWAY

ILLUSTRATIVE ROOF PLAN 1
SCALE: 1/64"= 1'-0"

N

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650-700 PCH
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JOB NO. 1933

Landscape Entitlement Package

SCALE: As indicated
DATE: 05.08.2020

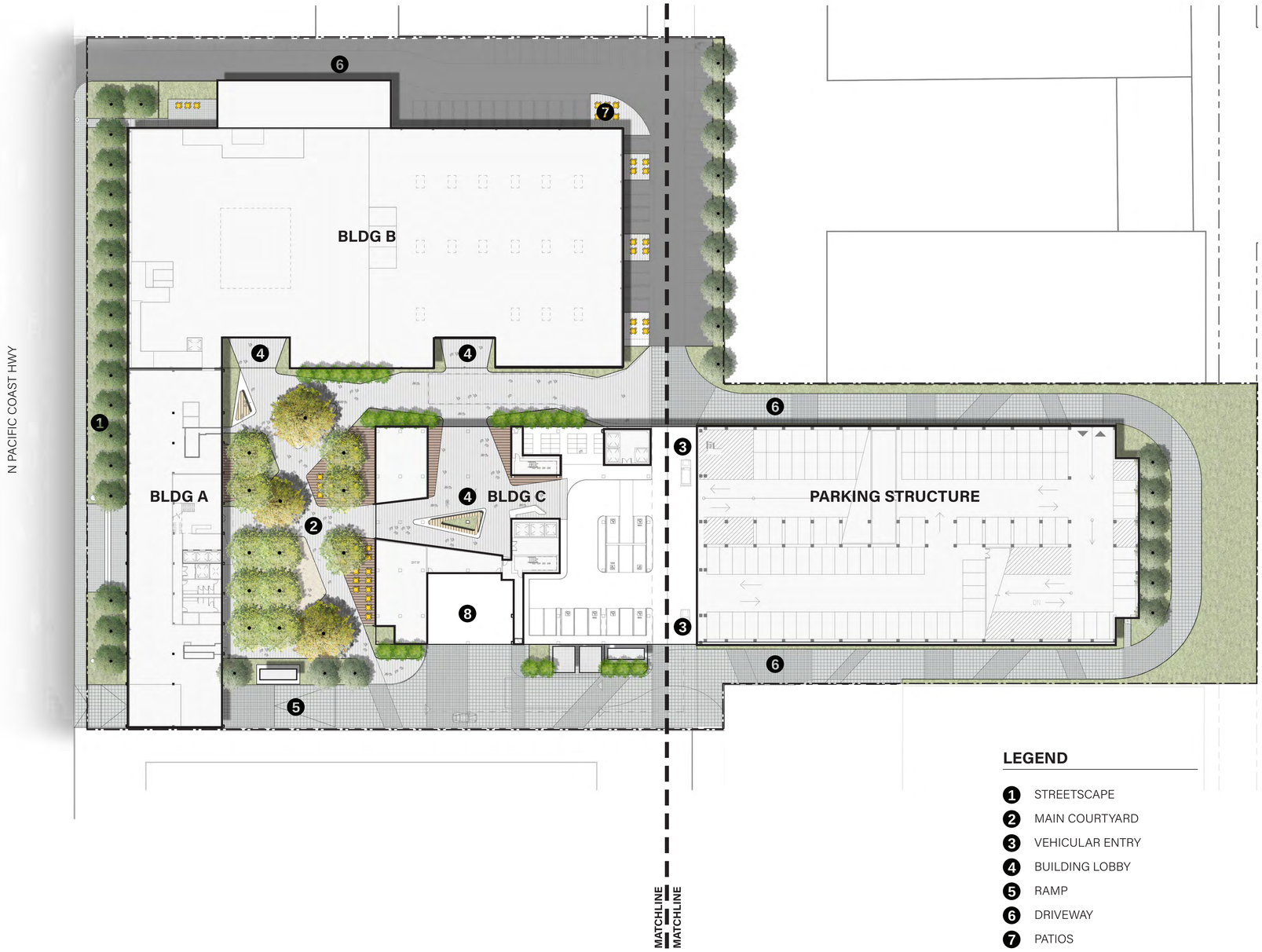
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ILLUSTRATIVE ROOF PLAN
L1.00

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LEGEND

1. STREETSCAPE
2. MAIN COURTYARD
3. VEHICULAR ENTRY
4. BUILDING LOBBY
5. RAMP
6. DRIVEWAY
7. PATIOS
8. SERVICE ENTRY

ILLUSTRATIVE GROUND LEVEL PLAN 1
SCALE: 1/64"= 1'-0"

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650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO: 1933

Landscape Entitlement Package

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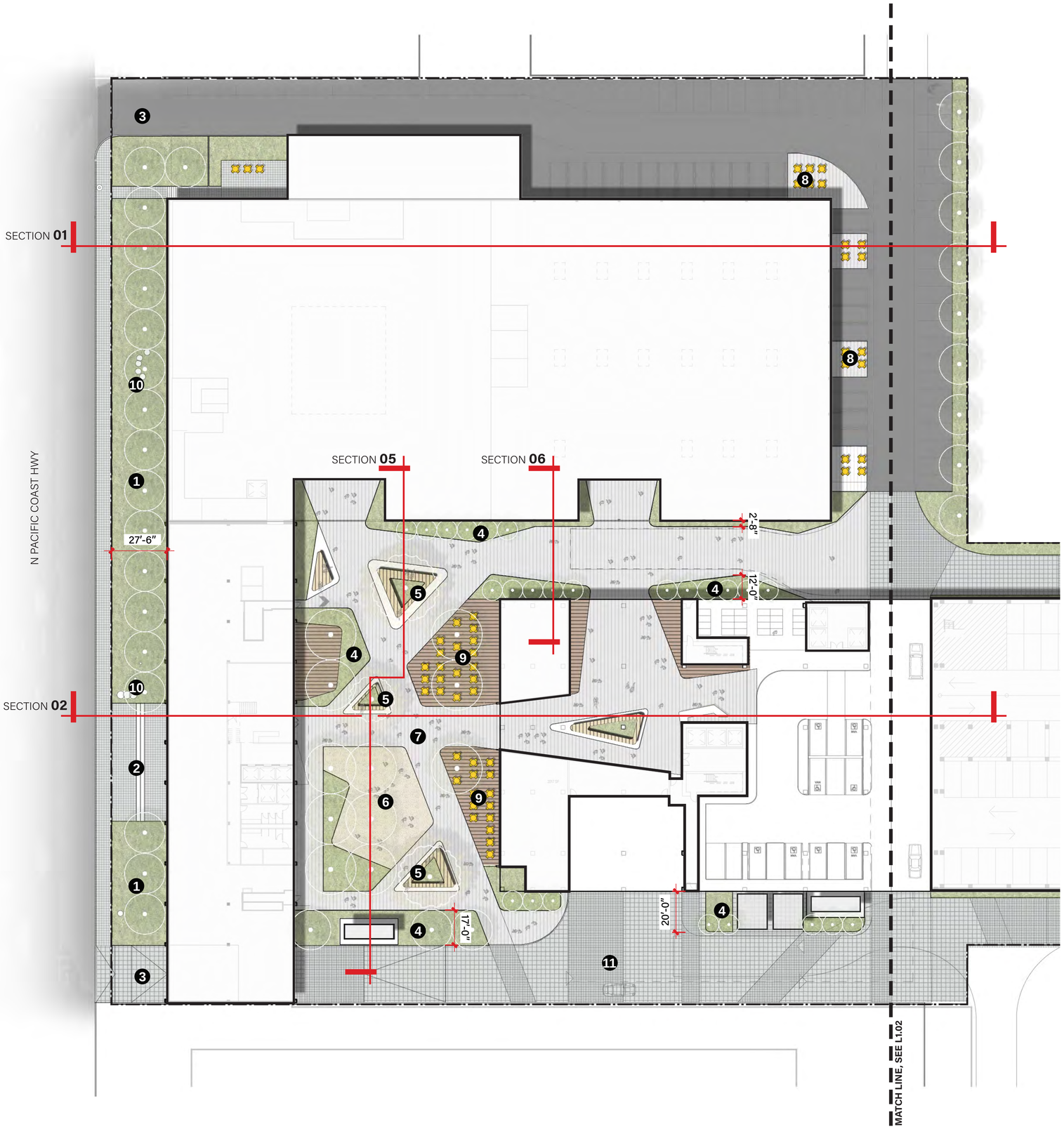
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ILLUSTRATIVE GROUND LEVEL PLAN
L1.00A

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LEGEND

1. (N) STREETSCAPE PLANTING
2. (N) ENTRY STEPS
3. (E) ENTRY DRIVE
4. PLANTING AREA
5. SEATING ELEMENT/ PLANTER
6. LAWN
7. PEDESTRIAN PAVING
8. ENTRY PATIOS
9. RESTAURANT PATIO
10. ABOVE GROUND UTILITY
11. ENHANCED CONCRETE DRIVEWAY PAVING

ILLUSTRATIVE PLAN - LEVEL 01_WEST 1
SCALE: 3/64"= 1'-0"

650-700 PCH
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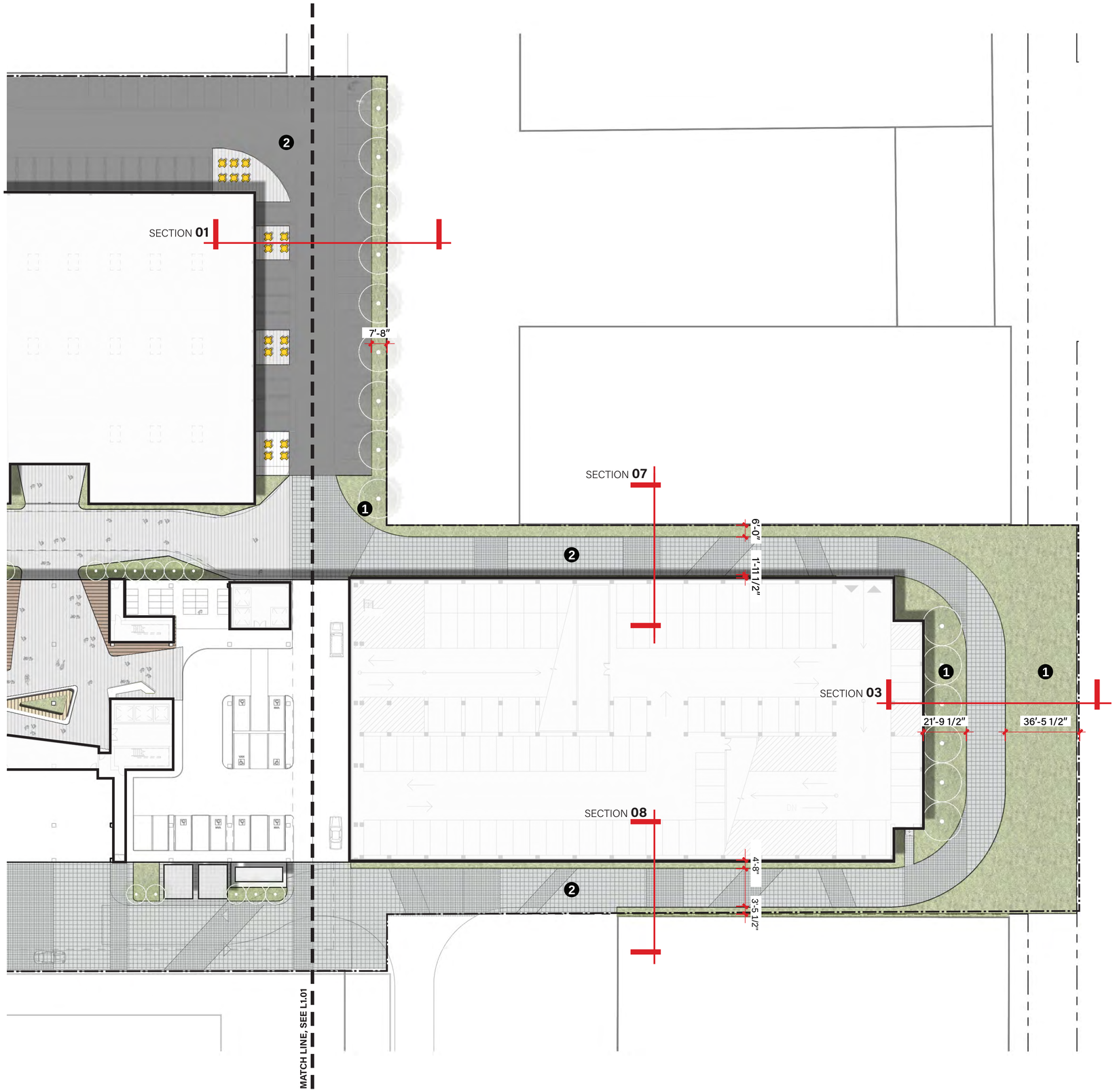
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ILLUSTRATIVE PLAN - LEVEL 01_W
L1.01

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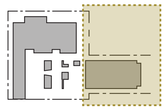
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LEGEND

1. PARAMETER PLANTING
2. ENHANCED CONCRETE DRIVEWAY PAVING



650-700 PCH
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EL SEGUNDO, CA 90245
JOB NO: 1933

Landscape Entitlement Package

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ILLUSTRATIVE PLAN - LEVEL 01_E

L1.02

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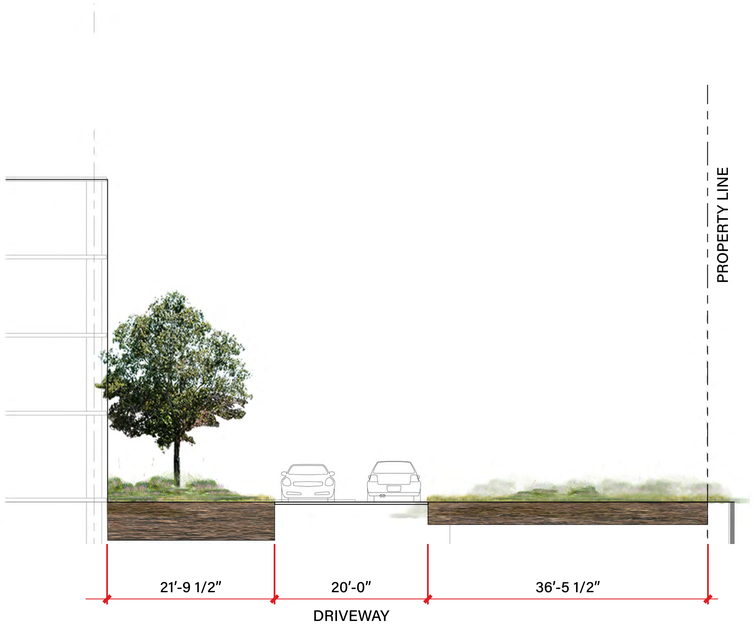
ILLUSTRATIVE PLAN - LEVEL 01_EAST 1
SCALE: 3/64"= 1'-0"

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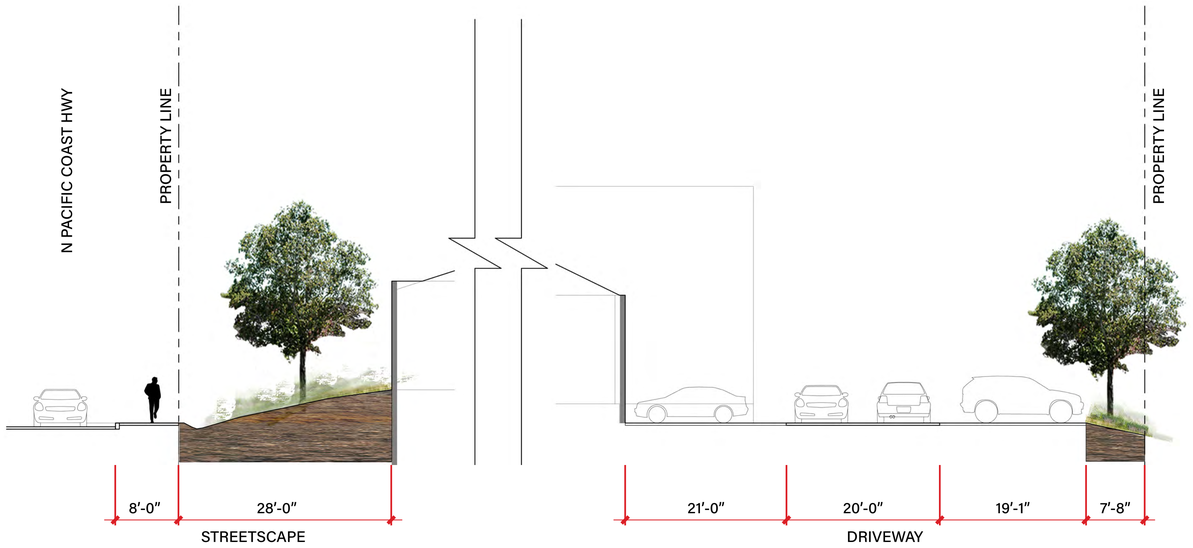
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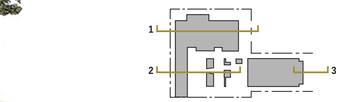
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SECTION 3
SCALE: 1/8″= 1′-0″



SECTION 1
SCALE: 1/8″= 1′-0″



650-700 PCH
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EL SEGUNDO, CA 90245
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SCALE: As indicated
DATE: 05.08.2020

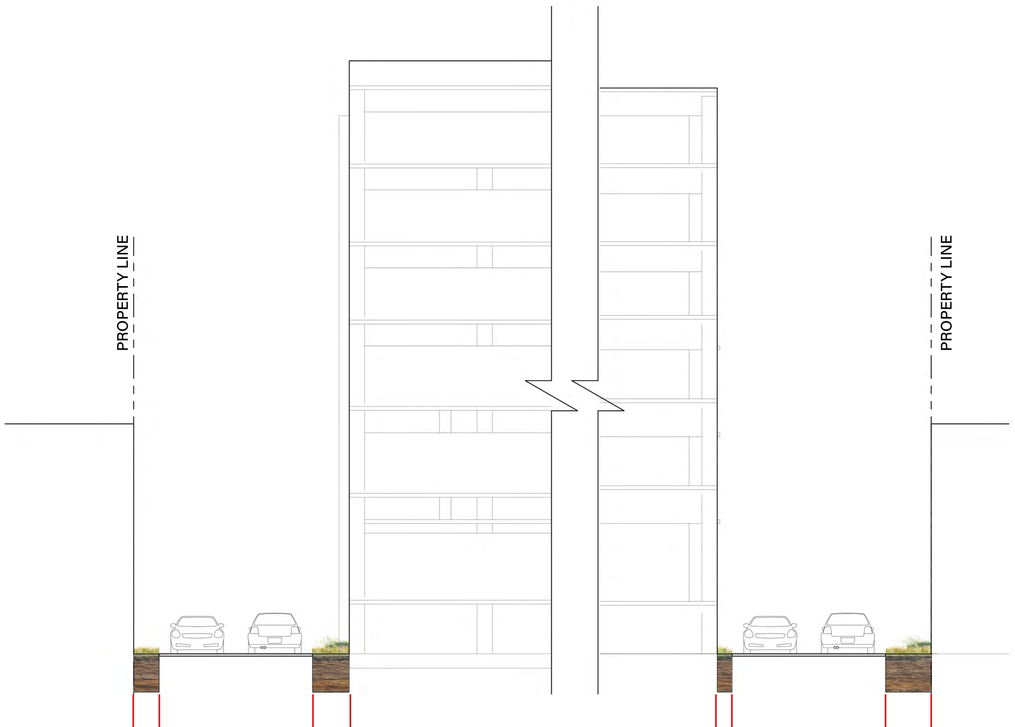
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SECTIONS
L2.01

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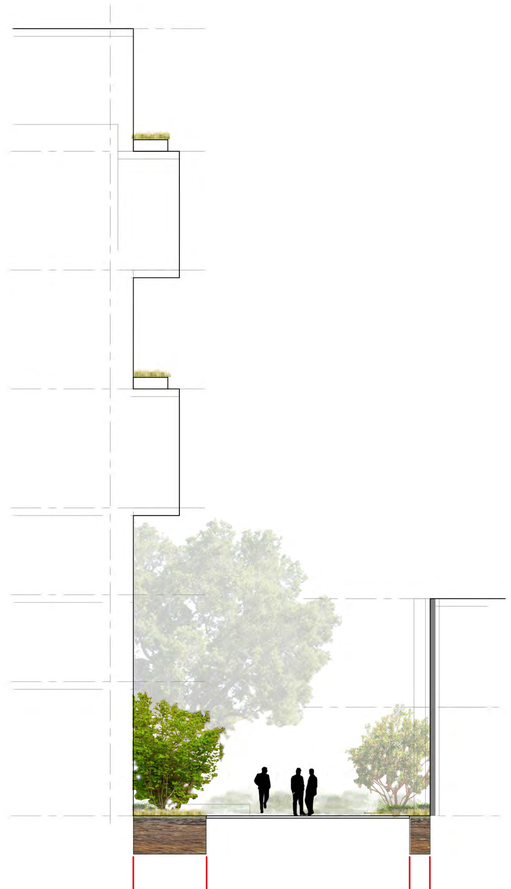
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DRIVEWAY

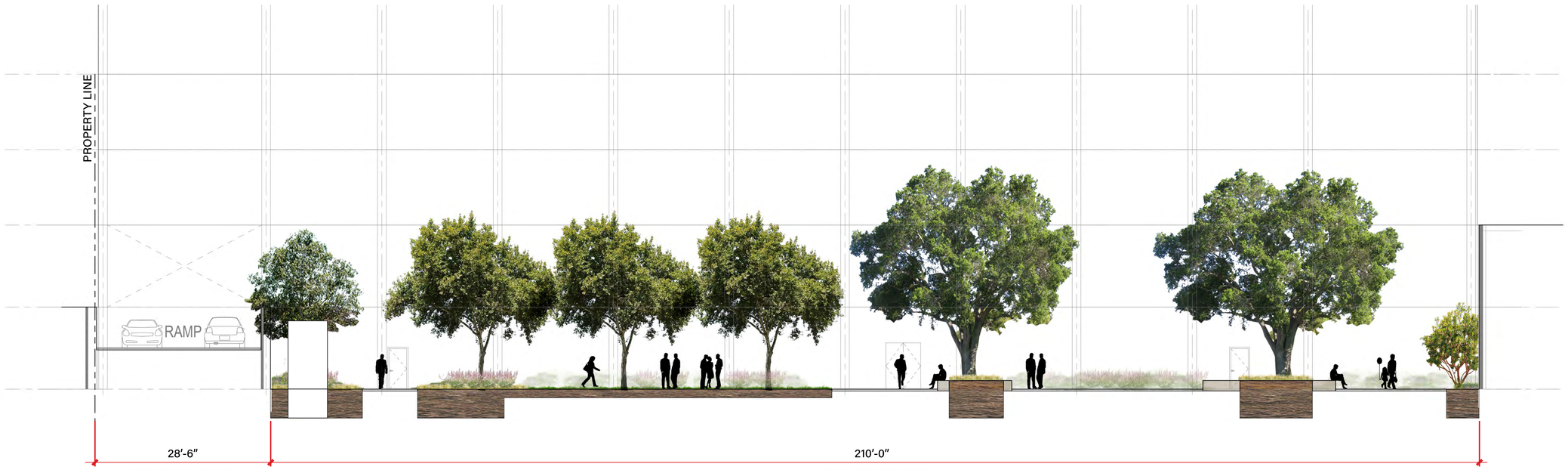
DRIVEWAY

SECTION 6
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COURTYARD

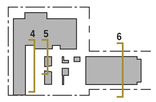
SECTION 5
SCALE: 1/8"= 1'-0"



DRIVEWAY / RAMP

MAIN COURTYARD

SECTION 4
SCALE: 1/8"= 1'-0"



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Landscape Entitlement Package

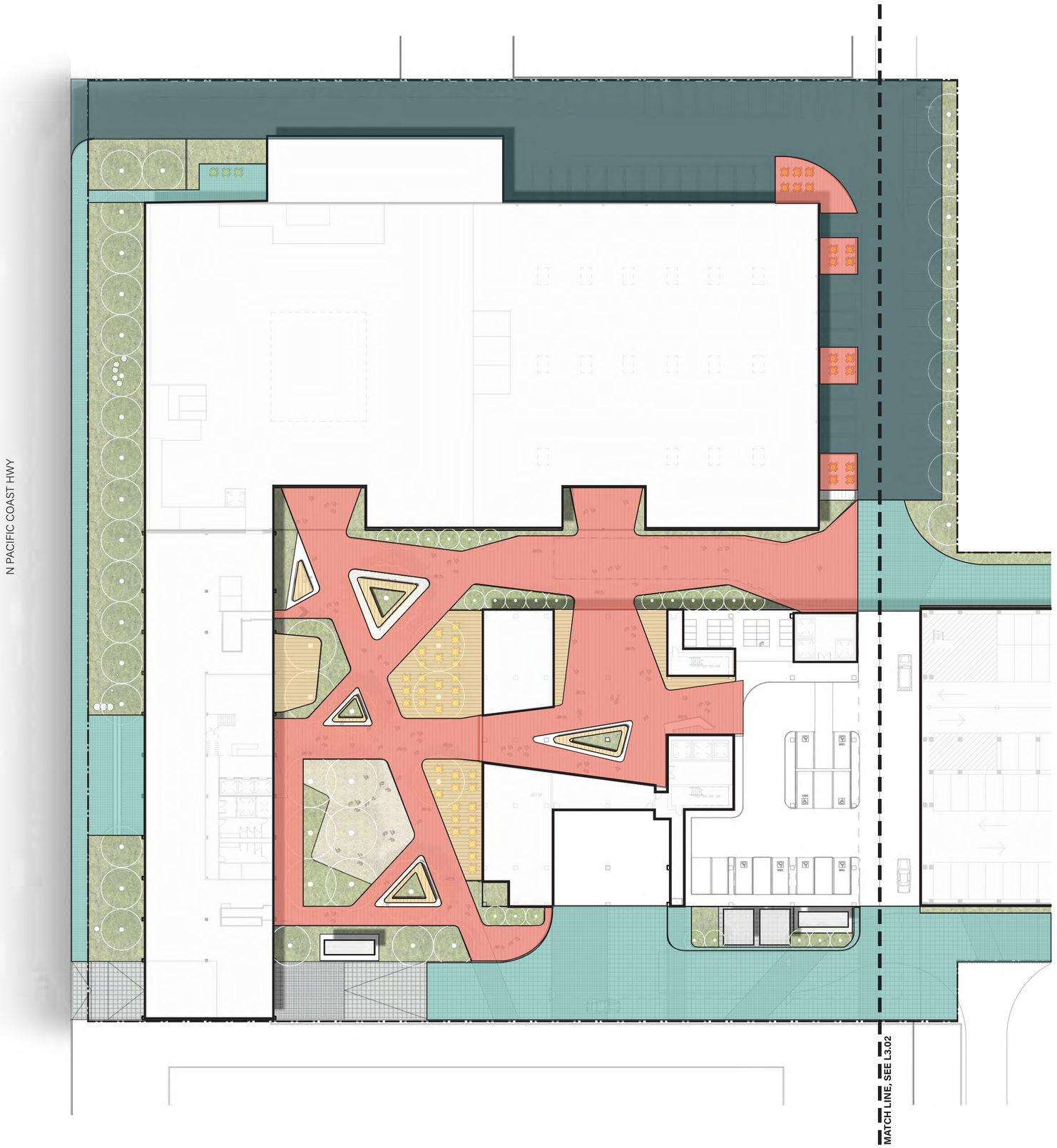
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SECTIONS

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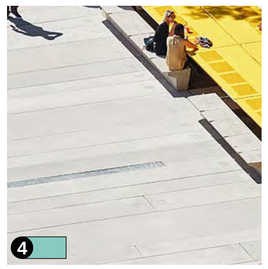
- ENHANCED PAVING
- WOOD DECK / SEATING
- CIP CONCRETE
- EXISTING ASPHALT TO REMAIN **(25,436 SQFT)**

TOTAL HARDSCAPE AREA:
109,757 SQFT











MATERIALS PLAN - LEVEL 01_WEST 1
SCALE: 3/64"= 1'-0"

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Landscape Entitlement Package

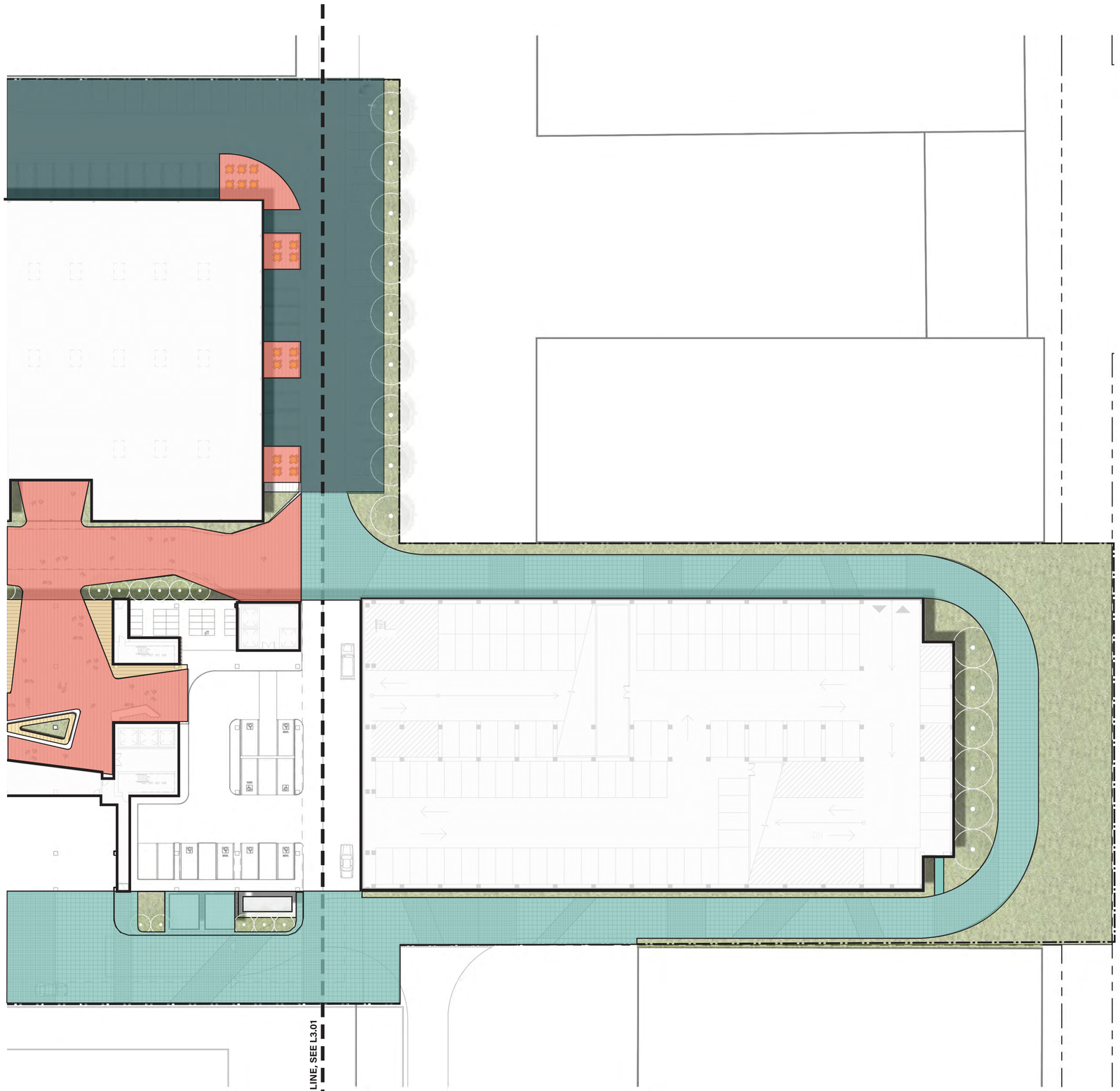
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MATERIALS PLAN - LEVEL 01_W

L3.01

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LEGEND

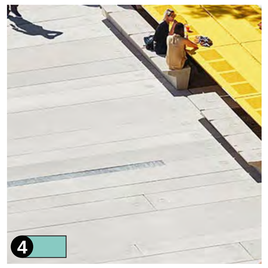
- ENHANCED PAVING
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- CIP CONCRETE
- EXISTING ASPHALT TO REMAIN **(25,436 SQFT)**

TOTAL HARDSCAPE AREA:
109,757 SQFT







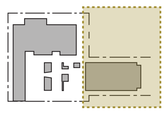




MATERIALS PLAN - LEVEL 01_EAST 1
SCALE: 3/64"= 1'-0"

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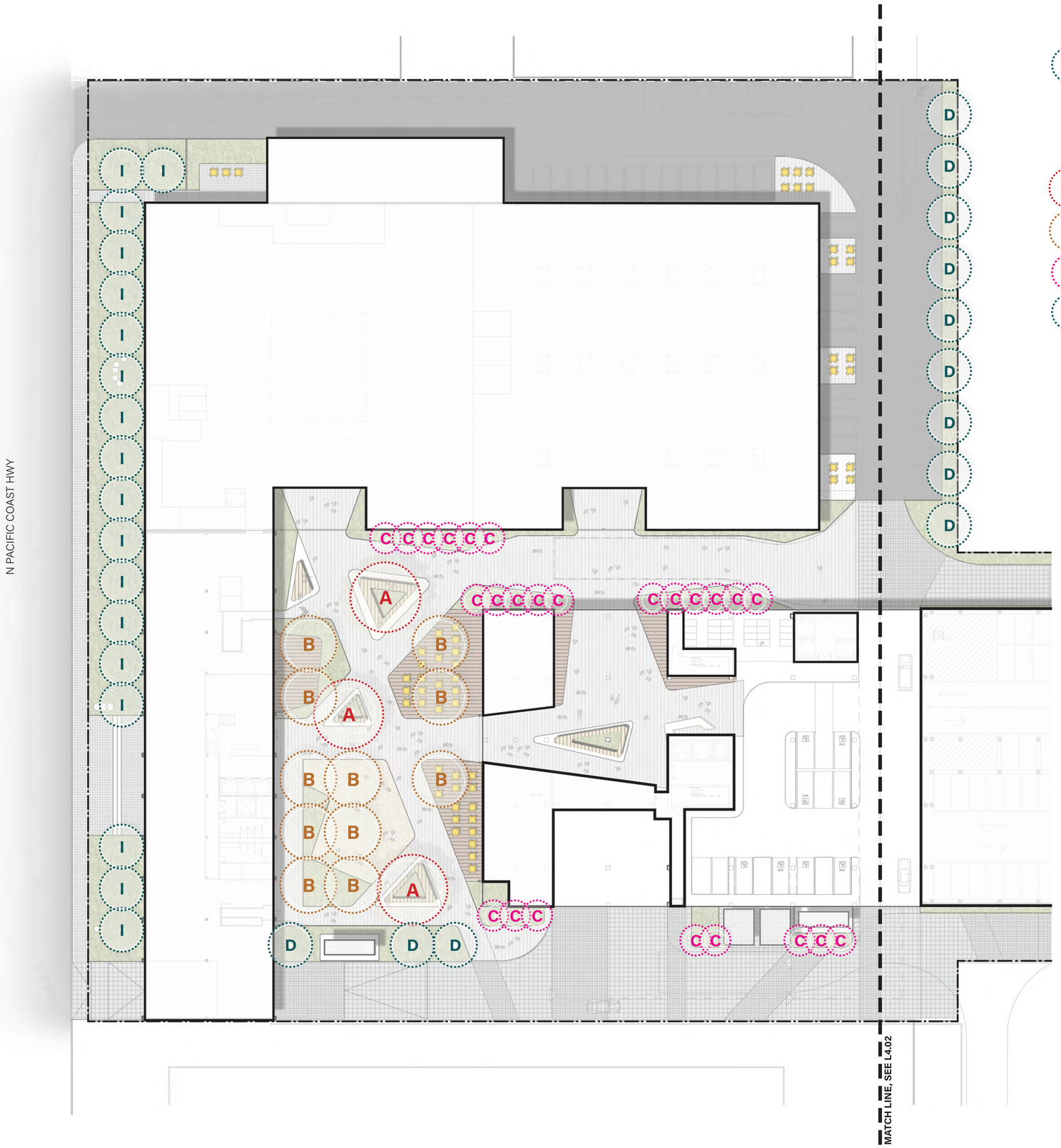
Landscape Entitlement Package
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MATERIALS PLAN - LEVEL 01_E

L3.02

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LEGEND

PROPOSED STREET TREES **18**

457 LF Street Frontage /1 Tree per 25 LF = 18 Street Tree Required

	SPECIES	SIZE	QTY	WUCOLS	NOTES
I	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

OTHER PROPOSED TREES **57**

	SPECIES	SIZE	QTY	WUCOLS	NOTES
A	Quercus agrifolia Coast Live Oak	60" box	3	VL	California native evergreen, habitat value, shade
B	Platanus racemosa California sycamore	36" box	11	M	California native evergreen, habitat value, shade
C	Arbutus x 'Marina' Marina Madrone	24" box	25	L	Multi-Trunk, habitat value, sculputral
D	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

TOTAL PROPOSED TREES **75**

PROPOSED SIZES **34% @ 24" box ; 62% @ 36" box; 4% @ 60" box**


A


B


C


I D

TREE PLAN _ WEST 1
SCALE: 3/64"= 1'-0"

N

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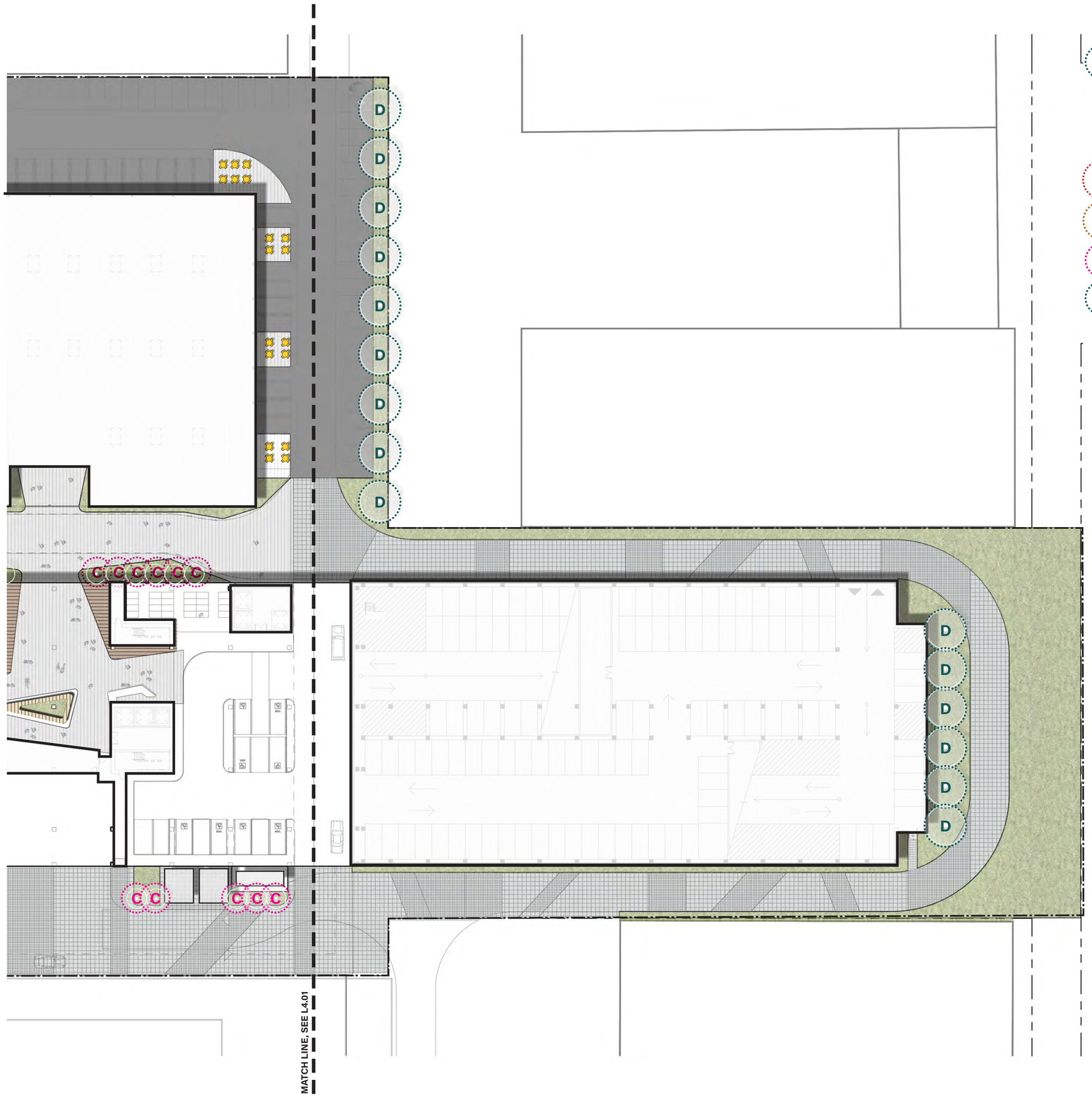
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TREE PLAN _ W

L4.01

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LEGEND

PROPOSED STREET TREES **18**

457 LF Street Frontage /1 Tree per 25 LF = 18 Street Tree Required

	SPECIES	SIZE	QTY	WUCOLS	NOTES
I	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

OTHER PROPOSED TREES **57**

	SPECIES	SIZE	QTY	WUCOLS	NOTES
A	Quercus agrifolia Coast Live Oak	60" box	3	VL	California native evergreen, habitat value, shade
B	Platanus racemosa California sycamore	36" box	11	M	California native evergreen, habitat value, shade
C	Arbutus x 'Marina' Marina Madrone	24" box	25	L	Multi-Trunk, habitat value, sculputral
D	Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Atrractive bark, Seacoast Conditions

TOTAL PROPOSED TREES **75**

PROPOSED SIZES **34% @ 24" box ; 62% @ 36" box; 4% @ 60" box**









TREE PLAN _ EAST 1
SCALE: 3/64"= 1'-0"

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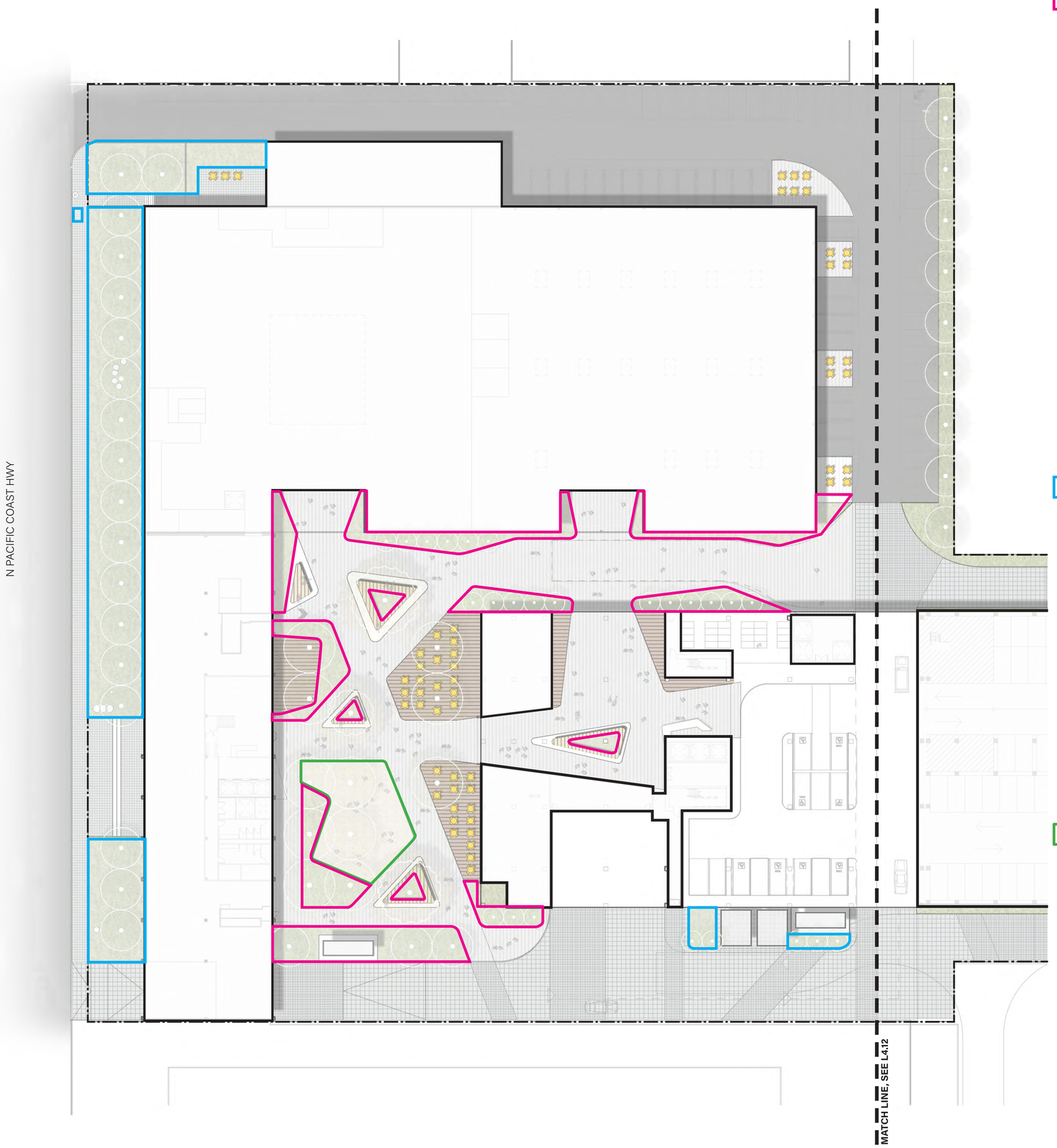
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TREE PLAN _ E

L3.02

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LEGEND

COURTYARD PLANTING 7,217 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat


Eriogonum parvifolium
Coast Buckwheat


Salvia clevelandii
Blue Sage


Eriogonum giganteum
St. Catherine's Lace


Rhamnus californica
California Coffeeberry

EDGE PLANTING 29,230 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Salvia leucophylla Purple Leaf Sage	5 gal	20% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Arctostaphylos Pacific Mist Manzanita	5 gal	30% @ 36" o.c.	L	CA native, habitat
Rhamnus californica Coffeeberry	5 gal	20% @ 36" o.c.	VL	CA native, evergreen
Ceanothus grisius Horizontalis Carmel Creeper	5 gal	50% @ 36" o.c.	VL	CA native, evergreen, bee pollinator


Arctostaphylos 'Pacific Mist'


Rhamnus californica
Coffeeberry


Ceanothus grisius
Horizontalis Carmel Creeper

LAWN 2,284 SQFT

TOTAL PLANTED AREA 38,731 SQFT

UNDERSTORY PLAN _ WEST 1
SCALE: 3/64"= 1'-0"

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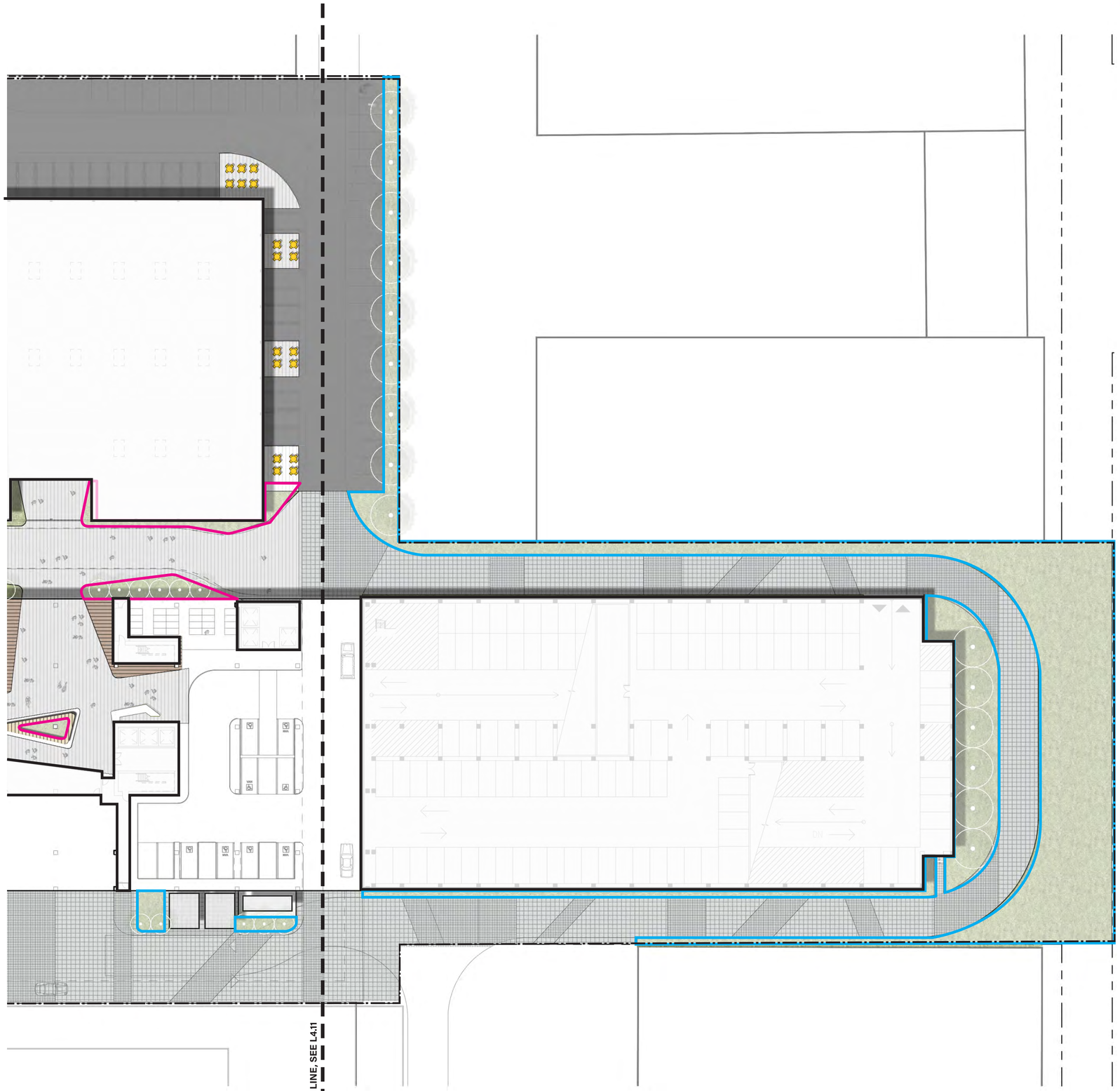
650-700 PCH
650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

Landscape Entitlement Package
SCALE: As indicated
DATE: 05.08.2020

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UNDERSTORY PLAN _ W
L4.11

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LEGEND

COURTYARD PLANTING 7,217 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat


Eriogonum parvifolium
Coast Buckwheat


Salvia clevelandii
Blue Sage


Eriogonum giganteum
St. Catherine's Lace


Rhamnus californica
California Coffeeberry

EDGE PLANTING 29,230 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Salvia leucophylla Purple Leaf Sage	5 gal	20% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Arctostaphylos Pacific Mist Manzanita	5 gal	30% @ 36" o.c.	L	CA native, habitat
Rhamnus californica Coffeeberry	5 gal	20% @ 36" o.c.	VL	CA native, evergreen
Ceanothus grisius Horizontalis Carmel Creeper	5 gal	50% @ 36" o.c.	VL	CA native, evergreen, bee pollinator


Arctostaphylos 'Pacific Mist'


Rhamnus californica
Coffeeberry


Ceanothus grisius
Horizontalis Carmel Creeper

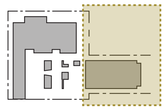
LAWN 2,284 SQFT

TOTAL PLANTED AREA 38,731 SQFT

UNDERSTORY PLAN _ EAST 1
SCALE: 3/64"= 1'-0"

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Landscape Entitlement Package

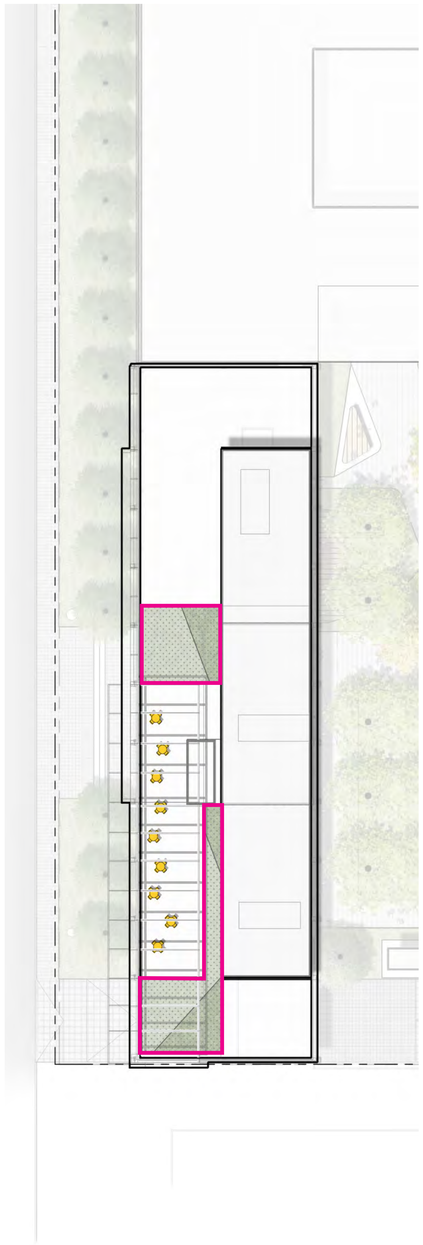
SCALE: As indicated
DATE: 05.08.2020

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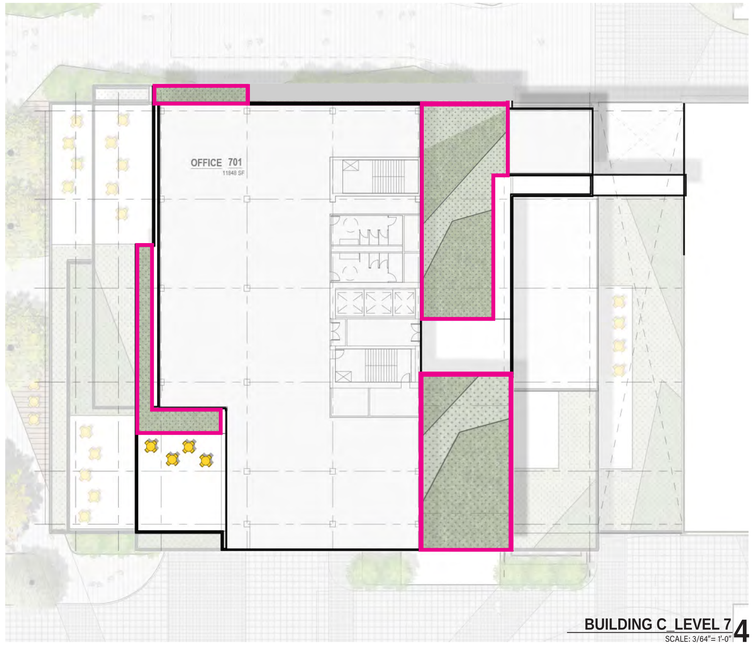
UNDERSTORY PLAN _ E

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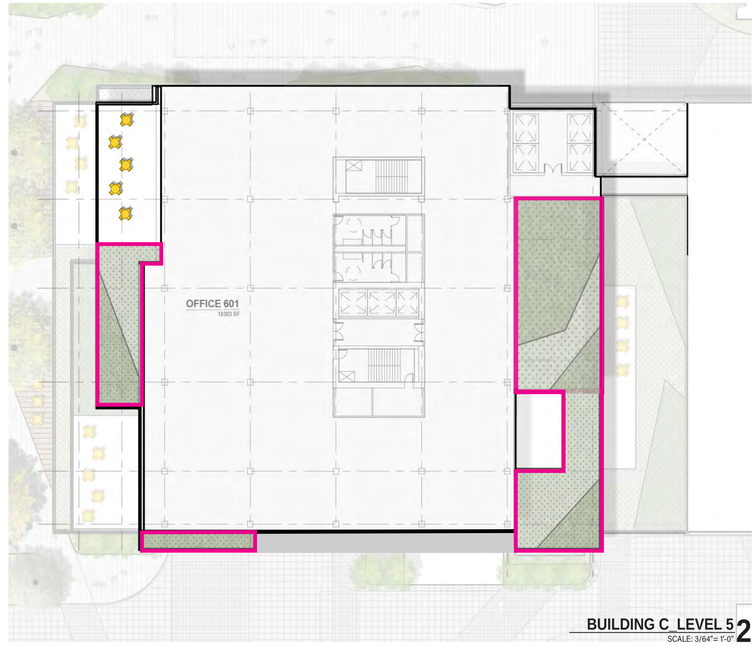
BUILDING A_ROOF TOP 5
SCALE: 3/64"= 1'-0"



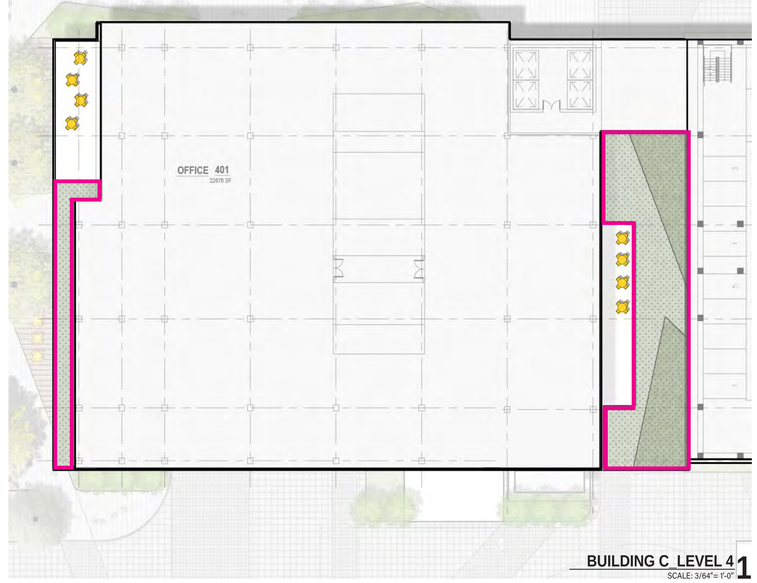
BUILDING C_LEVEL 7 4
SCALE: 3/64"= 1'-0"



BUILDING C_LEVEL 6 3
SCALE: 3/64"= 1'-0"



BUILDING C_LEVEL 5 2
SCALE: 3/64"= 1'-0"



BUILDING C_LEVEL 4 1
SCALE: 3/64"= 1'-0"

LEGEND

TERRACE PLANTING **13,109 SQFT**

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat


Eriogonum parvifolium
Coast Buckwheat


Salvia clevelandii
Blue Sage


Eriogonum giganteum
St. Catherine's Lace


Rhamnus californica
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UNDERSTORY PLAN _ PODIUMS

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VESTING TENTATIVE PARCEL MAP No. 83129

FOR MERGER AND SUBDIVISION PURPOSES

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (PORTION OF 4138-006-031)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970-ACRE PARCEL NO. 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, PAGE 5, RECORD OF SURVEYS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2 DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435-ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956 FROM SANTA FE LAND IMPROVEMENT COMPANY TO ROBERT LEONARD, JR., RECORDED JUNE 15, 1956 IN BOOK 51468, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2 SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955 FROM SANTA FE LAND IMPROVEMENT COMPANY TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965, PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG LAST SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435-ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 2: (4138-006-010)

THAT PORTION OF PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 66, PAGE 5 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 448.89 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 2, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 530.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN NORTHERLY LINE OF SAID PARCEL 2 SHOWN ON SAID RECORD OF SURVEY AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE DOUGLAS BUILDING CORPORATION, A CORPORATION, RECORDED ON FEBRUARY 13, 1957, AS INSTRUMENT NO. 790, IN BOOK 53622, PAGE 268 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, NORTH 89° 59' 20" EAST 328.34 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 777.23 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF PARCEL 2; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 0° 00' 20" EAST 199.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, SOUTH 89° 59' 20" WEST 328.34 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 2 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 0° 00' 20" WEST 199.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 3: (PORTION OF 4138-006-031)

THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL 'C' OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662, PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 'C' WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00'20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952, IN BOOK 39314, PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 'C'; THENCE SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTHERLY 220 FEET OF THE ABOVE DESCRIBED LAND.

ALSO EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION BY DEED RECORDED JULY 27, 1943, IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY, EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND TOGETHER WITH ALL THOSE CERTAIN RIGHTS RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145, PAGE 298 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES NOR FOR ANY OTHER PURPOSE, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, PAGE 336 OF OFFICIAL RECORDS.

PARCEL 4: (4138-006-005)

THE NORTHERLY 220 FEET OF THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE PARCEL NO. 2, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL NO. 2, DISTANT NORTH 0° 00' 20" WEST 398.09 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 3.4435 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 30, 1956, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO ROBERT LEONARD JR., RECORDED JUNE 15, 1956 IN BOOK 51468 PAGE 151, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE 458.08 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE (AND PROLONGATION THEREOF) IN THE NORTHERLY LINE OF SAID PARCEL NO. 2, SHOWN ON SAID RECORD OF SURVEY MAP AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE NORTH 89° 59' 20" EAST ALONG SAID PARALLEL LINE 418.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND, DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO DOUGLAS BUILDING CORPORATION, RECORDED JANUARY 5, 1956 IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 00' 20" EAST ALONG SAID PARALLEL LINE (AND PROLONGATION THEREOF) 458.40 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 3.4435 ACRE PARCEL ; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID NORTHERLY LINE 418.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING IN SEPULVEDA BOULEVARD AS SHOWN IN FINAL ORDER OF CONDEMNATION, RECORDED NOVEMBER 26, 1973, AS INSTRUMENT NO. 1384, OFFICIAL RECORDS.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND, BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESS RING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

PARCEL 4A:

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SURFACE DRAIN LINE CONVEYED IN A GRANT DEED RECORDED IN BOOK 52683, PAGE 123 OF OFFICIAL RECORDS, OVER THE EASTERLY 10 FEET OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN THE CITY OF EL SEGUNDO, SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 68.970 ACRE OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 66 PAGE 5, RECORD OF SURVEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF THAT CERTAIN 3.00 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 24, 1955, FROM SANTA FE IMPROVEMENT CO., TO DOUGLAS BUILDING CORPORATION, RECORDED IN BOOK 49965 PAGE 441, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE SOUTH 0° 00' 20" EAST 300.00 FEET TO A POINT IN THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET AT RIGHT ANGLES FROM A CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 2, SHOWN ON SAID RECORD OF SURVEY MAP, AS HAVING A BEARING OF NORTH 89° 59' 20" EAST AND A LENGTH OF 2352.16 FEET; THENCE SOUTH 89° 59' 20" WEST ALONG LAST SAID PARALLEL LINE 418.89 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 0° 00' 20" WEST ALONG SAID WEST LINE BEING ALONG THE EASTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET IN WIDTH, A DISTANCE OF 317.94 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, BEING ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 40", A DISTANCE OF 31.41 FEET; THENCE NORTH 89° 59' 20" EAST TANGENT TO SAID CURVE, A DISTANCE OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 09' 23", A DISTANCE OF 70.25 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGEL OF 25° 09' 23", A DISTANCE OF 105.37 FEET; THENCE NORTH 89° 59' 20" EAST, TANGENT TO LAST CURVE, A DISTANCE OF 198.86 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (4138-006-030)

THE NORTHERLY 220 FEET OF THAT CERTAIN RECTANGULAR SHAPED PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 0.7689 OF AN ACRE PARCEL OF LAND AS DESCRIBED IN PARCEL 'C' OF DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED FEBRUARY 15, 1957, IN BOOK 53662 PAGE 115 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 'C' WITH THE NORTHERLY LINE OF THAT CERTAIN 4.3951 ACRE PARCEL DESCRIBED IN DEED RECORDED OCTOBER 8, 1956, IN BOOK 52683, PAGE 123, OFFICIAL RECORDS OF SAID COUNTY, SAID INTERSECTION BEING DISTANT SOUTH 0° 00' 20" EAST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID WESTERLY LINE 300.00 FEET FROM THE SOUTHERLY LINE OF MAPLE AVENUE 80 FEET WIDE AS DESCRIBED IN DEED TO THE CITY OF EL SEGUNDO, RECORDED JULY 7, 1952 IN BOOK 39314 PAGE 415, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 59' 20" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE 30 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 'C'; THENCE SOUTH 0° 00' 20" EAST ALONG SAID EASTERLY LINE 458.42 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 4.3951 ACRE PARCEL; THENCE NORTH 89° 58' 02" WEST ALONG LAST SAID PROLONGATION 30 FEET TO A POINT IN SAID WESTERLY LINE; THENCE NORTH 0° 00' 20" WEST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID 4.3951 ACRE PARCEL, 458.40 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO DRILL FOR AND PRODUCE SUCH NATURAL GAS FROM SAID LAND BY WHIPSTOCKING OR DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON OTHER LAND, AND THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF INJECTING NATURAL GAS THEREIN FOR STORAGE AND FOR REPRESSURING THE FORMATIONS UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY IN ANY MANNER, FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS CONVEYED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, IF ANY EXCEPT NATURAL GAS, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL THOSE CERTAIN RIGHTS, RESERVED BY AND UNTO THE FIRST PARTY IN THAT CERTAIN DEED RECORDED IN BOOK 20145 PAGE 298, OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES OR FOR ANY OTHER PURPOSES, AS CONVEYED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945, IN BOOK 22243 PAGE 336, OF OFFICIAL RECORDS.

PARCEL 6: (4138-006-032)

THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, FILED IN BOOK 66, AT PAGE 5, OF RECORD OF SURVEYS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 777.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 0° 00' 20"WEST ALONG LAST SAID PARALLEL LINE 1042.26 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 369.27 FEET; THENCE NORTHERLY ALONG SAID CURVE, TANGENT TO LAST COURSE, AN ARC DISTANCE OF 75.02 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 59' 20"EAST ALONG SAID NORTHERLY LINE 25.56 FEET TO A POINT IN THE ARC OF A CURVE CONCENTRIC WITH AND DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE HEREINABOVE DESCRIBED CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 344.27 FEET AN ARC DISTANCE OF 75.09 FEET TO A POINT DISTANT EASTERLY 25.00 FEET RADIALLY FROM THE BEGINNING OF SAID CURVE HAVING A RADIUS OF 369.27 FEET; THENCE SOUTH 0° 00' 20"EAST, TANGENT TO LAST SAID CURVE, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT EASTERLY 802.23 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1042.28 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 40.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL NO. 2; THENCE NORTH 89° 58' 02"WEST ALONG LAST SAID PARALLEL LINE 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145, PAGE 298, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945, IN BOOK 22243, AT PAGE 336, OF SAID OFFICIAL RECORDS.

APN: 4138-006-030, 4138-006-031, 4138-006-010, 4138-006-005

EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   PURPOSE: PIPE LINES AND TELEGRAPH OR TELEPHONE LINES
   RECORDING DATE: IN BOOK 4244 PAGE 230, OF OFFICIAL RECORDS
   AFFECTS: PARCEL 1

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   PURPOSE: PIPE LINES
   RECORDING DATE: IN BOOK 6089 PAGE 349, OF OFFICIAL RECORDS
   AFFECTS: PARCEL 1

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   PURPOSE: SANITARY SEWER
   RECORDING DATE: DECEMBER 5, 1956
   RECORDING NO: 3453, OF OFFICIAL RECORDS
   AFFECTS: PARCELS 1 AND 3

5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM MARIPOSA AVENUE, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,

   RECORDING DATE: JANUARY 9, 1959
   RECORDING NO: 2059 IN BOOK D327 PAGE 552, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND

EXCEPTIONS:
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00119524-994-LT2-DB DATED OCTOBER 2, 2019)

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: AGREEMENT
   RECORDING DATE: OCTOBER 20, 1961
   RECORDING NO: 4754, OF OFFICIAL RECORDS

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

   AFFECTS: PARCEL 1

7. AN UNRECORDED AGREEMENT DATED APRIL 26, 1957, TO HOMEWOOD DISTRIBUTING COMPANY FOR CONSTRUCTION AND OPERATION OF A SPUR TRACK, AS DISCLOSED BY DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A KANSAS CORPORATION, RECORDED APRIL 23, 1969, AS INSTRUMENT NO. 244, OF OFFICIAL RECORDS.

   AFFECTS: PARCEL 3

8. A CERTIFICATE OF COMPLIANCE

   RECORDING DATE: MARCH 10, 1986
   RECORDING NO.: 86-300668, OF OFFICIAL RECORDS

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF STREET PARKING SPACE
   RECORDING DATE: SEPTEMBER 18, 1986
   RECORDING NO: 86-1242814, OF OFFICIAL RECORDS

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

   THE FOLLOWING MATTERS AFFECT PARCEL 6:

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

    IN FAVOR OF: RAYTHEON COMPANY, A DELAWARE CORPORATION
    PURPOSE: UTILITIES-TANK ENCROACHMENT
    RECORDING DATE: MARCH 9, 2018
    RECORDING NO: 2018-0231190 OF OFFICIAL RECORDS
    AFFECTS: SA

VESTING TENTATIVE PARCEL MAP No. 83129

EXCEPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00100348-994-X59-kd DATED APRIL 29, 2019)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: RAILROAD
   RECORDING DATE: AUGUST 24, 1955
   RECORDING NO: 4138 IN BOOK 48754 PAGE 397 OF OFFICIAL RECORDS
   AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

4. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

   ENTITLED: MEMORANDUM AND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (GROUND)
   LESSOR: 737 LAIRPORT PROPERTY II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   LESSEE: SBA 2012 TC ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
   RECORDING DATE: NOVEMBER 29, 2012
   RECORDING NO: 2012-1824151, OF OFFICIAL RECORDS

   THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

   AMOUNT: $1,802,086.00
   DATED: MARCH 18, 2014
   TRUSTOR/GRANTOR 20807BELSHAW AVENUE PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   TRUSTEE: JPMORGAN CHASE BANK, N.A.
   BENEFICIARY: JPMORGAN CHASE BANK, N.A.
   RECORDING DATE: MARCH 21, 2014
   RECORDING NO: 2014-0285003, OF OFFICIAL RECORDS

6. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS INCLUDING ESTABLISHMENT OF MONUMENTS SHOWN ON

   MAP: RECORD OF SURVEY
   RECORDING DATE: JUNE 07, 2018
   RECORDING NO: IN BOOK 296, PAGES 76 THROUGH 79, RECORD OF SURVEY

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

8. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

9. ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A MAP DATED DECEMBER 19, 2018 LAST REVISED APRIL 17, 2019 OF AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF JEFFERY L. MAYS LS 6379, OF/FOR JRN CIVIL ENGINEERS, PROJECT/JOB NO. 17976.

   A. THE BUILDING ON THE NORTHERLY ADJOINING PROPERTY LIES ON THE NORTH LINE OF SURVEYED PROPERTY.
   B. THE BUILDING ON SURVEYED PROPERTY LIES ON THE SOUTH LINE THEREOF.
   C. SUBJECT PROPERTY IS USING THE WESTERLY ADJOINING PROPERTY FOR STORAGE AS EVIDENCED BY STORAGE CONTAINERS ENCLOSED BY A CHAIN LINK FENCE THAT IS ONLY ACCESSIBLE THROUGH SUBJECT PROPERTY.
   D. THERE IS A CELL TOWER AND DRAIN INLET ON THE NORTH SIDE OF SURVEYED PROPERTY.
   E. THERE IS A GAS METER ON THE EAST SIDE OF SURVEYED PROPERTY.

10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

    THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

    THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

COMMENTS

DATES OF SURVEY . . . JANUARY 27, 2020

SITE ADDRESSES . . . . 650 & 700 SEPULVEDA BOULEVARD AND 737 LAIRPORT STREET
EL SEGUNDO, CA 90245

APN NO'S. . . . . 4138-006-031, 4138-006-010, 4138-006-005, 4138-006-030, 4138-006-032 & 4138-006-014

BOUNDARY LINES . . . THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THER MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD WITH NO GAPS OR GORES. THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINE(S) WITH NO GAPS OR GORES.

BASIS OF BEARINGS . . THE BEARING OF N00°00'20"W, AS SHOWN ON THE WEST LINE OF THE SUBJECT PROPERTY, PER BOOK 66, PAGE 5, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARKS . . . . FOUND LA COUNTY PUBLIC WORKS BENCHMARK NOT SHOWN ON SURVEY
BM#: BY10964
ELEVATION: 88.04' (NAVD88)
DESCRIPTION: DPW BM TAG IN W CB 10' N/O BCR @ NW COR LA CIENEGA BLVD.&
PACIFIC CONCOURSE DR

UTILITIES . . . . . ABOVEGROUND AND BELOWGROUND UTILITIES SHOWN WERE LOCATED PER ALTA/NSPS STANDARDS 5.E.iv. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE EXTENT OF UNDERGROUND UTILITY MARKINGS, IF ANY, ARE SHOWN HEREON.

FLOOD INSURANCE
RATE MAP. . . . . ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NO. 06037C1770F EFFECTIVE DATE SEPTEMBER 26, 2008.

ZONING INFORMATION . . . ZONING INFORMATION WAS OBTAINED PER CITY OF EL SEGUNDO PLANNING & BUILDING SAFETY WEB MAP

GENERAL PLAN LAND USE DESIGNATION: CORPORATE OFFICE
ZONING: CORPORATE OFFICE

PARKING SPACES. . . THERE ARE APPROXIMATELY 278 PARKING SPACES LOCATED WITHIN THE PROPERTIES IN QUESTION, 12 SPACES BEING DESIGNATED AS HANDICAP ACCESSIBLE

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT.

THOMAS BROTHERS GUIDE: 732-1G

GENERAL LAND USE: COMMERCIAL AND PARKING

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF EL SEGUNDO INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

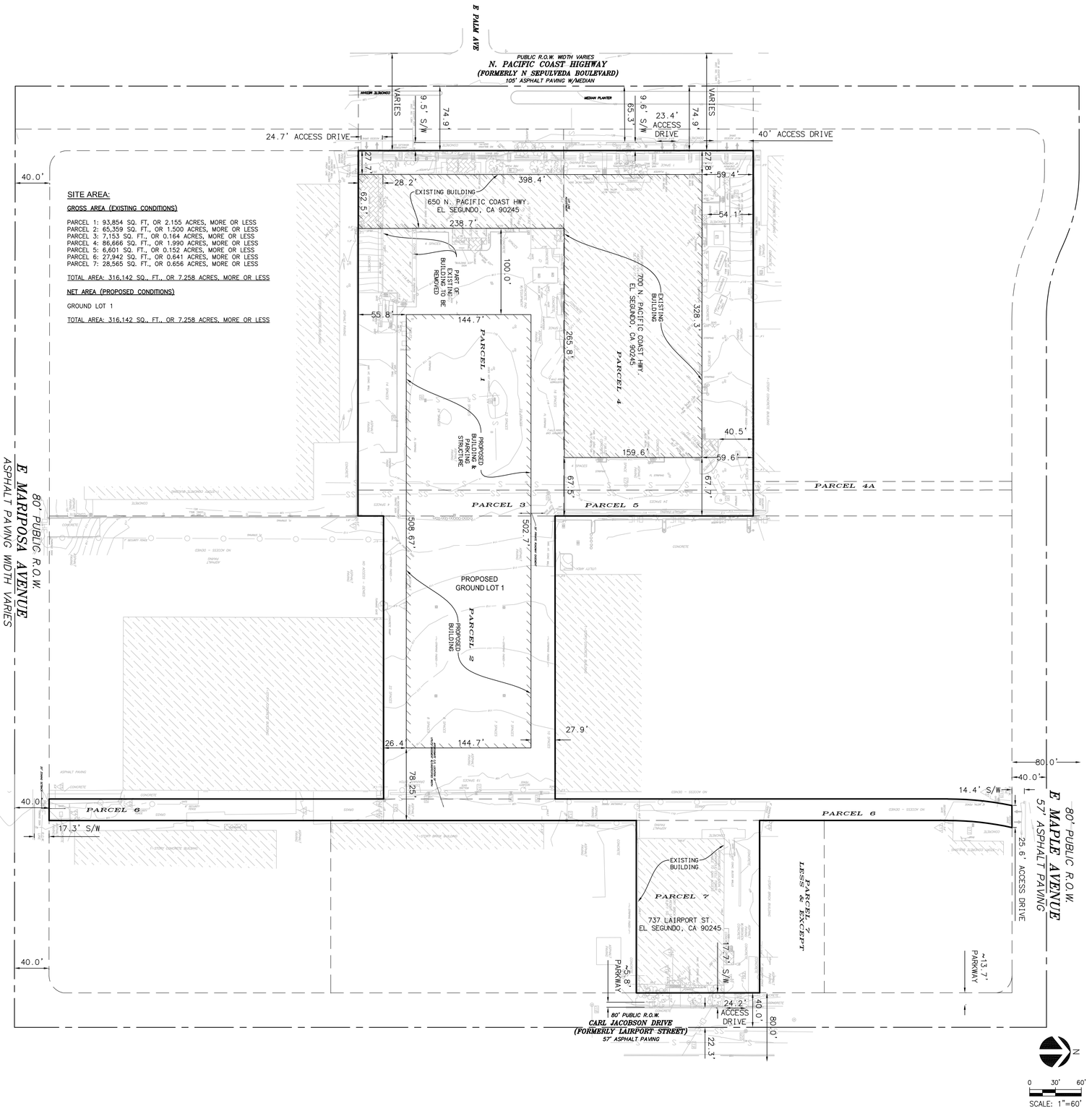
PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No.8193
STATE OF CALIFORNIA

CHRISTOPHER JONES, PLS 8193
CHRIS.JONES@KPFF.COM

07/21/2020
DATE



kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS		
DATE	△	ISSUED FOR
07/21/20	1	UPDATE PARCEL AREAS

DATE	05/01/2020
PROJECT NUMBER	2000086
DRAWN BY	BN
CHECKED BY	CJ
SCALE	AS SPECIFIED

SHEET NUMBER

SHEET 2 OF 2

Planning Commission Agenda Statement

Meeting Date: July 10, 2025
Agenda Heading: PUBLIC HEARINGS
Item Number: B.4

TITLE:

Conditional Use Permit to Allow New Fitness Studio (Urban Golf Performance) at 139 Maryland Street (Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01).

RECOMMENDATION:

1. Adopt Resolution No. 2967, finding that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption ("New Construction or Conversion of Small Structures"), and conditionally approving Environmental Assessment No. EA-1395 and Conditional Use Permit No. 25-01.

2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

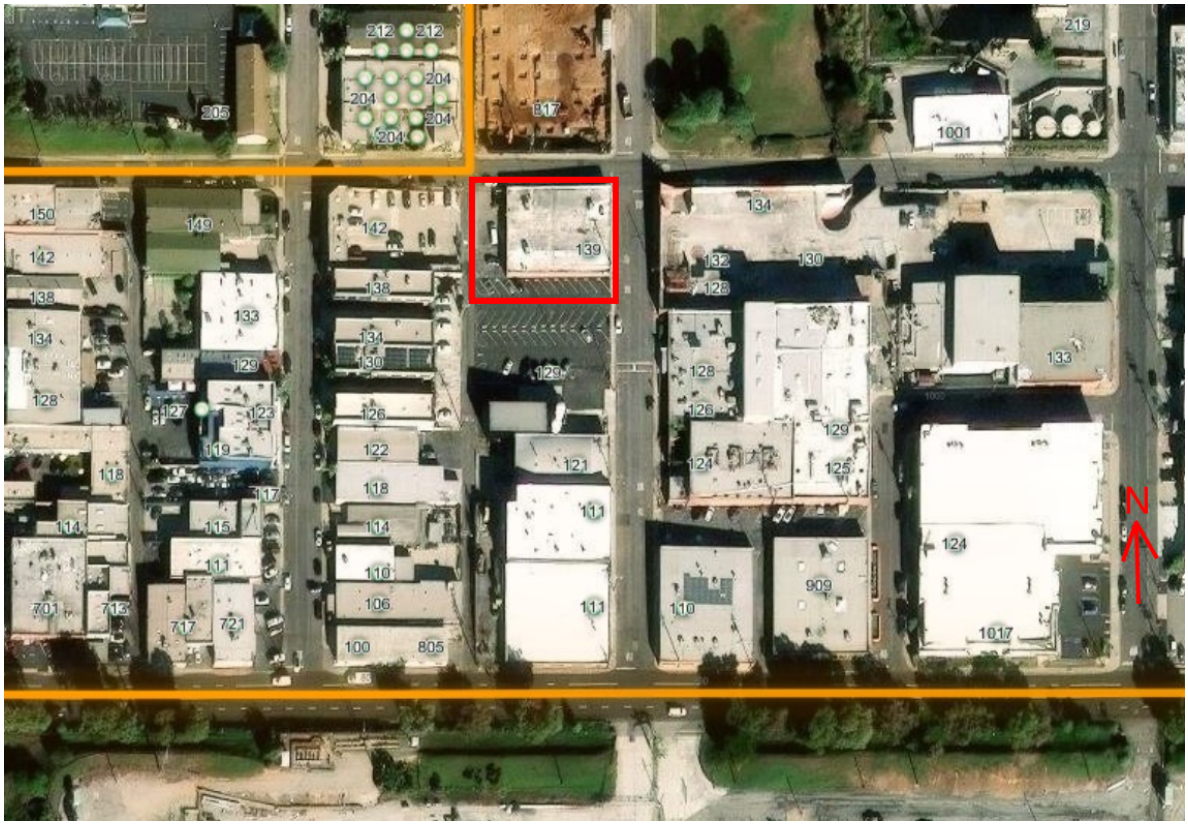
BACKGROUND:

On May 8, 2025, an application for Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01 was submitted to the Planning Division for a proposed 9,595 gross square-foot fitness studio primarily offering personal training services tailored to golf, located at 139 Maryland Street. The project application and plans were circulated to all City departments for comments, and no objections were received. After submittal of additional information, the project applications were deemed complete for processing on May 13, 2025. Subsequently, on June 12, 2025, a notice of public hearing was mailed to 58 property owners and tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald. No comments were received in response to the public notice.

Site Description

The subject property is located at 139 Maryland Street, at the southwest intersection of Maryland Street and East Franklin Avenue. The property is zoned Smoky Hollow East (SH-E), and measures 130 feet in depth along Maryland Street, and 143 feet in width along Franklin Avenue. The 18,590 square-foot property is currently developed with a 9,595 gross-square-foot one-story industrial building and a surface-level parking lot with 17 parking stalls. As illustrated in Figure No.1 below, the immediate area is developed with a mix of light industrial buildings to the south, west, and east. A multi-family structure, a new three-level parking structure and a vacant site are located to the north, across Franklin Avenue.

Figure No. 1 - Aerial view of site



The uses and zoning surrounding the subject property are summarized in the following table:

Table No. 1: Surrounding Land Uses

	Land Uses	Zones
North	Parking and Multi-Family Residential	Parking (P) and Multi-Family Residential (R-3) Zone
East	Industrial, R&D, and Office	Smoky Hollow East (SH-E)

		Zone
South	Industrial, R&D, and Office	Smoky Hollow West (SH-W) Zone
West	Industrial, R&D, and Office	Smoky Hollow West (SH-W) Zone

DISCUSSION:

Project Description

The applicant requests approval of a Conditional Use Permit (CUP) for a proposed new 9,595 gross square-foot fitness studio which will primarily offer personal training services similar to physical therapy and warm-up exercises tailored to golf. Additional features include six golf simulator bays and dedicated physical therapy services. The facility will also include retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members. The facility will be open to the public (memberships will not be available) but reservations will be required for the use of amenities and services.

Conditional Use Permit

The Smoky Hollow Specific Plan (SHSP) defines a large fitness studio as an establishment 2,500 gross square feet or larger where exercise and related activities are performed for the purpose of physical fitness within the Smoky Hollow Specific Plan West and East Zones. Pursuant to Smoky Hollow Specific Plan § 2.2.3 Planning Commission approval of a CUP is required for a fitness studio use larger than 2,500 gross square feet within the Smoky Hollow East (SH-E).

In considering a CUP application, ESMC § 15-24-6(A) requires that the Planning Commission make all three findings in reference to the property and project under consideration. (Municipal Code language is *italicized,* followed by staff's analysis in normal type).

A. *The proposed location of the conditional use is in accord with the objectives of this Title and the purpose of the zone in which the site is located.*

The establishment of a fitness studio within the SHSP area is permitted subject to the approval of a CUP. The stated purpose of the Smoky Hollow Specific Plan and the Smoky Hollow East (SH-E) Zone is to promote new and existing businesses, sustain economic growth, and incorporate sustainability principles all while preserving the character and livability of adjacent residential neighborhoods. The zone permits a range of incubator businesses, small and medium industrial uses, research and development, and creative office uses. The

Smoky Hollow Specific Plan also permits public facilities, parking facilities, restaurants, and other commercial uses. Staff believes the integration of a fitness studio provides a transition from the high-density uses on the east side of Pacific Coast Highway to the lower-density commercial and residential uses to the west and provides a supportive use to the workers and residents in the area. Establishing a fitness studio at the project site will help facilitate the transformation of the SHSP area from an aging industrial area to a vigorous incubator district and major economic force in the City. Further, the proposed project does not change the overall land use of the site and does not introduce new uses to the SHSP area.

Located within a district that promotes both commercial and industrial development, the project encourages and fosters business growth, sustains the local economy, and integrates sustainability principles. The proposed fitness studio within an existing building reactivates an underutilized space and transforms it into a vibrant destination that promotes daily community engagement in a controlled manner as it will not operate outside its established business hours. Furthermore, appropriate conditions of approval are proposed to minimize community disruption, ensure compliance, and promote sustainable land use.

Therefore, staff believes that the project is consistent with the goals and intent of the SHSP, which is to preserve and enhance Smoky Hollow's intimate, small-town character, its history, authenticity, and fine-grained architectural scale. The proposed fitness studio supports this vision by reactivating underutilized space with a contemporary use that complements existing development patterns and contributes to the area's dynamic, entrepreneurial spirit. The project advances the transformation of Smoky Hollow into a vibrant creative, and economically resilient district that continues to serve the City.

B. *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 fitness studio would operate within the Smoky Hollow Specific Plan area, where such use is conditionally permitted. The location is within an established commercial and industrial district, where similar activity levels and operating characteristics are anticipated and compatible. Since the proposed project is located within a developed area, it will not alter or interfere with the existing uses of the site nor will it introduce a non-permitted/non-compatible use. Specifically, this fitness studio is tailored for golf and its operations/amenities will not be detrimental to public health, safety, welfare, or be materially injurious to properties in the vicinity because it is a low-impact commercial use that generates minimal noise, traffic and environmental disruption compared to

heavier industrial or high-density commercial operations. Adequate parking will be provided on-site and seven parking spaces are provided off-site.

The project involves adaptive reuse of an existing structure, with no major structural modifications that would increase intensity or disrupt the area's established scale or character. The fitness studio will comply with all applicable building, fire, health, safety codes, including ventilation, sanitation, and occupancy standards which protect both patrons and the community.

Therefore, since the proposed use will operate in a manner that will not be detrimental and there will be no significant adverse impacts to the vicinity, this finding can be affirmatively made.

C. *The proposed conditional use will comply with each of the applicable provisions of ESMC Chapter 15-24.*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decisions and records will be complied with, and the required findings will be considered. Therefore, this finding can affirmatively be made.

Environmental Review

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), staff determined this project to be categorically exempt under Class 3 ("New Construction or Conversion of Small Structures"). Class 3 exempts projects involving the conversion of existing small structures in an urbanized area from one use to another from the preparation of environmental documents. The proposed project involves minor modifications to the exterior of a 9,595 square-foot building, does not involve the use of hazardous substances, and the surrounding area is not environmentally sensitive. Therefore, no further environmental review is required.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy A: Identify opportunities for new revenues, enhancement of existing revenues, and exploration of potential funding options to support programs and projects.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Jazmin Farias, Planning Technician
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:
Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:
1. Draft PC Resolution 2967
2. Plans

RESOLUTION NO. 2967

A RESOLUTION BY THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1395 AND CONDITIONAL USE PERMIT NO. 25-01 FOR A NEW FITNESS STUDIO (URBAN GOLF PERFORMANCE) AT 139 MARYLAND STREET.

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 May 8, 2025, Urban Golf Pro LLC, DBA Urban Golf Performance (the "Applicant") submitted an application for Environmental Assessment ("EA") No. EA-1395 and Conditional Use Permit ("CUP") No. 25-01 to the Planning Division for a proposed 9,595 gross square foot fitness studio primarily offering personal training services tailored to golf. The proposal also includes six golf simulator bays, dedicated physical therapy services, retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members at a property located at 139 Maryland Street, which is currently improved by one existing building;

B. The project site is currently developed with one legal conforming structure; comprised of a one-story industrial building and a surface parking lot with 17 parking stalls;

C. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan, conformity with the El Segundo Municipal Code ("ESMC"), and Smoky Hollow Specific Plan, as well as the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines");

D. The Project Site is in the Smoky Hollow East (SH-E) Zone, surrounded by Parking (P) Zone and Multi-Family Residential (R-3) Zone to the north, Smoky Hollow West (SH-W) Zone to the west, Heavy Manufacturing (M-2) Zone to the south, and Smoky Hollow East (SH-E) Zone to the east;

E. The Smoky Hollow Specific Plan (SHSP) defines a large fitness studio as an establishment 2,500 gross square feet or larger where exercised and related activities are performed for the purpose of physical fitness within the Smoky Hollow Specific Plan West and East Zones;

F. Pursuant to Smoky Hollow Specific Plan § 2.2.3, Planning Commission approval of a CUP is required for a fitness studio use larger than 2,500 gross square feet within the Smoky Hollow East (SH-E) Zone;

G. The project application and plans were circulated to all City departments for comments, and no objections were received. On May 13, 2025, the project application was deemed complete for processing;

H. On June 12, 2025, a notice of public hearing was mailed to 58 property owners and tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald on June 12, 2025;

I. This item was duly noticed for the June 26, 2025, Planning Commission meeting. However, due to the lack of quorum this item was continued to be considered by the Planning Commission on July 10, 2025;

J. On July 10, 2025, after notice issued pursuant to the requirements of the El Segundo Municipal Code, the Planning Commission held a duly noticed public hearing to review and consider the Project applications, and receive public testimony and other evidence regarding the application; and,

K. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made on the entire administrative record, including, without limitation, the evidence presented to the Commission at its July 10, 2025, public hearing including, without limitation, the staff report submitted by the Community Development Department.

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

A. The subject site is located at 139 Maryland Street in the Smoky Hollow East (SH-E) Zone.

B. The proposed project is a 9,595 gross square foot fitness studio primarily offering personal training services tailored to golf. The fitness studio will operate in an existing 9,595 gross square foot building on a 18,590 square-foot lot.

C. The fitness studio will consist of six golf simulator bays, dedicated physical therapy services, retail space, cold plunge tubs, infrared sauna rooms, training areas for staff, and bathroom/shower facilities for facility members.

D. The required 24 parking spaces is provided by an existing on-site surface parking lot that will remain and by seven off-site parking spaces in the three level parking structure across the street at 817 East Franklin Avenue.

E. A Conditional Use Permit is required for a fitness studio located in the SHSP area pursuant to SHSP § 2.2.3, which requires a Conditional Use Permit.

SECTION 3: *Environmental Assessment.* The Planning Commission finds that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 ("New Construction or Conversion of Small Structures"), involving the conversion of an existing small structure in an urbanized area from one use to another where only minor modifications are made to the exterior of the structure and the structure does not exceed 10,000 square feet in floor area on sites zoned for such use and not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

SECTION 4: *General Plan and Zoning*. The Planning Commission finds and determines that the Project is consistent with the City's General Plan and the zoning regulations in the ESMC as follows:

A. The El Segundo General Plan Land Use designation for the site is Commercial and is consistent with the current zoning designation which is Smoky Hollow East (SH-E).

B. The Project is consistent with Land Use Element Policy LU4-2.1, which states that the City seeks to "revitalize and upgrade commercial areas, making them a part of a viable, attractive, and people-oriented commercial district." The proposed fitness studio within an existing building reactivates an underutilized commercial space and transforms it into a vibrant destination that promotes daily community engagement in a controlled manner as it will not operate outside of its established business hours and reservations will be required to utilize its services and amenities. The use supports community wellness, encourages physical activity, and brings economic activity to the area, thereby enhancing local vitality without introducing adverse effects.

C. The project supports Economic Development Element Policy ED1-2.1, which aims to "expand El Segundo's commercial base so that the diverse needs of the City's business and residential communities are met." Located within a district that promotes both commercial and industrial development, the project encourages the growth of new and existing business while contributing to sustained economic vitality. The proposed use retains the building's existing architectural features, preserving its postwar industrial character and authentic design in keeping with the unique identity of the Smoky Hollow area.

D. The project is consistent with Economic Development Element Policy ED1-1.1, which emphasized maintaining "economic development as one of the City's and the business and residential communities' top priorities." The

proposed use requires discretionary approval of a CUP for the operation of fitness studios 2,500 gross square foot or larger which is a permitted land use within the Smoky Hollow East (SHE) zone. Approval of this project not only supports Policy ED1-1.1 but also aligns with the vision of the Smoky Hollow Specific Plan, which encourages commercial and industrial development that fosters business growth, sustains local economy, and integrates sustainability principles.

E. The project site is consistent with Noise Element Policy N1-3.1 which "encourages site planning to be consistent with the existing and future noise environment." The studio will operate indoors and adhere to City noise ordinances. Any amplified sound or entertainment is not permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.

SECTION 5: *Conditional Use Permit Findings.* Pursuant to ESMC § 15-24-6(A), the Planning Commission finds as follows:

A. *That the proposed location of the conditional use is in accord with the objectives of Title 15 and the purposes of the zone in which the site is located.*

The stated purpose of the Smoky Hollow Specific Plan and the Smoky Hollow East (SH-E) Zone is to promote new and existing businesses, sustain economic growth, and incorporate sustainability principles while preserving the character and livability of adjacent residential neighborhoods. The zone permits a range of incubator businesses, small and medium industrial uses, research and development, and creative office uses, and also permits public facilities, parking facilities, restaurants, and other commercial uses. The integration of a fitness studio provides a transition from the high-density uses on the east side of Pacific Coast Highway to the lower-density commercial and residential uses to the west. Establishing a fitness studio at the project site facilitates the transformation of the SHSP area from an aging industrial area to a vigorous incubator district and major economic force in the City. Further, the proposed project does not change the overall land use of the site and does not introduce new uses to the SHSP area.

Located within a district that promotes both commercial and industrial development, the project encourages and fosters business growth, sustains the local economy, and integrates sustainability principles. The proposed fitness studio within an existing building reactivates an underutilized building and transforms it into a vibrant destination that promotes daily community engagement.

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 fitness studio is tailored for golf and its operations/amenities will not be detrimental to public health, safety, welfare, or be materially injurious to properties in the vicinity because it is a low-impact commercial use that generates minima noise, traffic, and environmental disruption compared to heavier industrial or high-density commercial operations. Adequate parking is provided on-site and seven parking spaces are provided off-site to accommodate the minimum parking requirement.

The proposed fitness studio will also not be detrimental to the public health, safety or welfare because the location is within an established commercial and industrial district where similar activity levels and operating characteristics are present. Further, the proposed project is located within a developed area and it will not alter or interfere with the existing uses in the area and it will not introduce a non-permitted/non-compatible use.

Lastly, the project involves adaptive reuse of an existing structure, with no major structural modifications that would increase intensity or disrupt the area's established scale or character. The fitness studio will comply with all applicable building, fire, health, safety codes, including ventilation, sanitation, and occupancy standards which protect both patrons and the community.

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 Chapter 15-24 since proper notice and hearing were provided, proper hearing decision and records will be complied with, and the required findings will be considered. Therefore, this finding can affirmatively be made.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1395 and Conditional Use Permit No. 25-01.

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

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

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

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

PASSED, APPROVED AND ADOPTED this 10th day of July 2025.

_____
Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Maggay	-
Inga	-
Christian	-
McCaverty	-
Taylor	-

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

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2967

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), Urban Golf Pro LLC, DBA Urban Golf Performance ("Applicant") agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01 ("Project Conditions"):

Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file. Any subsequent modification to the project as approved including, but not limited to the floor plan, shall be referred to the Director of Community Development Department for the approval of a determination regarding the need for Planning Commission review of the proposed modification.

2. Any subsequent modification to the project as approved (including change of use or business) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

3. This approval authorized the new 9,595 gross square foot fitness studio (Urban Golf Performance) located at 139 Maryland Street to operate within the Smoky Hollow East (SHE) zone.

4. The fitness studio (Urban Golf Performance) hours are limited to 6AM to 7PM Monday through Thursday, 6AM to 3PM on Fridays, and 7AM to 12PM on Saturdays. The premises will be closed on Sundays.

5. The new fitness studio (Urban Golf Performance) will primarily offer personal training services similar to physical therapy and warm-up exercises tailored to golf. Additional features include six golf simulator bays and dedicated physical therapy services. The facility will also include retail space, cold plunge tubs, infrared sauna rooms, training areas for staff and bathroom/shower facilities for members.

6. The new fitness studio will be open to the public and memberships will not be offered however, reservations to utilize its amenities and services will be required.

7. In accordance with the plans submitted on May 8, 2025, the fitness studio shall consist of one building described as follows:

   A 9,595 gross square foot one-story building comprised of a 399 square foot

clubhouse, 237 square foot conference room, 204 square foot lounge, 390 square foot employee lounge, 270 square foot recovery area and training recovery, 649 square foot training area, 1,335 square foot main activity area, 273 square foot putting lab, 110 square foot office space, and a combined 3,264 square foot area for a total of six bays.

One level surface parking lot providing a total of seventeen on-site parking spaces.

8. A total of 24 parking spaces are required for the new fitness studio.

9. The project site holds an off-site parking covenant agreement for seven designated off-site parking spaces located at 817 East Franklin Avenue. The seven designated off-site parking spaces will be temporally relocated to 129 Maryland Street during the construction process of the parking structure at 817 East Franklin Avenue. At the completion of the new proposed parking structure the designated seven off-site parking spaces will revert back to 817 East Franklin Avenue.

10. The project site shall uphold the established access and parking easements agreement for off-site parking.

11. No entertainment or dancing is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.

12. No amplified sound is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.

13. If complaints are received regarding excessive noise, parking, or other nuisances associated with the fitness studio, the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.

14. The fitness studio shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.

15. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

16. Plans submitted for plan check review (permitting process) with Building and Safety Division must include sheets containing a copy of Resolution 2967 and Conditions of Approval (COA).

17. 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.

18. The Community Development Department and the Police Department must be

notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the conditional use permit.

Building Division Conditions

19. The project shall comply with the 2022 (or most current) California Building Standards Codes and City of El Segundo Amendments.

20. 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.

21. It is the responsibility of the applicant to verify the existence of easements and clearly label them on the Site Plan. Structures may be prohibited from being constructed within easements without the easement holder's approval.

22. Building and Safety requires all commercial submittals to include all trades during the initial review sequence (Architectural, Structural, Mechanical, Electrical, Plumbing, LID, Geotechnical Review, Etc.).

23. This proposal classifies as a change of use to a more hazardous use. Building must be brought up to code and treated as "new." All code items related to new construction will comply with the most current code.

24. Please clarify whether the existing structure complies with current structural code requirements. If the building is an unreinforced masonry (URM) structure or is otherwise under-reinforced, it must be upgraded to meet the seismic reinforcement standards outlined in the current existing building code.

25. Provide allowable area building analysis per CBC 506.2, required for all new construction.

26. Automatic sprinkler system (NFPA-13) is required for change of use. [ESMC 903.2]

27. Compliance with Chapter 11B of the California Building Code will be required. (CBC 11B)

28. The project shall comply with California Building Standards.

29. Provide long-term and short-term bicycle parking. Please keep in mind that long term bicycle parking must be enclosed and accessible. [CGBSC 5.106.4]

30. Provide Solar Photovoltaic as required by prescriptive or performance energy compliance. Add a note to the plans that Solar Photovoltaic must be installed prior

to approval of final inspection and prior to occupancy of the building.

31. Provide electric vehicle (EV) parking spaces and accessible EVCS. [CGBSC 5.1.6.5.3 and 5.106.5.3.4]

32. Provide a 36-inch deep by equipment width (30-inch minimum) by six-foot six-inch high clear unobstructed work area from the face of the electrical panel to the finished surface of any adjacent retaining wall/shoring/property line wall or fence. [CEC 110.26(A)]

33. Provide a covered trash enclosure for new commercial building, route to and entrance must be accessible.

34. Cultural Development Program Fee is applicable to the project with valuation exceeding $2M.

Fire Department Conditions

35. All Fire Division comments on Planning Division discretionary review are preliminary. A complete code review will be done at the time of permit application.

36. The project shall comply with the 2022 CFC and local amendments.

37. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.

38. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the El Segundo Fire Department Municipal Code shall apply at the time the architectural plans are submitted for construction permits.

39. This is a change from Group B, S, M to Group A3, designed at 175 occupants in the Smoky Hollow Zone. The project is subject to the amended fire code provisions under ESMC section 903.2.

40. Automatic sprinkler system (NFPA-13) and sprinkler monitoring system (NFPA 72) is required for change of use. [ESMC 903.2]

41. Obtain a fire flow test. The fire flow results shall be dated within the last 6 months. The test flow shall be completed from the closest fire hydrant to the property. The minimum fire flow requirement is 2,000 GPM @20 PSI for 2 hours.

Miscellaneous Conditions

42. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment

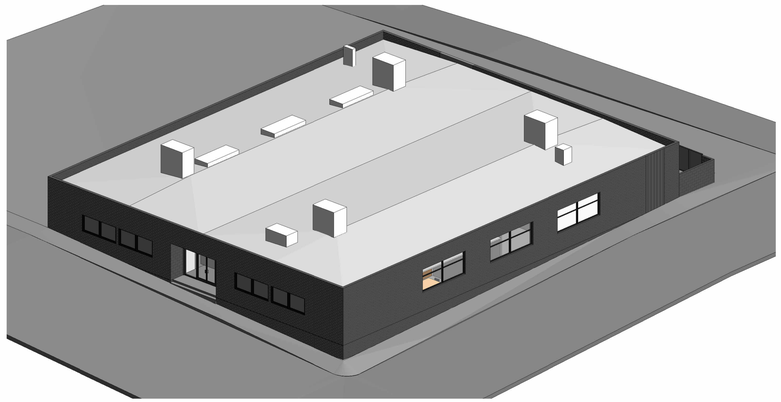
No. EA-1395 and Conditional Use Permit No. CUP 25-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01 the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By singing this document, the undersigned certifies that the Applicant, or duly authorized agent has read, understood, and agrees to the conditions listed in this document and affirms that he or she has the legal authority to bind the Applicant through his or her signature below.

_____
Mackenzie Todd, Founder and CEO
Urban Golf Pro LLC

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

139 MARYLAND ST.



VICINITY MAP



CODE

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2018 UNIFORM MECHANICAL CODE
PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2018 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6)
GREEN CODE:	2022 CA GREEN BUILDING CODE (TITLE 24, PART 11)

PROJECT DIRECTORY

OWNER

NAME: UGP

ADDRESS: 139 MARYLAND ST
EL SEGUNDO, CA 90245

ARCHITECT

NAME: BREAKFORM DESIGN
ADDRESS: 127 ARENA STREET
EL SEGUNDO, CA 90245
PHONE NO.: 310-322-3700

STRUCTURAL ENGINEER

NAME: ANDY ALEXANDER & ASSOCIATES
ADDRESS: 1615 GRAMERCY AVE
TORRANCE, CA 90501
PHONE #: 209-595-9876

MEP & TITLE 24

NAME: A & N DESIGN GROUP, INC.
ADDRESS: 21550 OXNARD ST, SUITE 300
WOODLAND HILLS, CA 91367
PHONE #: 818-288-4361

PROJECT INFORMATION

PROJECT SUMMARY:	TENANT IMPROVEMENT OF AN EXISTING ONE STORY OFFICE BUILDING. REPAINT ALL EXTERIOR WALL, DEMOLISH AN OPENING FOR NEW ENTRANCE, NEW NON STRUCTURAL INTERIOR PARTITION WALL, IMPROVEMENT OF MECHANICAL, ELECTRICAL AND PLUMPING; CHANGE OF USE FROM INDUSTRIAL/MANUFACTURING TO LARGE FITNESS
PROJECT ADDRESS:	139 MARYLAND ST. EL SEGUNDO, CA 90245
LOT SIZE:	130' X 143'
LOT AREA:	18,590 SF
ASSESSOR'S PARCEL #:	4135021018, 4135021017, & 4135021016
BLOCK:	3
ZONING:	SHE (SMOKY HOLLOW EAST)
USE:	LARGE FITNESS
HEIGHT LIMIT:	35' - 0"
BUILDING SQUARE FOOTAGE:	9,595 SF
BUILDING HEIGHT:	14' - 0"
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	B
ALLOWABLE AREA:	23,000 SF FOR NON-SPRINKLERED, B OCCUPANCY BUILDING (PER CBC 506)
NUMBER OF STORY:	1
PARKING PROVIDED:	17 PARKING SPACES ON-SITE, 7 PARKING SPACES OFF-SITE
SPRINKLER:	NONE 1

NOTE: A SEPARATION APPLICATION AND PERMIT WILL BE REQUIRED FOR:
A. SOLAR PLAN TO COMPLY WITH SYSTEM LISTED IN CFIR
B. BLOCK WALLS/FENCING PERMIT
C. DEMOLITION PERMIT

CALCULATIONS

OCCUPANCY LOAD (CBC TABLE 1004.5)

OCCUPANCY	SF	FACTOR	LOAD
CLUBHOUSE	399 SF	15 SF/P	27 P
CONFERENCE ROOM	237 SF	15 SF/P	16 P
BAY 5 SEATING PORTION	175 SF	15 SF/P	12 P
LOUNGE	204 SF	15 SF/P	14 P
EMPLOYEE LOUNGE	390 SF	15 SF/P	26 P
RECOVERY AREA & TRAINING RECOVERY	270 SF	15 SF/P	18 P
TRAINING AREA	649 SF	50 SF/P	13 P
MAIN ACTIVITY AREA	1,335 SF	50 SF/P	27 P
PUTTING LAB	273 SF	150 SF/P	2 P
OFFICE	110 SF	150 SF/P	1 P
BAY 1	510 SF	150 SF/P	3 P
BAY 2	510 SF	150 SF/P	3 P
BAY 3	510 SF	150 SF/P	3 P
BAY 4	510 SF	150 SF/P	3 P
BAY 5 (W/OUT SEATING)	539 SF	150 SF/P	4 P
BAY 6	510 SF	150 SF/P	3 P
TOTAL:			**175 PERSONS / OCCUPANTS**

1

PLUMBING (CPC TABLE 422.1)

	REQ.	PRV.
WATER CLOSETS		
- MALE (2 : 52-100)	= 6	7
- FEMALE (4 : 51-100)		
URINAL (1 : 100)	= 1	0
LAVATORIES		
- MALE (2 : 76-150)	= 4	8
- FEMALE (2 : 51-100)		
BATHTUBS OR SHOWERS	= 0	7
DRINKING FOUNTAINS		
- PERSONS (1: PER 150)	= 1	1
SERVICE SINK OR LAUNDRY TRAY	= 1	1

OCCUPANCY LOADS: 79 MALE / 79 FEMALE

SHEET INDEX

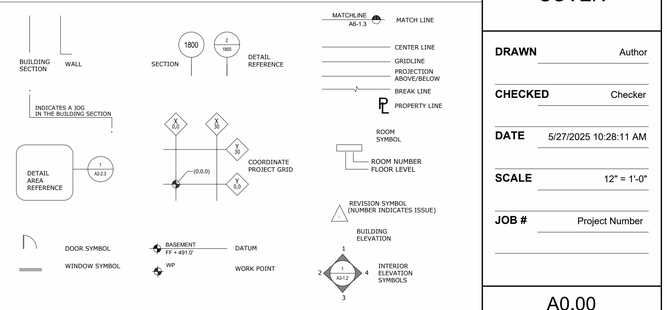
Sheet Number	Sheet Name
1.ARCHITECTURAL	
A0.00	COVER
A0.01	GENERAL NOTES
A0.02 A	ACCESSIBILITY NOTES & DETAIL
A0.02 B	ACCESSIBILITY NOTES & DETAIL
A0.02 C	ACCESSIBILITY NOTES & DETAIL
A0.04 A	GREEN BUILDING CHECKLIST
A0.04 B	GREEN BUILDING CHECKLIST
A0.04 C	GREEN BUILDING CHECKLIST
A0.04 D	GREEN BUILDING CHECKLIST
A0.05	SPECS / RESEARCH REPORTS
A0.06	WINDOW AND DOOR SCHEDULE
A0.07 A	WALL & FLOOR TYPES
A0.08 A	GENERAL DETAILS
A0.08 B	GENERAL DETAILS
A0.08 C	GENERAL DETAILS
A0.09	FIRE LIFE SAFETY
A1.00	SITE PLAN
A1.01	PLOT PLAN
A2.00	EXISTING PLANS
A2.01	EXISTING PLANS
A2.10	PROPOSED PLANS
A2.11	PROPOSED PLANS
A3.00	EXISTING ELEVATIONS
A3.10	PROPOSED ELEVATIONS
A3.20	PROPOSED COLOR ELEVATIONS
A4.00	EXISTING SECTIONS
A4.10	PROPOSED SECTIONS
A5.00	ENLARGED PLANS
A5.10	ENLARGED PLANS
A6.00	REFLECTED CEILING PLAN
2.STRUCTURAL	
S1.00	GENERAL NOTES
S1.01	GENERAL NOTES
S1.10	CONCRETE SECTIONS
S1.11	CONCRETE SECTIONS
S1.20	CMU SECTIONS
S1.30	LIGHT GAGE SECTIONS
S1.31	LIGHT GAGE SECTIONS
S1.40	OPENING/MECH'L SECTIONS
S2.00	FOUNDATION PLAN
S2.10	CEILING FRAMING PLAN
S2.20	ROOF FRAMING PLAN
3.MECHANICAL	
M1.1	MECHANICAL EQUIPMENT SCHEDULES
M1.2	MECHANICAL NOTES
M2.1	MECHANICAL FLOOR PLAN
M2.2	MECHANICAL ROOF PLAN
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
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ABREVIATIONS & SYMBOLS

&	And	BLKG	Blocking	D	Deep, Depth	EXP	Expansion	GALV	Galvinized	JT	Joint	N	North	P.T.D.	Paper Towel Dispenser	SIM	Similar	T.P.D.	Toilet Paper Dispenser
<	Angle	BM	Beam	DBL	Double	EXPO	Exposed	G.B.	Grab Bar			N.I.C.	Not in Contract	PTN	Partition	SLDG	Siding	T.S.	Top of Steel
@	At	BOT	Bottom	DET	Detail	EXT	Exterior	G.I.	Galvanized Iron	KIT	Kitchen	NO	Number			SPEC	Specification	TV	Television
℄	Centerline	BR	Bedroom	D.F.	Drinking Fountain			GL	Glass, Glazing			NOM	Nominal	Q.T.	Quarry Tile	SQ	Square	T.O.W.	Top of Wall
⌀	Diameter or Round	BSMT	Basement	DIA	Diameter	F.A.	Fire Alarm	GND	Ground	LAM	Laminate	N.S.	No Scale			S.S.	Stainless Steel	TYP	Typical
⊥	Perpendicular	B.U.R.	Built Up Roofing	DIM	Dimension	F.D.	Floor Drain	GR	Grade	LAV	Lavatory	N.T.S.	Not to Scale	R	Riser	SSK	Service Sink		
#	Number			DISP	Dispenser	FDN	Foundation	GYP	Gypsum	L.F.	Lineal Foot			RAD	Radius	STD	Standard	UNF	Unfinished
(E)	Existing	CAB	Cabinet	DN	Down	F.E.	Fire Extinguisher			L.H.	Left Hand	O/	Over	R.D.	Roof Drain	STL	Steel	U.O.N.	Unless Otherwise Noted
		CARP	Carpet	D.O.	Door Opening	F.E.C.	Fire Extinguisher	H	High	LKR	Locker	OA	Overall	REF	Reference	STOR	Storage	UR	Urinal
AB	Anchor Bolt	C.B.	Catch Basin	DR	Door	Cab		H.B.	Hose Bib	L.R.	Living Room	OBSC	Obscure	REFR	Refrigerator	STRUCT	Structrual		
A/C	Air Conditioning	CEM	Cement	DS	Downspout	F.G.	Finish Grade	H.C.	Hollow Core	LT	Light	O.C.	On Center	REINF	Reinforced or Reinforcing	SUSP	Suspended	VERT	Vertical
A.C.	Asphaltic Concrete	CER	Ceramic	D.S.P.	Dry Standpipe	F.H.C.	Fire Hose Cabinet	HCP	Handicapped	LVR	Louver	O.D.	Outside Diameter	REQ	Required	SW	Switch	VEST	Vestibule
ACT	Acoustical Tile	C.I.	Cast Iron	DWG	Drawing	FIN	Finish	HDWR	Hardware			O.F.D.	Overflow Drain	RESIL	Resilient	SYM	Symmetrical	V.I.F.	Verifiy in Field
ACOUS	Acoustical	CLG	Ceiling	DWR	Drawer	FLASH	Flashing	HDWD	Hardwood	MATL	Material	OFF	Office	REV	Revised	SYS	System	VOL	Volume
ADJ	Adjustable	CLO	Closet			FLR	Floor	H.M.	Hollow Metal	MAX	Maximum	O.H.	Overhang	RFG	Roofing				
A.F.F.	Above Finish Floor	CLR	Clear	E	East	FLUOR	Fluorescent	HORIZ	Horizontal	M.B.	Machine Ball	OVHD	Overhead	R.H.	Right Hand	T	Tread	W	West
ALT	Alter or Alternate	CMU	Concrete Masonry Unit	EA	Each	F.O.C.	Face of Concrete	HR	Hour	MECH	Mechanical	OPNG	Opening	RM	Room	T.B.	Towel Bar	W/	With
ALUM	Aluminum	CNTR	Counter	EJ	Expansion Joint	F.O.F.	Face of Finish	HT	Height	MEMB	Membrane	OPP	Opposite	R.O.	Rough Opening	T&G	Tongue and Groove	W.H.	Water Heater
ANOD	Anodized	COL	Column	EL	Elevation	F.O.M.	Face of Masonry	HVAC	Heating, Ventilation	MET	Metal			RWD	Redwood	T.O.C.	Top of Curb	W/O	Without
A.P.	Access Panel	CONC	Concrete	ELEC	Electrical	F.O.S.	Face of Stud		and Air Conditioning	MFR	Manufacture	PC	Piece			T.O.D.	Top of Drain	W.C.	Water Closet
APPROX	Approximate	CONN	Connection	ELEV	Elevation	FPRF	Fireproof	H.W.	Hot Water	MH	Manhole	P.D.	Planter Drain	S	South	TEL	Telephone	WD	Wood
ARCH	Architectural	CONST	Construction	EMER	Emergency	FR	Frame			MIN	Minimum	PL	Plate	S.C.	Solid Core	TEMP	Tempered, Temperature	WP	Waterproof
ASPH	Asphalt	CONT	Continuous	ENCL	Enclosure	FS	Full Size	I.D.	Inside Diameter	MIR	Mirror	P.L.	Property Line	SCHED	Schedule	TER	Terrazzo	WPM	Waterproof Membrane
		CONTR	Contractor	E.O.S.	Edge of Slab	FT	Foot, Feet	INCL	Including	MISC	Miscellaneous	PLMG	Plumbing	SECT	Section	THK	Thick, Thickness	WSCT	Wainscot
BD	Board	CORR	Corridor	EQ	Equal	FTG	Footing	INSUL	Insulation	M.O.	Masonry Opening	PLAM	Plastic Laminate	SEP	Separation, Separate	THR	Threshold	W.S.P.	Wet Standpipe
BITUM	Bituminous	C.T.	Ceramic Tile	EQUIP	Equipment	FURR	Furring, Furred	INT	Interior	M.R.	Moisture Resistant	PLAS	Plaster	SH	Shelf	TOIL	Toilet	WT	Weight
BLDG	Building	CTR	Center	E.W.	Each Way	FUT	Future			MTD	Mounted	PLYWD	Plywood	SHR	Shower	T.O.P.	Top of Pavement		
BLK	Block	CTSK	Countersunk	E.W.C.	Electric Water Cooler			JAN	Janitor	MUL	Mullion	PR	Pair	SHT	Sheet	T.O.S.	Top of Slab		
		C.W.	Cold Water	EXIST	Existing	GA	Gauge	JST	Joist			PT	Paint			T.P.D.	Toilet Paper Dispenser		



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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

COVER

DRAWN Author
CHECKED Checker
DATE 5/27/2025 10:28:11 AM
SCALE 12" = 1'-0"
JOB # Project Number

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DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN FROGRESS AND UNTIL THE JOB IS COMPLETED.

2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.

3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG. OWNER.

4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.

5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE. WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.

9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.

12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.

13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.

14. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.

15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.

16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.

17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.

20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

SAFETY NOTES:

1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTYDURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.

2. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION FROM ALL AREAS OF WORK.

3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.

5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.

6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY.

7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.

8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.

9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.

10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.

11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.

12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.

13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.

14. THE CONTRACTOR SHALL COMPLY W/ ALL 0.S.H.A. REQUIREMENTS.

15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.

16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (IO3mm) PIPE OR 16 SQ IN (IO32mm SQ) IN AREA. UBC SEC 710.3 EX 5

CODE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRIC CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND ALL LOCAL CODES, REGULATIONS, LAWS & ORDINANCES GOVERNING CONSTRUCTION . SECURITY IN THIS JURISDICTION.

2. METAL FABRICATION SHALL CONFORM TO C.B.C. AND STANDARDS OF A.S.T.M., A.I.S.C., A.W.S. AND S.S.P.C. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODE REGULATIONS.

3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS. CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER LOCAL BUILDING REQUIREMENTS AND/OR FIRE DEPARTMENT REQUIREMENTS.

4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE.

5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON THE PREMISES AT ALL TIMES IN A LOCATION SPECIFIED BY THE CITY .

GENERAL NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCY , ERROR OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR, BEFORE OR AFTER THE START OF CONSTRUCTION, SHALL FIRST BE APPROVED BY THE ARCHITECT.

2. STAMPED SETS OF APPROVED PLANS SHALL BE PROVIDED FOR ALL WORK. THE CONTRACTOR SHALL MAINTAIN IN, GOOD CONDITION, COMPLETE SETS OF STAMPED AND APPROVED PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION SPECIFIED BY THE CITY.

3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

4. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWIING OR DETAIL.

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE BIDDING. ERRORS IN BIDDING AS A RESULT OF THIS PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.

8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS. THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT:- b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS OF CONTRACTOR.

10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.

11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OF OTHER TRADES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.

14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.

15. IT S THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

FIRE SAFETY NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A 75-FOOT TRAVEL DISTANCE.

2. THE GENERAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR.

3. THE GENERAL CONTRACTOR SHALL PROVIDE PLANS FOR REVISION OF THE FIXED FIRE PROTECTION EQUIPMENT AND SHALL SUBMIT THEM TO THE LOCAL JURISDICTION AS REQUIRED AND TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

4. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWNGS AND SPECIFICATIONS FOR REVISION TO FIXED FIRE PROTECTION EQUIPMENT AND SUBMITTAL OF PLANS TO THE FIRE MARSHALL AS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION.

LADBS GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

8. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

15. FOR EXISTING POOL ON SITE, PROVIDE ANTIENTRAPPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL. 9AB0 NO. 2977. (3162B)

GARAGE/CARPORTS

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1).

2. DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENING INTO THE GARAGE (R302.5.2)

3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE PROTECTION

1. AND APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STOREY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STOREY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

MEANS OF EGRESS

1. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING UNIT AND TO AN EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. (R311.1)

2. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

3. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

4. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312)

5. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

INTERIOR ENVIRONMENT

1. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

2. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

3. PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOR-CANDLE AT TREAD RUNS.

BUILDING ENVELOPE

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902..1

2. GLAZING IN THE FOLLOWING SECTIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING

D. GLAZING IN RAILINGS.

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALING SURFACE.

F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AN IN A STRAIGHT LINE, OF THE WATER'S EDGE.

G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AN RAMPS.

H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

3. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

5. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USED OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

6. PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

SECURITY REQUIREMENTS

1. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

2. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BUTTON (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

3. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

4. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

5. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

6. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

7. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPL

ADA DOOR NOTES:

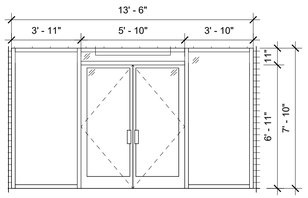
1. REVOLVING DOORS, REVOLVING GATES AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. (11B-404.2.1)
2. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 11B-404.2.3 AND 11B-404.2.4. (11B-404.2.2)
3. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). EXCEPTIONS INCLUDE ALTERATIONS, IN WHICH A PROJECTION OF 5/8 INCH (15.9 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP; AND DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-404.2.3)
4. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (11B-404.2.4)
5. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES OF 48 INCHES (1219 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, COMPLYING WITH TABLE 11B-404.2.4.1. (11B-404.2.4.1)
6. DOORWAYS LESS THAN 36 INCHES (914 MM) WIDE WITHOUT DOORS OR GATES, SLIDING DOORS OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES OF 48 INCHES (1219 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, COMPLYING WITH TABLE 11B-404.2.4.2. (11B-404.2.4.2)
7. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNINGS SHALL NOT BE PERMITTED. (11B-404.2.4.4)
8. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303. (11B-404.2.5)
9. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. (11B-404.2.6)
10. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. EXCEPTIONS INCLUDE: EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD ROLLING DOORS OR GRILLES AND SIMILAR EXISTING DOORS OR GRILLES THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL; AND ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK. (11B-404.2.7)
11. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (11B-404.2.8.1)
12. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. (11B-404.2.8.2)
13. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS (22.2 N) FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS (66.7 N). (11B-404.2.9)
14. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (11B-404.2.10)
15. DOORS, GATES AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR. EXCEPTGLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES (1676 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.11. (11B-404.2.11)
16. AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH SECTION 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19. (11B-404.3)
17. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (813 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING OF 32 INCHES (813 MM) WITH ONE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.3.1)
18. CLEARANCES AT POWER-ASSISTED DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTION 11B-404.2.4 EXCEPT, WHERE AUTOMATIC DOORS AND GATES REMAIN OPEN IN THE POWER-OFF CONDITION, COMPLIANCE WITH SECTION 11B-404.2.4 SHALL NOT BE REQUIRED. (11B-404.3.2)
19. WHERE DOORS AND GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32 INCHES (813 MM) MINIMUM WHEN OPERATED IN EMERGENCY MODE, EXCEPT WHERE MANUAL SWINGING DOORS AND GATES COMPLY WITH SECTION 11B-404.2 AND SERVE THE SAME MEANS OF EGRESS COMPLIANCE WITH SECTION 11B-404.3.6 SHALL NOT BE REQUIRED. (11B-404.3.6)

GENERAL DOOR NOTES:

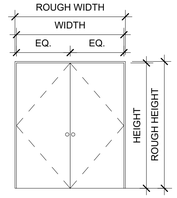
1. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLASS LITES IN DOORS AND SIDE LITES TO BE TEMPERED.
3. SAFETY GLAZING IS REQUIRED AT THE FOLLOWING LOCATIONS:
   - A) GLAZING IN INGRESS AND EGRESS DOOR (EXCEPT JALOUSIES).
   - B) GLAZING LOCATED WITHIN 40 INCHES OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
   - C) GLAZING IN PANELS HAVING AN AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWER EDGE LESS THAN 18 INCHES ABOVE A WALKING SURFACE WITHIN 36 INCHES.
   - D) GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
4. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6706
5. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91. 6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. 91.6709.1, 91.6709.4
6. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 91.67.09.5, 91.6709.7
7. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. 91.6709.2
8. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2
9. THE USE OF A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8"
10. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. 91.6709.1 ITEM 2
11. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710
12. VERIFY DOOR FRAME AND SASH DIMENSIONS WITH WOOD SIDING LAYOUT AND WINDOW DETAILS. SEE EXTERIOR ELEVATIONS.
13. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. 91.2406.4
    - A) INGRESS AND EGRESS DOORS
    - B) PANELS IN SLIDING OR SWINGING DOORS
    - C) DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
    - D) IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
    - E) IN WALL ENCLOSING STAIRWAY LANDING
    - F) DOORS AND ENCLOSURES FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE). 91.1115B.9.8

DOOR NOTES:

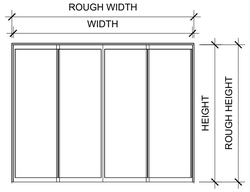
1. MIN CLEAR WIDTH OF 32". MAX WIDTH OF A SWINGING DOOR LEAF SHALL BE 48". HEIGHT OF DOOR OPENINGS SHALL BE >= 80". (CBC 1010.1.1)
2. PIVOTED OR SIDE-HINGED SWINGING TYPE. (CBC 1010.1.2)
3. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR SPACE >49 OCCUPANTS. (CBC 1010.1.2.1)
4. PROVIDE A FLOOR OR LANDING ON EACH SIDE OF A DOOR AT THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE <=2%. WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIR OR DOOR, WHICHEVER IS GREATER. MIN 44" LENGTH (CBC 1010.1.5-6)
5. SPACES BETWEEN DOORS IN A SERIES SHALL BE 48" PLUS THE WIDTH A DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN DOORS. (CBC 1010.1.8)
6. DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. DOOR HANDLES, PULLS LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR.
8. INTERIOR STARWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNWLEDGE OR EFFORT. (CBC 1010.1.9.11)
9. DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD >49 IN A GROUP A, E, I-2, OR I-2.1 SHALL PROVIDE PANIC OR FIRE EXIT HARDWARE. (CBC 1010.1.10)
10. LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. (LAFC 1008.1.9.11.1)



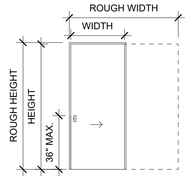
TYPE 6 - EXISTING RECEPTION AREA DOORS
1/4" = 1'-0"



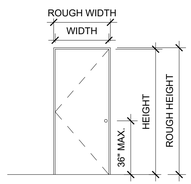
TYPE 5 - INTERIOR DOUBLE SWING DOOR
1/4" = 1'-0"



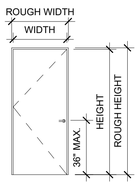
TYPE 4 - 4 PANELS SLIDING GLASS DOOR
1/4" = 1'-0"



TYPE 3 - INTERIOR POCKET DOOR
1/4" = 1'-0"



TYPE 2 - INTERIOR SWING DOOR
1/4" = 1'-0"



TYPE 1 - EXTERIOR SWING DOOR
1/4" = 1'-0"

EXISTING DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	THICKNESS	TYPE	MANUFACTURER	FRAME MATERIAL	DOOR PANEL	HARDWARE	OPERATION	FUNCTION	COMMENTS
E.101	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	1				PANIC HARDWARE	SWING	Exterior	SELF-CLOSING
E.102	5' - 9 1/2"	6' - 10 3/4"				6				PANIC HARDWARE		Exterior	SELF-CLOSING
E.103	8' - 0"	6' - 0"	8' - 2"	6' - 0"		5					SWING	Exterior	

PROPOSED EXTERIOR DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	THICKNESS	TYPE	MANUFACTURER	FRAME MATERIAL	DOOR PANEL	HARDWARE	OPERATION	FUNCTION	COMMENTS
A.101	10' - 0"	7' - 8"			0' - 1 31/32"	4						Exterior	AUTOMATIC EMERGENCY
A.102	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	1					SWING	Exterior	
A.103	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	1				PANIC HARDWARE	SWING	Exterior	SELF-CLOSING

PROPOSED INTERIOR DOOR SCHEDULE

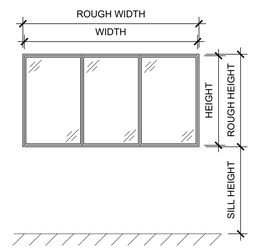
NUMBER	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	THICKNESS	TYPE	MANUFACTURER	FRAME MATERIAL	DOOR PANEL	HARDWARE	OPERATION	FUNCTION	COMMENTS
A.104	10' - 0"	7' - 8"	10' - 2"	7' - 9"	0' - 1 31/32"	4					SLIDING	Interior	
A.105	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.106	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.107	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.108	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.109	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.110	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.111	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.112	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.113	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.114	2' - 6"	8' - 0"									SWING	Interior	
A.115	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.116	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.117	2' - 6"	8' - 0"									SWING	Interior	
A.118	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.119	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.120	2' - 10"	7' - 0"	3' - 0"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.121	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.122	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.123	3' - 0"	8' - 0"	6' - 0"	8' - 1"	0' - 1 3/8"	3					POCKET	Interior	
A.124	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.125	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.126	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.127	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.128	3' - 0"	7' - 0"	3' - 2"	7' - 1"	0' - 1 3/4"	2					SWING	Interior	
A.129	2' - 6"	7' - 0"	5' - 0"	7' - 1"	0' - 1 3/8"							Interior	
A.130	2' - 6"	7' - 0"	5' - 0"	7' - 1"	0' - 1 3/8"							Interior	

EXISTING WINDOW SCHEDULE

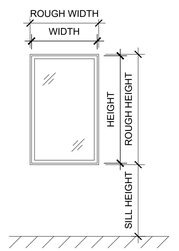
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	TYPE	MANUFACTURER	MODEL	FRAME	U-VALUE	SHGC	COMMENTS
E.101	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.102	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.103	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.104	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.105	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.106	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.107	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.108	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.109	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.110	5' - 2"	4' - 1"	5' - 4"	4' - 3"	3' - 10"	2						EXISTING
E.111	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.112	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.113	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.114	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.115	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING
E.116	6' - 10"	3' - 6"	7' - 0"	5' - 8"	4' - 6"	1						EXISTING

PROPOSED WINDOW SCHEDULE

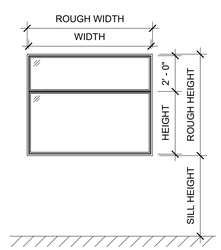
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	TYPE	MANUFACTURER	MODEL	FRAME	U-VALUE	SHGC	COMMENTS
A.101	10' - 0"	2' - 2"	10' - 2"	2' - 4"	7' - 8"	3						NEW



TYPE 3 - THREE PANEL WINDOW
1/4" = 1'-0"



TYPE 2 - FIXED WINDOW
1/4" = 1'-0"



TYPE 1 - FIXED WINDOW W/ TRANSOM
1/4" = 1'-0"

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date

WINDOW AND DOOR SCHEDULE

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:13 AM
SCALE	1/4" = 1'-0"
JOB #	Project Number

A0.06

SITE PLAN LEGEND

FLOOR TYPE

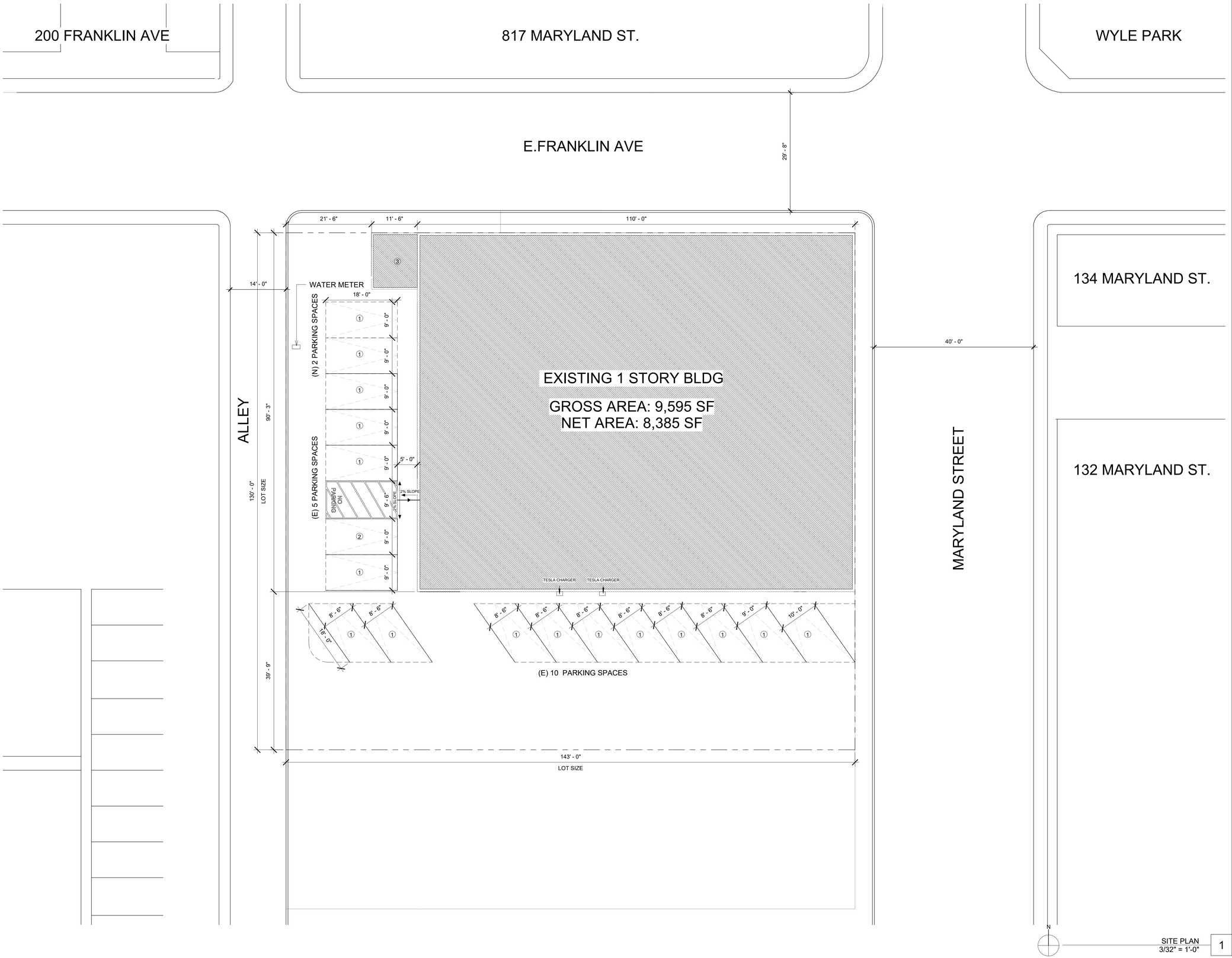
PROPERTY LINE

SETBACKS

ACCESSIBLE PATH OF TRAVEL

KEYNOTE LEGEND

1. STANDARD PARKING SPACE
2. ADA PARKING SPACE WITH LOADING SEE A0.0C
3. TRASH / RECYCLING



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10/31/23
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STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date

SITE PLAN

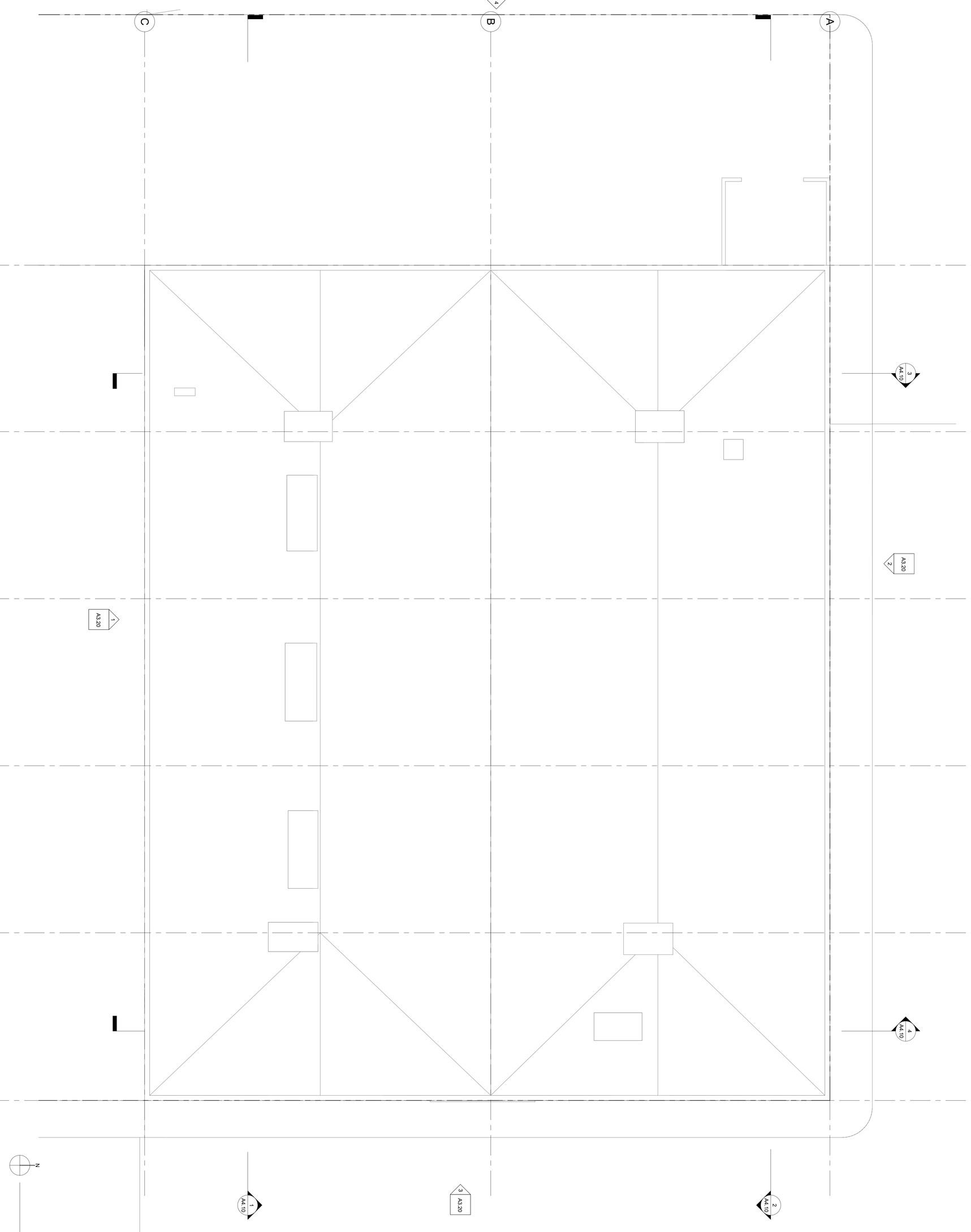
DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:15 AM
SCALE	As indicated
JOB #	Project Number

N

SITE PLAN
3/32" = 1'-0"

1

A1.00



Plot plan
3/16" = 1'-0"
1

A1.01	DRAWN Author CHECKED Checker DATE 5/27/2025 10:28:15 AM SCALE 3/16" = 1'-0" JOB # Project Number	PLOT PLAN	Revision Schedule Revision Number / Revision Date	UGP - 139 MARYLAND ST.	LICENSED ARCHITECT MARIEN GHANEM No. C-34257 12/31/25 RENEWAL DATE STATE OF CALIFORNIA	**breakformdesign** 127 arena street, el segundo, ca 90245 [o] 310.322.3700	

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FLOOR PLAN LEGEND

X — FLOOR TYPE	ACCESSIBLE ROUTE	EXISTING WALL	
X — WINDOW TAG (A0.05 - SCHEDULE)	PROPERTY LINE	DEMO WALL	1
XXX — DOOR TAG (A0.05 - SCHEDULE)	WH — WATER HEATER	NEW WALL	
X — WALL TYPE	EXHAUST	FE — FIRE EXTINGUISHER	
X'-X" — ELEVATION MARKER	ILLUMINATED EXIT SIGN	FD — FLOOR DRAIN	

C.L

6 | 3 A4.00 | 5 | A3.00 2 | 4 | 3 | 2 | 4 A4.00 | 1

E.FRANKLIN AVE

C.L

110' - 0"

21' - 3" | 22' - 0" | 22' - 0" | 43' - 5"

A

2 A4.00

(E) TRASH ENCLOSURE

(E) ELECTRICAL PANELS

(E) WH

44' - 0"

B

3 A3.00

90' - 3"

44' - 11"

C

1 A4.00

A3.00 4

ALLEY

88' - 11"

NO PARKING

5' - 0"

(E) WALL TO BE REMOVED FOR SLIDING DOOR

1 A3.00

MARYLAND ST

N

EXISTING GROUND FLOOR
3/16" = 1'-0"

1

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UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

EXISTING PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:16 AM
SCALE	As indicated
JOB #	Project Number

A2.00

FLOOR PLAN LEGEND

X — FLOOR TYPE	ACCESSIBLE ROUTE	EXISTING WALL	
X — WINDOW TAG (A0.05 - SCHEDULE)	PROPERTY LINE	DEMO WALL	1
XXX — DOOR TAG (A0.05 - SCHEDULE)	WH — WATER HEATER	NEW WALL	
X — WALL TYPE	EXHAUST	FE — FIRE EXTINGUISHER	
X'-X" — ELEVATION MARKER	ILLUMINATED EXIT SIGN	FD — FLOOR DRAIN	

C.L

C.L

6

3 A4.00

5

A3.00 2

4

E.FRANKLIN AVE

3

2

4 A4.00

1

C.L

C.L

A

2 A4.00

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

A3.00 4

ALLEY

B

3 A3.00

MARYLAND ST

C

1 A4.00

1 A3.00

N

EXISTING ROOF
3/16" = 1'-0"

1

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RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
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UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

EXISTING PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:16 AM
SCALE	As indicated
JOB #	Project Number

A2.01

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.05 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- ACCESSIBLE ROUTE
- PROPERTY LINE
- WATER HEATER
- EXHAUST
- ILLUMINATED EXIT SIGN
- EXISTING WALL
- DEMO WALL
- NEW WALL
- FIRE EXTINGUISHER
- FLOOR DRAIN

ASSEMBLY TYPES

WALLS

A1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.07 A)

A2 2x4 & 2x6 INTERIOR WALL ASSM. 1 HR RATED (2/A0.07 A)

KEYNOTE LEGEND

1 HIGH AND LOW WATER FOUNTAINS SEE DETAIL 3/A5.10 AND A0.05 FOR SPECS

GENERAL NOTES

1. CEILING INSTALLATION SHALL CONFORM TO ASTM C636 OR ASTM E580

E.FRANKLIN AVE

ALLEY

MARYLAND ST

110' - 0"

21' - 3" | 34' - 8" | 22' - 0" | 22' - 0" | 21' - 8" | 10' - 0" | 22' - 0" | 21' - 7" | 21' - 5" | 19' - 2"

STOR. 21 SF

HOSE BIBB

(E) TRASH ENCLOSURE

BAY 5 714 SF 12 SEATS TOTAL

PROJECTOR ABOVE

6 SEATS

TRAINING AREA 649 SF

BIG TOWEL CABINET

OFFICE 110 SF

LOCKERS

CONFERENCE ROOM 237 SF

BAY 6 510 SF

VESTIBULE 172 SF

ELECTRICAL PANELS

CABLE MACHINE

TRAINING RECOVERY 110 SF

LOUNGE 204 SF

REF. ICE DW W/D

BATH 4 101 SF

VESTIBULE 280 SF

RECOVERY 160 SF

PUTTING LAB 273 SF

VESTIBULE 100 SF

BATH 1 111 SF

BATH 2 103 SF

BATH 3 110 SF

W.C 2 82 SF

W.C 1 48 SF

STORAGE 53 SF

THERAPY 1 125 SF

STORAGE 147 SF

LOBBY AREA 97 SF

EMPLOYEE BATH 61 SF

MAIN ACTIVITY AREA 1338 SF

WEIGHT RACK

COMPUTER

LOCKERS

LOCKERS (3 ACCESSIBLE)

VESTIBULE 324 SF

SMALL TOWEL CABINET

LONG BENCH

W/D

ICE

DW

REF.

NO PARKING

ADA SIGN

GOLF BAG RACK

RECEPTION/ CABINET

RECEPTION DESK

CLUB HOUSE 401 SF

BAY 1 511 SF

BAY 2 511 SF

BAY 3 511 SF

BAY 4 511 SF

EMPLOYEE LOUNGE 390 SF

(N) SLIDING DOOR

HOSE BIBB

57' - 8" | 30' - 7" | 30' - 8" | 9' - 0" | 8' - 7" | 44' - 11" | 90' - 3" | 44' - 4" | 26' - 9" | 9' - 2"

PROPOSED GROUND FLOOR
3/16" = 1'-0"

1 A2.10

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date
1	5/21/2025

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:18 AM
SCALE	As indicated
JOB #	Project Number

FLOOR PLAN LEGEND

FLOOR TYPE	ACCESSIBLE ROUTE	EXISTING WALL
WINDOW TAG (A0.05 - SCHEDULE)	PROPERTY LINE	DEMO WALL
DOOR TAG (A0.05 - SCHEDULE)	WATER HEATER	NEW WALL
WALL TYPE	EXHAUST	FIRE EXTINGUISHER
ELEVATION MARKER	ILLUMINATED EXIT SIGN	FLOOR DRAIN

C.L

6

3 A4.10

5

A3.20 2

4

E.FRANKLIN AVE

3

2

4 A4.10

1

C.L

A

2 A4.10

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

(E) AC UNIT

A3.20 4

ALLEY

B

3 A3.20

MARYLAND ST

C

1 A4.10

1 A3.20

N

PROPOSED ROOF
3/16" = 1'-0"

1

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Revision Schedule

Revision Number	Revision Date
1	5/21/2025

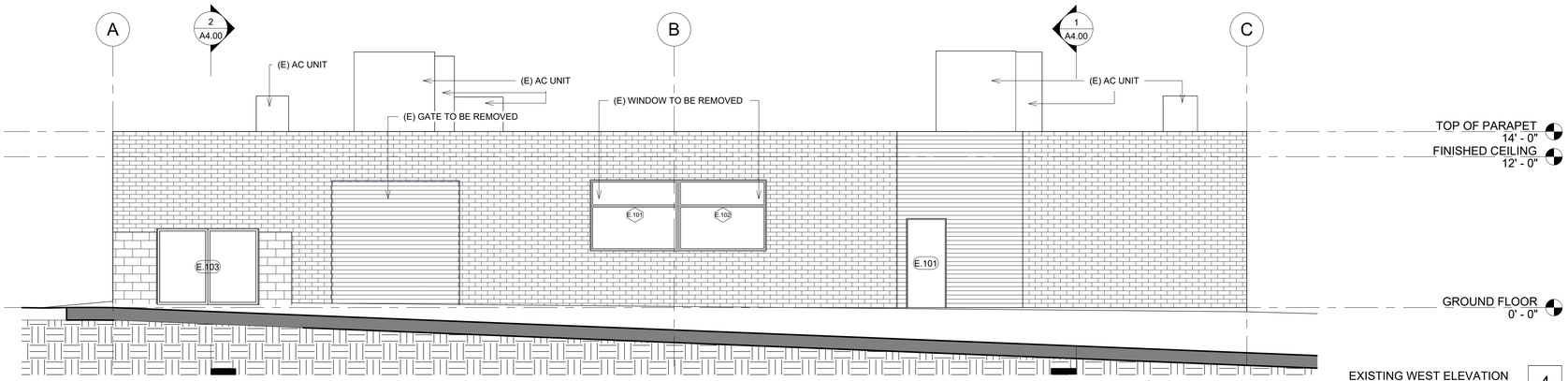
PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:18 AM
SCALE	As indicated
JOB #	Project Number

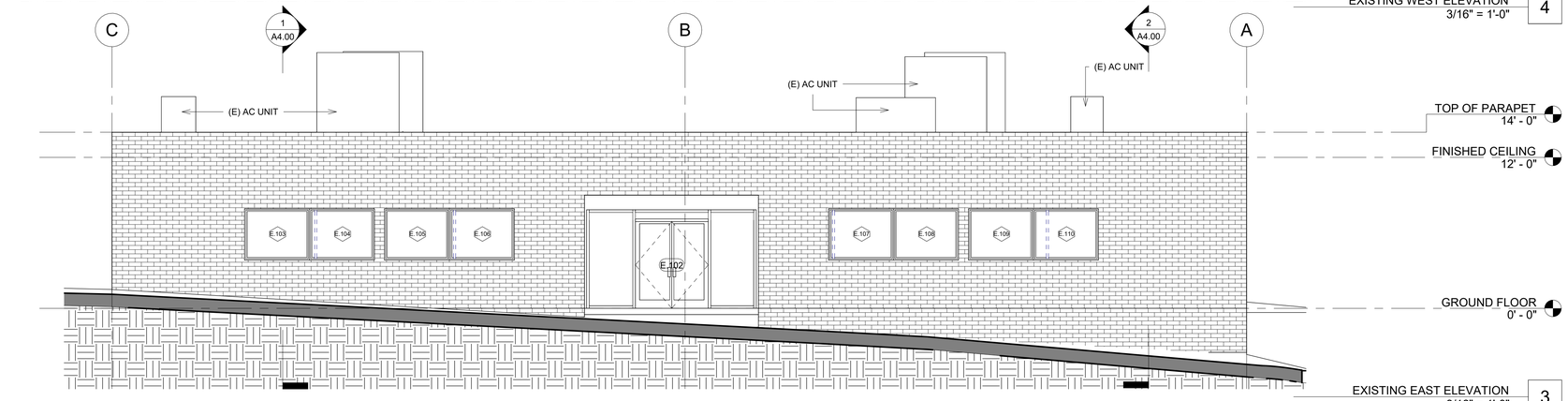
A2.11

ELEVATION LEGEND

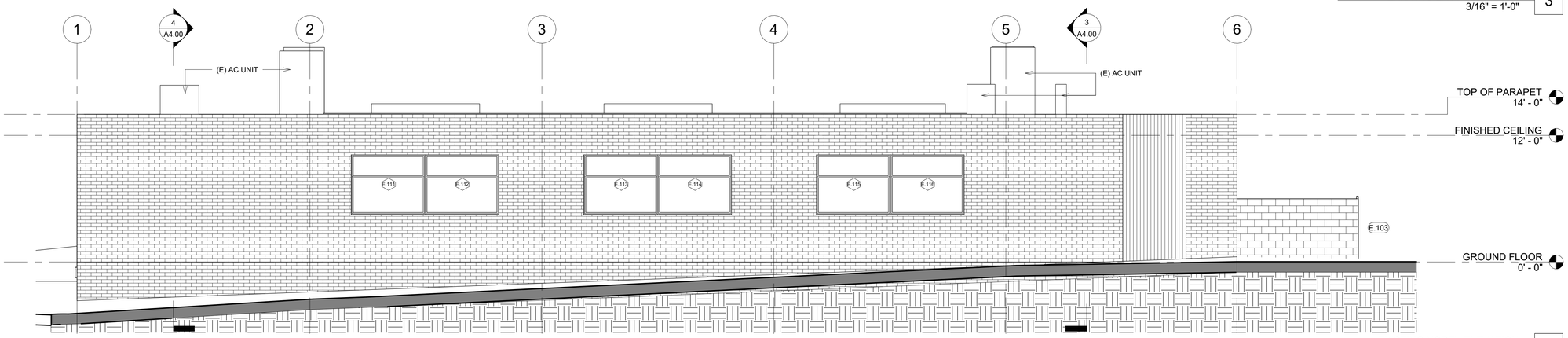
- PROPERTY LINE (PL)
- X — WINDOW TAG (A0.09 - SCHEDULE)
- XXX — DOOR TAG (A0.09 - SCHEDULE)
- X'-X" — ELEVATION MARKER



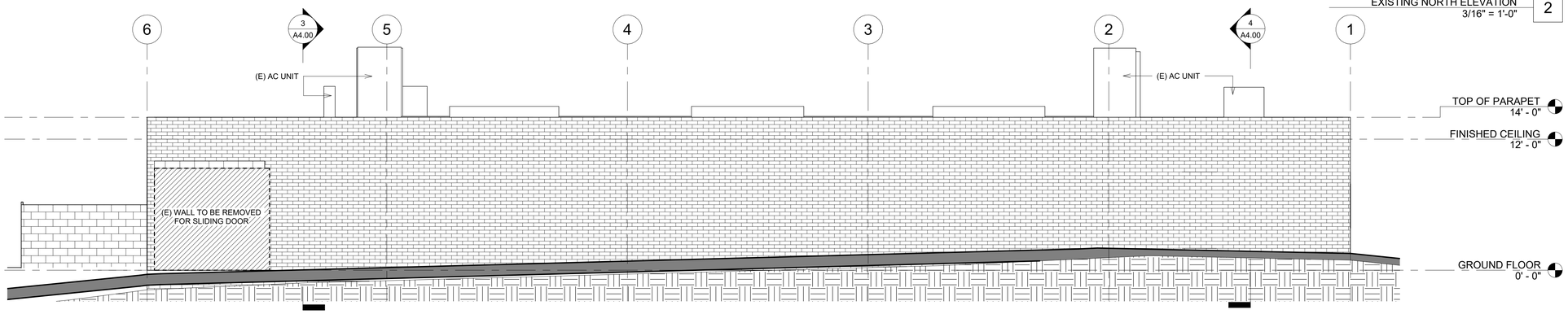
EXISTING WEST ELEVATION 3/16" = 1'-0" — 4



EXISTING EAST ELEVATION 3/16" = 1'-0" — 3



EXISTING NORTH ELEVATION 3/16" = 1'-0" — 2



EXISTING SOUTH ELEVATION 3/16" = 1'-0" — 1

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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Revision Schedule

Revision Number	Revision Date

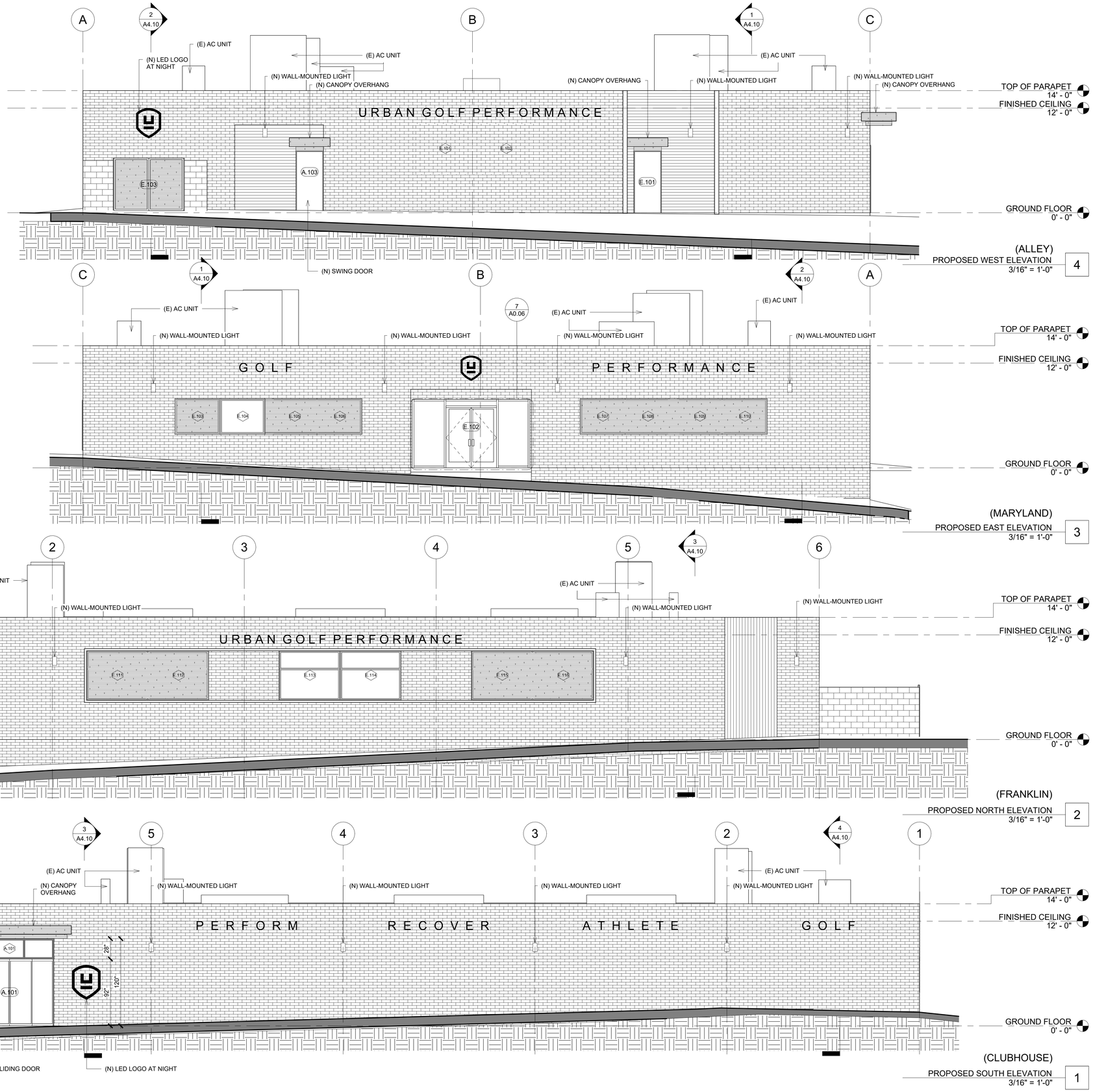
EXISTING ELEVATIONS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:19 AM
SCALE	As indicated
JOB #	Project Number

A3.00

ELEVATION LEGEND

- PROPERTY LINE (PL)
- X — WINDOW TAG (A0.09 - SCHEDULE)
- XXX — DOOR TAG (A0.09 - SCHEDULE)
- X'-X" — ELEVATION MARKER



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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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Revision Schedule

Revision Number	Revision Date

PROPOSED ELEVATIONS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:22 AM
SCALE	As indicated
JOB #	Project Number

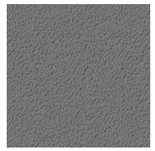
A3.10

ELEVATION LEGEND

- PROPERTY LINE (PL)
- X — WINDOW TAG (A0.09 - SCHEDULE)
- XXX — DOOR TAG (A0.09 - SCHEDULE)
- X'-X" — ELEVATION MARKER

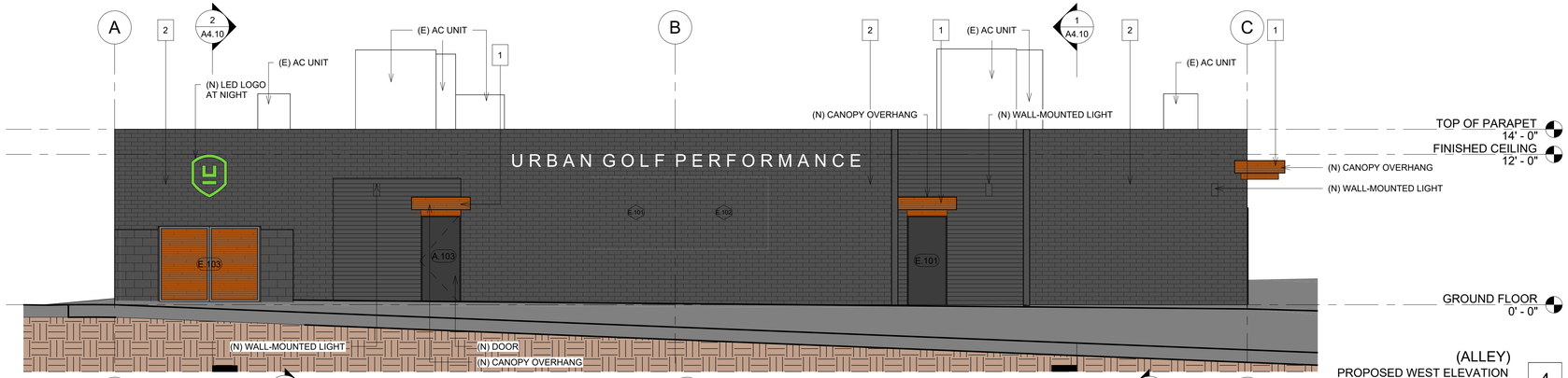


MATERIAL: WOOD SIDING
COLOR: ENGLISH WALNUT (1)

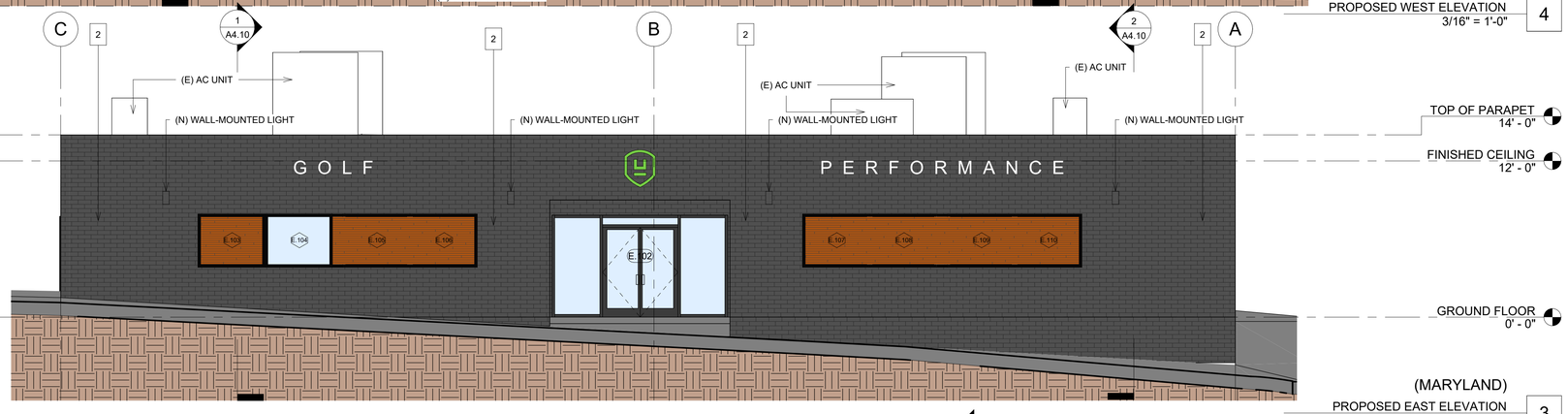


MATERIAL: CMU BLOCK
COLOR: DARK GRAY (2)

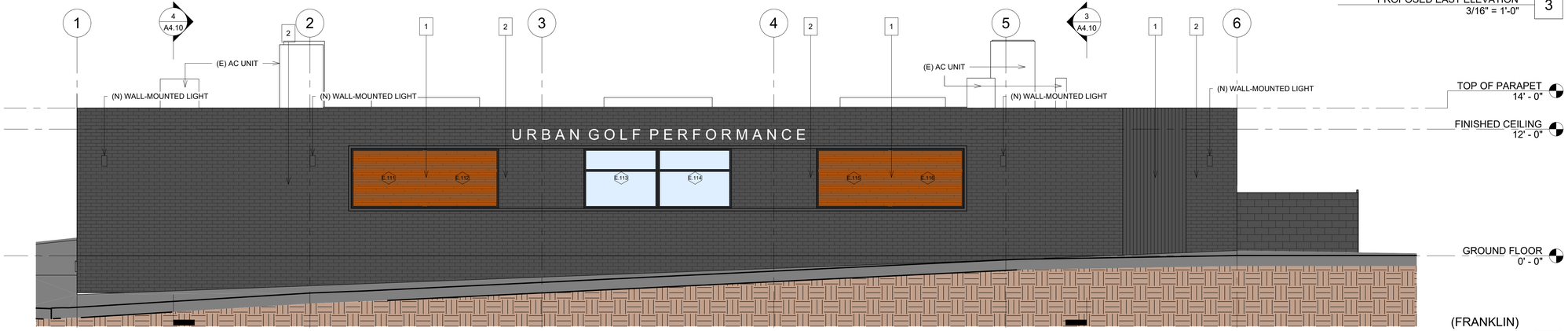
MATERIAL SPECS LEGEND
12" = 1'-0" — 1



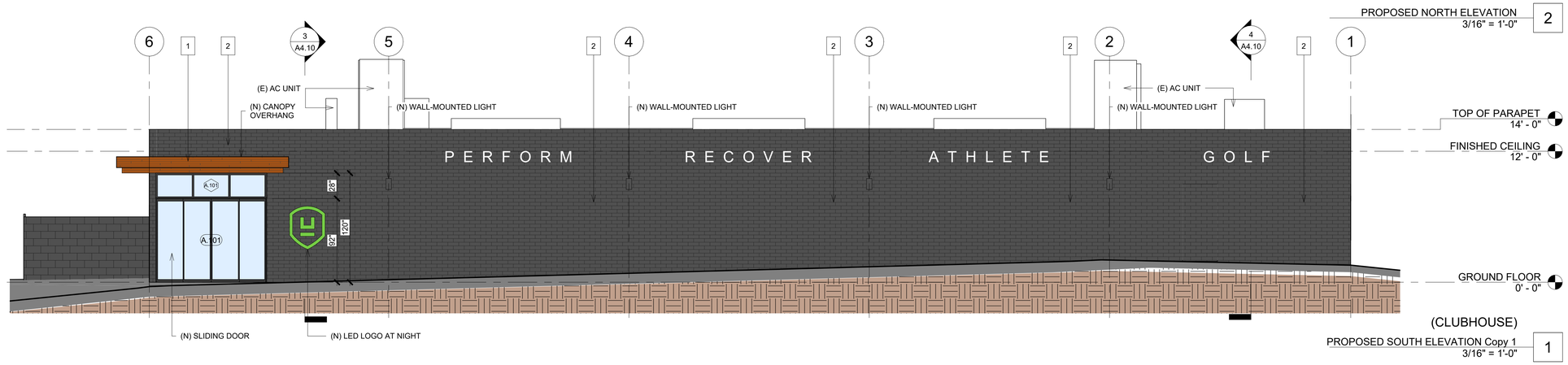
(ALLEY)
PROPOSED WEST ELEVATION — 4
3/16" = 1'-0"



(MARYLAND)
PROPOSED EAST ELEVATION — 3
3/16" = 1'-0"



(FRANKLIN)
PROPOSED NORTH ELEVATION — 2
3/16" = 1'-0"



(CLUBHOUSE)
PROPOSED SOUTH ELEVATION Copy 1 — 1
3/16" = 1'-0"

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

UGP - 139 MARYLAND ST.

Revision Schedule

Revision Number	Revision Date

PROPOSED COLOR ELEVATIONS

DRAWN	Author
CHECKED	Checker
DATE	5/27/2025 10:28:25 AM
SCALE	As indicated
JOB #	Project Number

A3.20

Planning Commission Agenda Statement

Meeting Date: July 10, 2025
Agenda Heading: PUBLIC HEARINGS
Item Number: B.5

TITLE:

Design Review for a New Mixed-Use Development in the Downtown Specific Plan (DSP) Area and Adjustment and Parking Demand Study for an Automated Robotic Vehicle-Lift Parking Mechanism to Satisfy the Minimum Required Spaces at 201-209 Richmond Street. (Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01)

RECOMMENDATION:

1. Adopt Resolution No. 2968 conditionally approving Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01.

2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development).

3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On July 8, 2021, the Planning Commission adopted Resolution No. 2897 conditionally approving Environmental Assessment No. 1299, Downtown Design Review No. DDR 21-01, and Parking Adjustment No. ADJ 21-01. The approved development included four residential units, 14,000 square feet of commercial area, and 64 parking spaces. The applicant was granted approval to provide more than the maximum number of car-lifts, or 15 of the required parking spaces through an adjustment. The approved development required a total of 49 parking spaces, and the design included a total of 64

parking spaces as follows: two compact stalls, four ADA stalls, and 58 stalls on 29 car-lifts.

On July 8, 2022, the entitlement approvals to develop the project expired per Resolution No. 2968 and Condition No. 6, since the property owner was unable to remove an existing Wireless Communication Facility mounted to a 65-foot tall utility pole that is located near the southwest corner of the project site.

On October 29, 2024, the applicant submitted a new design proposal for the development of the site and applied for Environmental Assessment No. 1375, and Downtown Design Review No. DDR 24-03. The submitted design proposal is required to meet the development standards, parking standards, and design guidelines adopted for the Richmond Street District in the DSP. The proposed parking configuration that includes an automated robotic vehicle-lift mechanism to satisfy the required parking for the project also requires an Adjustment and a Parking Demand Study.

On January 22, 2025, the applicant submitted a Parking Demand Study. The City hired Kimley-Horn to perform a professional peer review of the Parking Demand Study. After conducting a professional peer review, Kimley-Horn (the City's consulting traffic engineer) requested clarifications and revisions to the Parking Demand Study. On April 15, 2025, a revised Parking Demand Study was submitted to the City. Subsequently, on April 24, 2025, Kimley-Horn completed their peer review of the revised Parking Demand Study (attached) and provided a memorandum (attached) concluding that the proposed automated parking mechanism will work operationally for the combination of proposed uses, including during peak hours, and that the proposed parking system is not anticipated to be a hindrance to the development.

DISCUSSION:

Site Description

The project site comprises several properties at 201-209 Richmond Street. The site is located on the northwest corner of Franklin Avenue and Richmond Street, in the Richmond Street District of the Downtown Specific Plan (DSP) Zone. The project site abuts a 20-foot-wide alley on the west that is accessible from Franklin Avenue to the south and Grand Avenue to the north. The project site measures a combined total 17,500 square feet. The corner portion of the project site (at 201-205 Richmond Street) measures 10,500 square feet and is currently improved with the former Jail House, a one-story 891 square-foot brick building with surface parking. The middle portion of the project site (at 209 Richmond Street) is currently developed with a 3,847 square-foot, two-story brick building. The northern portion of the project site (farthest from the corner) is undeveloped.

Project Description

The proposed development consists of a three-story building. The first level totals 7,251 square feet, comprised of a new 2,402-square-foot retail space at 201-203 Richmond; a new 1,920-square-foot retail space at 209 Richmond; an existing 2,038-square-foot retail space at 207 Richmond; and the existing 891-square-foot jail house at 203 Richmond. The second level totals 12,061 square feet, comprised of a new 8,465-square-foot general office space; an existing 1,809-square-foot flex space (medical office and commercial) at 207 Richmond; and a new 1,787-square-foot office space at 209 Richmond. Lastly, the third level includes a total of six residential units, consisting of one-, two-, and three-bedroom units.

The proposed building will measure 45-feet in height. The design includes the use of brick, wood, concrete and steel to integrate with the two existing brick buildings at 203 and 209 Richmond Street and with the buildings in the immediate area that also use similar exterior materials.

The following color rendering in Figure 1, illustrates a corner perspective of the project looking north from the intersection of Richmond Street and Franklin Avenue:

Figure 1: Color Rendering



The following color rendering in Figure 2, illustrates a street perspective looking west from Richmond Street:

Figure 2: Color Rendering



Parking for the project consists of eight surface parking spaces and an automated robotic vehicle-lift mechanism containing 42 spaces, for a total of 50 parking spaces. The parking area is accessed via the existing alley along the west of the site. Further, access to the vehicle-lift mechanism is from within the development and will not be directly accessible from the alley.

Requested Entitlements

To facilitate the proposed mixed-use project, Downtown Design Review and Adjustment applications are required. 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 Downtown Design Review application and the Adjustment application. There are specific findings for the Downtown Design Review that the project plans have been reviewed for consistency with the DSP. Further, there are specific findings for the Adjustment request that have been justified through a Parking Demand Study for the project.

Downtown Design Review (Specific Plan Consistency)

As indicated in the Background section above, the Planning Commission previously approved a similar project for the site that was found to be consistent with the DSP design guidelines in effect at that time. However, the entitlement approvals that were previously granted for the project site expired on July 8, 2022. It is important to note that the City adopted an updated DSP in 2024, and therefore the current proposal has been assessed in accordance with the current DSP standards and design guideline

criteria as a new proposal, rather than a modification or redesign of the project.

Pursuant to Chapter 7 of the DSP, the Design Review Process for the project requires discretionary approval from the Planning Commission since the proposed development includes new buildings. The purpose of the design review process is to ensure that the future form of new development in the DSP adheres to the customized context-sensitive development standards in the DSP. The proposed development is located in the Richmond Street District are in accordance to Chapter 2 Development Standards, the Permitted Uses listed in Table 2-1, and per Parking Table 2-10. The proposed development meets the following Findings in Chapter 7 on page 7-6 of the DSP listed below (DSP language is *italicized,* followed by staff's analysis in normal type):

1. The project design is consistent with the goals, policies, and objectives of the General Plan and the Specific Plan.

The proposed project furthers the goals, policies and objectives of the specific plan, since the proposal expands the commercial and residential uses in the DSP, while maintaining the "small town" atmosphere through the preservation of two existing brick buildings. The project furthers the Specific Plan's vision "to create an economically prosperous Downtown with a mix of uses and entertainment options and cohesive elements that tie the community together." The Specific Plan's goal is to create a balance of uses within the Downtown to reach its optimal potential and will provide direction to streetscape beautification, outdoor gathering spaces, improved mobility, and other enhancements that will establish a unique and inviting environment that highlights its historical and cultural roots to enrich this community destination.

The proposed project is a mixed-use development that includes retail, office and residential units. The proposed project expands retail space and complies with the vision of the DSP, since project design revitalizes pedestrian activity through the use of large storefront windows that attract customers, and by creating inviting space to shop in the Downtown. The project is consistent with the Goals, Objectives and Policies listed under Economic Development Goal ED3: Downtown Business Environment to preserve and improve the business environment and image of Downtown El Segundo. The project is consistent with the Economic Development Goal ED3, since the proposed development preserves and improves the economic vitality by expanding both commercial retail and office space in the DSP. The proposed retail and office uses will attract investment and increase the economic vitality of Downtown to foster an active center serving residents, visitors and local workers.

The project is also consistent with the Housing Element goal and promotes a range of housing options since the proposal provides two, 1-bedroom units; three, 2-bedroom units; and one, 3-bedroom unit. The proposed project furthers the Housing Element goal by adding 6 units in the DSP by increasing the number of units in the City. The project is consistent with the Circulation Element since sufficient parking spaces for

vehicles for the mix of land uses are provided at the site and accommodated in a convenient, safe manner for visitors. Therefore, staff believes the proposed project design is consistent with goals, policies and objectives of the General Plan and Specific Plan.

2. The project design substantially complies with the development standards and guidelines in Chapter 2 of the Specific Plan.

The proposed mixed-use project substantially complies with the development standards required for the following Richmond Street District Table 2-4 and Table 2-5 of the DSP.

Table 2-4: Richmond Street Site Development Standards

Building Placement and Orientation (refer to Interpretation 2-4A)	1. Building shall be oriented toward Richmond Street. 2. Required on-site parking shall not be located between the building and the Richmond Street property line.
Lot Area	Five thousand square feet minimum.
Lot Width	Twenty-five feet minimum for new lots.
Setbacks	
Front/Street Adjacent Yard (refer to Interpretation 2-4B)	1. Zero setback at ground floor maximum. 2. Ten feet maximum permitted for pedestrian-oriented plazas, outdoor dining, or residential common open space, subject to design review.
Side Yard	None required.
Rear Yard	None required.
Density and FAR	No limit.
Minimum Unit Size	Two hundred and fifty square feet.

The proposed land uses comply with the Specific Plan since the project provides retail on the first floor, office on the second floor, and residential units on the third floor. The proposed development also promotes housing options by providing (2) 1-bedroom units, (3) 2-bedroom units, and (1) 3-bedroom unit. The proposed six residential dwelling units exceed the minimum required unit size of 250 square feet. The residential units are contained on the third floor, which has been set back from the lower levels of the building. This set back of the building provides for a break in the

facade, which minimizes the massing of the building, creates articulation, and provides for private open space for each residential unit. Each residential dwelling unit will be provided a roof deck which can also service as a private garden that satisfies the requirement of open space for each residential unit. The 36 required parking spaces for the project is within a proposed automated vehicle-lift mechanism containing 42 parking spaces with 8 additional surface parking spaces, which are located towards the rear of the property and accessed from an existing alley along the rear of the property. The automated vehicle-lift mechanism and surface parking are sufficient to serve the needs of the tenants, employees and visitor of the property.

The site layout of the project orients the building towards Richmond Street and provides pedestrian entrances, glazing and storefronts along Richmond Street. Further, the buildings will have zero setbacks along Richmond Street and Franklin Avenue, thereby bringing the buildings towards the front and along the pedestrian sidewalk, creating a pedestrian-serving environment. The design creates and caters to a human experience that complies with the DSP standards.

Table 2-4: Richmond Street Site Development Standards (Continued)

Parking Location	1. Alley access required. 2. Parking shall be provided in the rear of the site, or off-site via in-lieu fee or shared parking agreement per ESMC.
Parking Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines, Parking.
Open Space	All required common open space must: a. be physically or visually accessible to the residents, b. be a minimum of five feet in both length and width, and c. include a minimum of fifty percent of landscaping.
Residential Private Open Space Per Unit	Fifty square-feet.
Residential Common Open Space Per Unit	Twenty-five square-feet designed as an active or passive common space amenity. Rooftop decks may satisfy this requirement.
Residential Recreation Facility Per Unit	None required.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

The Richmond Street District is intended to celebrate the traditional "Old Town" character and entertainment uses within the area by encouraging restaurants with outdoor dining and art culture-related uses such as filming-related uses, arts and entertainment, and design studios. The proposed project preserves two existing brick buildings, which includes the former Jail House built in 1917 of historic significance to the City, while maintaining the traditional "Old Town" architectural character of Downtown. The proposed project will also revitalize and expand neighborhood commercial and residential uses in the DSP, while maintaining the "small-town" atmosphere. The proposed materials incorporate smooth plaster, board-formed

concrete, stack concrete block, powder-coated black aluminum, glossy steel I-beams, brick, and white oak wood. The proposed combination of materials as designed integrates the three existing brick buildings with more modern materials, resulting in an eclectic mix of architecture and uses that fit well within the urban context. The design utilizes steel, brick and wood construction materials that add warmth and a sense of richness to the overall design. The exposed steel construction on the third floor blends the architectural elements by expressing the neighborhood's eclectic fabric. Sloped roof-lines architecturally compliment the old brick buildings in the area. Roof decks are proposed above the first and second floor facing Richmond Street and Franklin Avenue which provide less shade and shadow for pedestrians below at street level. The roof decks will be visible from both Richmond Street and Franklin Avenue. Roof decks facing the street make the development architecturally more attractive and provide a people-oriented amenity for the residents, visitors, and employees to enjoy the outdoor climate and view of the City.

Table 2-5: Richmond Street Building Development Standards

Building Height	1. Forty-five feet maximum. 2. Height shall be calculated from existing grade at the adjacent property line. 3. See ESMC Section 15-2-3 for exceptions to building height.
Plate Height (refer to Interpretation 2-5A)	Fourteen feet minimum for ground floor commercial use.
First-Floor Glazing Facing Richmond Street (refer to Interpretation 2-5B)	1. Thirty percent minimum transparency for first-floor front façade. 2. The bottom of first-floor window glazing shall not be higher than three feet above the adjacent sidewalk. 3. Refer to Section H.2 Supplemental Area-Wide Standards and Guidelines for additional requirements.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

The additional requirements in Section H provides design criteria to define the primary entrance to a tenant space or building adjacent to a public sidewalk, and to articulate the exterior building elevations with wall modulations for the front, side and rear of each

building. The design criteria also promotes roof-line variations, requires glazing on the first floor of buildings to be transparent, and identifies 203 Richmond Street as a Historic Resource.

The project includes various roof elements, utilizing the flat roofs as private open space, integrating various sloped roof planes to provide relief and articulation to the building and minimizing bulk and mass. The design also includes roof-lines with exposed painted I-beams, roof decks with steel and tempered glass guard rails, and the line of the top roof parapet is broken by introducing modern triangular roof shapes. The south elevation along Franklin Avenue is also articulated by including architectural elements that add visual character and are aesthetically pleasing to screen the staircase to the second floor office roof decks and third floor residential roof decks. Further, the architectural design provides large windows on the first floor that allow visibility into the storefront tenant spaces at the street-level for pedestrians to view. Lastly the project preserves the Jail House by building around the structure and maintaining its architectural integrity.

Therefore, the proposed mixed-use project design substantially complies with development standards and design criteria of the DSP. The project preserves the Jail House, while introducing new buildings with modern materials that will improve and integrate with the area. The project achieves an overall aesthetic that improves the Richmond Street District and is also context-sensitive to the area. Thus, staff recommends that the Planning Commission approve the proposed project design.

Adjustment

Based upon the DSP parking regulations, the proposed project must provide a total of 36 spaces. Specifically, four spaces for the 6,359 square feet of retail space, 24 spaces for the 12,061 square feet of office space, and eight spaces for the six residential units.

The parking regulations of the DSP allow tandem parking configurations that do not exceed a maximum depth of 40 feet for two vehicles and a maximum height of two vehicles stacked. The proposed parking mechanism is configured with a depth to accommodate three vehicles and the height for three stacked vehicles. The proposed configuration does not comply with the Tandem Parking regulations of the DSP. The parking design configuration, as provided, deviates from what is currently permitted in the DSP.

Per the adopted provisions of the DSP, the applicant must obtain approval of an Adjustment and Parking Demand Study to use an automated robotic vehicle-lift parking mechanism that exceeds the maximum allowable depth of 40 feet for tandem parking spaces and the maximum number of two vehicles stacked in height. The project requires the approval of an Adjustment and Parking Demand Study to allow the parking configuration of the 42 spaces on an automated vehicle-lift parking mechanism, and 8

surface parking spaces to satisfy the minimum number of 36 parking spaces. The proposed automated robotic vehicle-lift parking mechanism is configured with cars stacked three levels in height and three cars in depth.

Before an adjustment may be granted, the Commission must make the following findings as required by ESMC § 15-22-3 (Municipal Code language is *italicized,* followed by staff's analysis in normal type):

1. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located;

The subject site is in the Richmond Street District in the DSP Zone, The Richmond Street District contains some of the oldest commercial buildings in the city, including the Old Town Music Hall. The district abuts the Multi-family Residential (R-3) Zone containing multi-family residential dwelling units to the west across the alley. The neighboring properties to the site have a mix of commercial and residential uses similar to the proposed project land uses. In order to ensure the automated parking mechanism would not be detrimental to neighboring properties in the DSP, a Parking Demand Study was prepared and submitted to the City for review. The Parking Demand Study was prepared to demonstrate that sufficient parking spaces would be available during peak hours for the mix of land uses proposed for the project, and that the three-deep and three-high automated robotic vehicle-lift parking mechanism could function without being detrimental to the neighborhood.

On April 24, 2025, Kimley-Horn completed their peer review of the Parking Demand Study and concluded that the proposed automated robotic vehicle-lift parking mechanism will provide sufficient parking spaces to work operationally for the proposed combination of uses during peak hours without negatively affecting street traffic or neighboring properties in the Downtown. The proposed mechanism allows minimal waiting for a customer to retrieve their vehicle without the need of an attendant to monitor or move a vehicle that is in front or below in a normal tandem parking configuration. From this perspective, the proposed mechanism is considered to be far better than normal tandem parking configurations. However, a condition of approval has been included in the proposed Resolution, that requires the residents in the residential units on the third floor, and office employees on the second floor will be assigned parking spaces in the automated robotic parking mechanism. Additionally, the condition will also require language to be included in lease agreements for both residential and office tenants specifying the assigned parking in the proposed mechanism. This condition is included to ensure the 8-surface parking provided for the project remains available for retail customers, since tandem parking is not permitted in ESMC 15-15 for the required minimum number of spaces for Retail.

The number of parking spaces provided on-site exceeds the minimum number of parking spaces required by 14 parking spaces. Further, it has been demonstrated that

the proposed automated robotic vehicle-lift mechanism will not be detrimental to the operations and activities at the site. Thus, the DSP will not be negatively affected by granting the approval of the parking adjustment for the proposed development. Therefore, staff believes this finding can be made.

2. That the proposed adjustment is necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of his property; and

The incorporation of robotic vehicle-lifts has become more popular in providing parking for visitors in urban areas with limited land area and is also more affordable compared to the cost and time it takes to build a new multi-story parking structure. Specifically, since a robotic parking mechanism requires less land area compared to a parking lot or structure to accommodate a larger number of vehicles. The option of an automated robotic parking mechanism also provides more design flexibility and reduces traffic, congestion, accidents and pollution to the environment. Requiring parking spaces be provided underground is not possible since there are two existing brick buildings with old foundations located on the property that will be preserved, which includes a significant historic structure (a Jail House built in 1917). The existing two brick buildings are not grouped close together or share a wall. An existing one-story brick building is located on the southwest corner of the property and the existing two-story brick building is almost in the middle of the site. An underground parking-level would require a ramp to go down to a lower grade-level that requires continuous uninterrupted land area to achieve the vehicular circulation and layout for maneuvering vehicles. The two existing buildings are far apart from each other, which does not facilitate the design of a continuous underground parking floor level with one single ramp for access around the foundations of the two existing brick buildings.

With the inclusion of all spaces provided within the automated robotic vehicle-lift parking mechanism, the proposed number of parking spaces exceeds the minimum number of parking spaces required by 14 parking spaces. Allowing the proposed automated vehicle-lift mechanism containing 42 parking spaces with the additional 8 surface parking spaces complies with the minimum required parking for the project and provides the flexibility needed to develop the site while preserving two existing brick buildings. Therefore, this finding can be made since the approval of the adjustment is necessary to advance the transformation of the Richmond Street District and will not deprive the applicant of developing the property.

3. That the proposed adjustment is consistent with the legislative intent of this title.

The purpose of the City's parking standards is to assure that parking spaces shall be suitably maintained and available for the use of the occupants of the site and to mitigate potential associated on-street parking and traffic circulation problems throughout the Downtown and surrounding areas. The purpose of the Adjustment request is to allow all parking proposed to be counted towards the minimum parking

required. A Parking Demand Study was prepared to demonstrate that sufficient parking spaces would be available during peak hours and operational for the mix of land uses proposed for the project. The City hired a consulting traffic engineer to perform a peer review of the Parking Demand Study to ensure the automated parking mechanism would be operational during peak times and not be a hindrance to neighboring properties in the DSP. Upon completing the peer review of the Parking Demand Study, the City's consulting traffic engineer concluded that the proposed automated robotic vehicle-lift parking mechanism will provide sufficient parking spaces to work operationally for the proposed combination of uses during peak hours without negatively affecting street traffic or neighboring properties in the Downtown. Therefore, the parking spaces in the proposed automated vehicle-lift parking mechanism provide the spaces required for the project, and the neighboring properties in the DSP will not be negatively affected by granting the approval of the adjustment application. Therefore, staff believes the site is adequately parked and complies with the minium parking requirements. This finding can be made since the approval provides relief, and meets the legislative intent for the parking adjustment.

Environmental Review

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development), involving new construction consistent with the applicable general plan policies and zoning designation regulations. The proposed development is surrounded by urban uses in a developed area and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:
Maria Baldenegro, Assistant Planner
REVIEWED BY:
Eduardo Schonborn, AICP, Planning Manager
APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. Draft PC Resolution No. 2968 and Conditions of Approval
2. 201-209 Richmond Street Plans 10 29 2024
3. Parking Demand Study - 04 14 2025
4. Kimley-Horn Parking Analysis Peer Review Memo 04 24 2025

RESOLUTION NO. 2968

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. 1375, DOWNTOWN DESIGN REVIEW NO. 24-03, ADJUSTMENT NO. 24-02, AND PARKING DEMAND STUDY NO. 24-01 FOR A THREE-STORY MIXED-USE COMMERCIAL BUILDING WITH SIX RESIDENTIAL UNITS ON THE THIRD FLOOR, AND 50 PARKING SPACES AT 201-209 RICHMOND STREET.

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

SECTION 1: The Commission finds and declares that:

A. On July 8, 2021, the Planning Commission adopted Resolution No. 2897 conditionally approving Environmental Assessment No. 1299, Downtown Design Review No. DDR 21-01, and Parking Adjustment No. ADJ 21-01. The approved development included four residential units, 14,000 square feet of commercial area, and 64 parking spaces. The applicant Mark Telesz representing Smoky Hollow Industries, LLC was granted approval to provide more than the maximum number of car-lifts, or 15 of the required parking spaces through an adjustment. The approved development required a total of 49 parking spaces, and the design included a total of 64 parking spaces as follows: two compact stalls, four ADA stalls, and 58 stalls on 29 car-lifts;

B. On July 8, 2022, the entitlement approvals to develop the project expired per Resolution No. 2968 and Condition No. 6 since the property owner was unable to remove an existing Major Wireless Communication Facility mounted on a 65-foot tall utility pole that is located near the southwest corner of the project site;

C. On October 29, 2024, the applicant submitted a new design proposal for the development of the site and applied for Environmental Assessment No. 1375, and Downtown Design Review No. DDR 24-03. The submitted design proposal is required to meet the development standards, parking standards, and design guidelines adopted for the Richmond Street District in the DSP. The proposed parking configuration that includes an automated robotic vehicle-lift mechanism to satisfy the required parking for the project also requires an Adjustment and a Parking Demand Study. A total of 42 parking spaces are provided on an automated robotic vehicle-lift parking mechanism with cars stacked in three levels in height and three cars in depth;

D. The site is located on the northwest corner of Franklin Avenue and Richmond Street in the historic section of the Downtown developed with brick buildings. The project site has a 20-foot wide alley to the west of the property that is accessible from Franklin Avenue to the south and Grand Avenue to the north.

The project site measures a combined total 17,500 square feet. The corner portion of the project site (at 201-205 Richmond Street) measures 10,500 square feet and is currently improved with the former Jail House, a 948 square-foot one-story brick building with surface parking. The middle portion of the project site (at 209 Richmond Street) is currently developed with a 4,000 square-foot, two-story brick building. The northern portion of the project site (farthest from the corner) is undeveloped;

E. The proposal is a new mixed-use development project in the Richmond Street District within the Downtown Specific Plan (DSP), which incorporates two existing brick buildings in the design. The project preserves a one-story 948 square-foot Jail House building at 203 Richmond Street, and a two-story 4,000 square-foot brick building at 209 Richmond Street. The proposed development is three-stories in height with a total of 6,360 square feet of retail on the first floor, 12,061 square feet of office on the second floor, and six residential units on the third floor. A total of 42 parking spaces will be provided by an automated robotic vehicle-lift mechanism, and 8 surface parking spaces on the ground floor with access from the alley at the rear. The Project requires a total of 36 parking spaces and a combined total 50 parking spaces will be provided;

F. On January 22, 2025, the applicant submitted a Parking Demand Study. The City hired Kimley-Horn to perform a professional peer review of the Parking Demand Study. On February 25, 2025, Kimley-Horn provided a memorandum for the peer technical review performed requesting clarifications and revisions to the Parking Demand Study. On April 15, 2025, a revised Parking Demand Study was submitted to the City. On April 24, 2025, Kimley-Horn completed their peer review of the revised Parking Demand Study and provided a memorandum concluding the proposed automated parking mechanism will work operationally for the combination of proposed uses, including during peak hours. The memorandum by Kimley-Horn indicated that the parking system is not anticipated to be a hindrance to the development;

G. The City's Community Development Department staff reviewed the Project applications, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code (ESMC), and Downtown Specific Plan;

H. In addition, City staff reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");

I. Pursuant to Table 7-1 in the DSP, the proposed Project requires discretionary approval from the Planning Commission since the proposed new construction for the development exceeds 800 square feet;

J. On May 15, 2025, the project applications and plans were circulated to all City departments for comments, and no objections were received. On June 4, 2025, the project application was deemed complete for processing;

K. On June 26, 2025, a notice of public hearing was mailed to 50 property owners and occupants within a 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald on June 26, 2025;

L. On July 10, 2025, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and,

M. The Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, the Applicant, and the property owner's representatives. This Resolution, and its findings, are made based on the evidence presented to the Commission at its July 10, 2025, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Environmental Assessment. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 exemption (In-Fill Development) involving new construction consistent with the applicable general plan policies and zoning designation regulations. The proposed development is surrounded by urban uses in a developed area and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

SECTION 3: *Downtown Design Review Findings*. Pursuant to Chapter 7 on page 7-6 of the DSP, the Planning Commission finds as follows:

A. *The project design is consistent with the goals, policies, and objectives of the General Plan and the Specific Plan.*

The proposed project furthers the goals, policies and objectives of the specific plan, since the proposal expands the commercial and residential uses in the DSP, while maintaining the "small town" atmosphere through the preservation of two existing brick buildings. The project furthers the Specific Plan's vision "to create an economically prosperous Downtown with a mix of uses and entertainment options and cohesive elements that tie the community together." The Specific Plan's goal is to create a balance of uses within the Downtown to reach its optimal potential and will provide direction to streetscape beautification, outdoor gathering spaces, improved mobility, and other enhancements that will establish a unique and inviting environment that highlights its historical and cultural roots to enrich this community destination.

The proposed project is a mixed-use development that includes retail, office and residential units. The proposed project expands retail space and complies with the vision of the DSP, since project design revitalizes pedestrian activity through the use of large storefront windows that attract customers, and by creating inviting space to shop in the Downtown. The project is consistent with Goals, Objectives and Policies listed under Economic Development Goal ED3: Downtown Business Environment to preserve and improve the business environment and image of Downtown El Segundo. The project is consistent with Economic Development Goal ED3, since the proposed development preserves and improves the economic business environment by expanding both commercial retail and office space in the DSP. The proposed retail and office uses will attract investment and increase the economic vitality of Downtown to foster an active center serving residents, visitors and local workers.

The project is also consistent with the Housing Element goal and promotes a range of housing options since the proposal provides two, 1-bedroom units; three, 2-bedroom units; and one, 3-bedroom unit. The proposed project furthers the Housing Element goal by adding 6 units in the DSP by increasing the number of units in the City. The project is consistent with the Circulation Element since sufficient parking spaces for vehicles for the mix of land uses are provided at the site and accommodated in a convenient, safe manner for visitors. Therefore, staff believes the proposed project design is consistent with goals, policies and objectives of the General Plan and Specific Plan.

B. *The project design substantially complies with the development standards and guidelines in Chapter 2 of the Specific Plan.*

The proposed project substantially complies with the development standards required for the Richmond Street District described in Table 2-4 and Table 2-5 of the DSP. The proposed project design substantially complies with the design guidelines for the DSP. The project preserves the Jail House, a historically significant structure in the DSP, while introducing new more modern materials that will improve the area. The project complies with the development standards and achieves an overall aesthetic that improves the Richmond Street District.

The project includes buildings that front along Richmond Street with zero setback; and contain retail on the first floor, office on the second floor, and residential units on the third floor. Each residential unit exceeds the 250 square foot minimum unit size established in the DSP, and provide private open space areas adjacent to, and accessible from each residence. The 36 required parking spaces is provided for the project through the automated vehicle-lift mechanism containing 42 parking spaces with eight additional

surface parking spaces at the site on the ground floor, which are accessible from the abutting alley, in accordance with the DSP requirements.

In accordance with the intent of the Richmond Street District of celebrating the traditional "Old Town" character, the project preserves two existing brick buildings, which include the former Jail House built in 1917 of historic significance to the City, while maintaining the traditional "Old Town" architectural character of Downtown. The materials incorporate smooth plaster, board-formed concrete, stack concrete block, powder-coated black aluminum, glossy steel I-beams, brick, and white oak wood that are materials found in the immediate area of the project site. The combination of materials integrates the three existing brick buildings with more modern materials, resulting in an eclectic mix of architecture and uses that fit well within the urban context. The design utilizes steel, brick and wood construction materials that add warmth and a sense of richness to the overall design. The exposed steel construction on the third floor blends the architectural elements by expressing the neighborhood's eclectic fabric. Sloped rooflines architecturally compliment the old brick buildings in the area. Roof decks are proposed above the first and second floor facing Richmond Street and Franklin Avenue which provide less shade and shadow for pedestrians below at street level. The third floor is set back from the lower levels, which creates articulation in the building, minimizes bulk and mass and provides for open space for the residential units. The development is architecturally more attractive and provides a people-oriented design for the residents, visitors, and employees.

SECTION 4: *Adjustment Findings*. Pursuant to ESMC § 15-22-3, the Planning Commission finds as follows:

A. *That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located;*

The subject site is in the Richmond Street District in the DSP Zone, The Richmond Street District contains some of the oldest commercial buildings in the city, including the Old Town Music Hall. The district abuts the Multi-family Residential (R-3) Zone containing multi-family residential dwelling units to the west across the alley. The neighboring properties to the site have a mix of commercial and residential uses similar to the proposed project land uses. In order to ensure the automated parking mechanism would not be detrimental to neighboring properties in the DSP, a Parking Demand Study was prepared and submitted to the City for review. The Parking Demand Study was prepared to demonstrate that sufficient parking spaces would be available during peak hours for the mix of land uses proposed for the project, and that the three-deep and three-high automated robotic vehicle-lift parking mechanism could function without being detrimental to the neighborhood.

On April 24, 2025, Kimley-Horn completed their peer review of the Parking Demand Study and concluded that the proposed automated robotic vehicle-lift parking mechanism will provide sufficient parking spaces to work operationally for the proposed combination of uses during peak hours without negatively affecting street traffic or neighboring properties in the Downtown. The proposed mechanism allows minimal waiting for a customer to retrieve their vehicle without the need of an attendant to monitor or move a vehicle that is in front or below in a normal tandem parking configuration. From this perspective, the proposed mechanism is more efficient than normal tandem parking configurations. Further, a condition of approval is included that requires residents and office employees of the project site be assigned parking spaces in the automated robotic parking mechanism. Additionally, the condition will also require language to be included in lease agreements for both residential and office tenants specifying the assigned parking in the proposed mechanism. This condition is included to ensure the 8-surface parking provided for the project remains available for retail customers.

The number of parking spaces provided on-site exceeds the minimum number of parking spaces required by 14 parking spaces. Further, it has been demonstrated that the proposed automated robotic vehicle-lift mechanism will not be detrimental to the operations and activities at the site. Thus, the DSP will not be negatively affected by granting the approval of the parking adjustment for the proposed development.

B. *That the proposed adjustment is necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of his property; and*

The incorporation of robotic vehicle-lifts has become more popular in providing parking for visitors in urban areas with limited land area and is also more affordable compared to the cost and time it takes to build a new multi-story parking structure. Specifically, since a robotic parking mechanism requires less land area compared to a parking lot or structure to accommodate a larger number of vehicles. The option of an automated robotic parking mechanism also provides more design flexibility and reduces traffic, congestion, accidents and pollution to the environment. Requiring parking spaces be provided underground is not possible since there are two existing brick buildings with old foundations located on the property that will be preserved, which includes a significant historic structure (a Jail House built in 1917). The existing two brick buildings are not grouped close together or share a wall. An existing one-story brick building is located on the southwest corner of the property and the existing two-story brick building is almost in the middle of the site. An underground parking-level would require a ramp to go down to a lower grade-level that requires continuous uninterrupted land area to achieve the vehicular circulation and layout for maneuvering vehicles. The two existing buildings are far apart from each other, which does not facilitate

the design of a continuous underground parking floor level with one single ramp for access around the foundations of the two existing brick buildings.

With the inclusion of all spaces provided within the automated robotic vehicle-lift parking mechanism, the proposed number of parking spaces exceeds the minimum number of parking spaces required by 14 parking spaces, and the DSP will not be negatively affected by granting the approval of the parking adjustment for the proposed development, since sufficient parking spaces will be provided to work operationally for the proposed combination of land uses for the project. Allowing the proposed automated vehicle-lift mechanism containing 42 parking spaces with the additional 8 surface parking spaces complies with the minimum required parking for the project and provides the flexibility needed to develop the site while preserving two existing brick buildings. Therefore, this finding can be made since the approval of the adjustment is necessary to advance the transformation of the Richmond Street District and will not deprive the applicant of developing the property.

C. *That the proposed adjustment is consistent with the legislative intent of this title.*

The purpose of the City's parking standards is to assure that parking spaces shall be suitably maintained and available for the use of the occupants of the site and to mitigate potential associated on-street parking and traffic circulation problems throughout the Downtown and surrounding areas. The purpose of the Adjustment request is to allow all parking proposed to be counted towards the minimum parking required. A Parking Demand Study was prepared to demonstrate that sufficient parking spaces would be available during peak hours and operational for the mix of land uses proposed for the project. The City’s consulting traffic engineer peer reviewed the Parking Demand Study to ensure the automated parking mechanism would be operational during peak times and not be a hindrance to neighboring properties in the DSP, and concluded that the proposed automated robotic vehicle-lift parking mechanism will provide sufficient parking spaces to work operationally for the proposed combination of uses during peak hours without negatively affecting street traffic or neighboring properties in the Downtown. The adjustment request is to allow the majority of the required number of parking spaces for the project be provided by an automated vehicle-lift parking mechanism that exceeds the maximum depth dimension of 40 feet permitted for tandem parking spaces. The legislative intent of the adjustment provides relief to allow the development of the project, while preserving two existing brick buildings. The proposed automated vehicle-lift parking mechanism provides additional parking spaces that exceed the minimum number of parking spaces required for the project. The proposed additional parking spaces in the proposed automated vehicle-lift parking mechanism will provide the spaces required for the project and the neighboring properties in the DSP

will not be negatively affected by granting the approval of the adjustment application. Granting approval provides relief and meets the legislative intent for the parking adjustment.

SECTION 5: *Approvals.* Based on the foregoing findings and the evidence in the whole of the administrative record, the Planning Commission hereby approves Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01, subject to the conditions set forth in the attached Exhibit A, incorporated herein.

SECTION 6*: Reliance on Record.* Each of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire administrative 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 administrative record as a whole; and

SECTION 7*: Limitations.* The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

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

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

SECTION 11: This Resolution may be appealed within ten 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 above, 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 10th day of July, 2025

_____
Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Maggay	-
Inga	-
Christian	-
McCaverty	-
Tayolr	-

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

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2968

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), Mark Telesz on behalf of Smoky Hollow Industries, LLC ("Applicant") and his successors-in-interest, agree to comply with the following conditions for the approval of Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01 ("Project Conditions"):

Zoning Conditions:

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file. Any subsequent modification to the project as approved shall be referred to the Director of Community Development for a determination regarding the need for Planning Commission review of the proposed modification.

2. Any subsequent modification to the project as approved (including change of use) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

3. 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. Otherwise, all other modifications shall be subject to review and approval by the Planning Commission.

4. The approval consists of 6,359 square feet of retail, 12,952 square feet of office, and six residential units varying in size on the third floor. The project includes the preservation of an 891 square-foot historic brick building (former Jail House at 203 Richmond Street), and an existing 3,847 square-foot building at 209 Richmond Street. The proposed project approvals include the following:

   First Floor:
   2,401 square feet of Retail at 201 Richmond
   891 square feet of Office at 203 Richmond Street (Preserving a Historic Jail House)
   2,038 square feet of Retail at 207 (Preserving former 209 Richmond Street building)
   1,920 square feet of Office at 209 Richmond Street

   Second Floor
   8,465 square feet of Office at 201 Richmond Street

1,809 square feet of Office at 207 Richmond Street (Former 209 Richmond Street)
1787 square feet of Office at 209 Richmond Street

Third Floor:
Two one-bedroom units
Three two-bedroom units
One three-bedroom unit

5. The project shall provide a total 50 parking spaces as illustrated in the approved plans, and distributed as follows:
    a. An automated robotic vehicle-lift parking mechanism (KLAUS Multiparking USA, Model Trendvario 6300) shall contain 42 spaces with cars stacked in three levels high and three cars deep.
    b. An additional eight surface parking stalls shall be provided at the site.

    Any change in the configuration of the parking stalls or a change in the automated robotic vehicle-lift parking mechanism's manufacturer or product brand specified above shall be referred to the Community Development Director for review and approval.

6. The four required parking spaces for the six residential units shall be assigned to use the parking provided in the automatic robotic vehicle-lift parking mechanism and are not allowed to utilize the eight surface parking stalls. The residential lease agreements must contain language alerting the tenants of this requirement and restriction.

7. The 24 required parking spaces for the 12,061 square feet of office tenants and the employees shall be assigned to use the parking provided in the automatic robotic vehicle-lift parking mechanism and are not allowed to utilize the eight surface parking stalls. The office lease agreements must contain language alerting the tenants and employees of this requirement and restriction.

8. The automated robotic vehicle-lift parking mechanism, comprised of 3 vehicles horizontally by 3 vehicles vertically, shall remain in continuous operation and be available for use by the tenants and visitors to the project site. Any mechanical, operational or other problems that render the mechanism inoperable and/or unavailable for use must be corrected within 48 hoursimmediately failures that

9. The first-floor glazing facing Richmond Street shall be a minimum plate height of 14 feet for the ground floor commercial use measuring from the adjacent sidewalk grade. The first-floor glazing shall have 30% minimum transparency for the first-floor front façade. The bottom of the first-floor window glazing shall not be higher than three feet above the adjacent sidewalk.

10. The height of the structure is limited to 45-feet (highest maximum ridgeline elevation: 142.42-feet) as measured from the average elevation of the highest and lowest existing grades adjacent to the property lines along the street prior to excavation. Based on the Site Survey prepared by Denn Engineers dated 7/3/2019, the lowest grade elevation is 92.75 feet adjacent to the property line along Richmond Street and the highest grade elevation is 102.10 feet adjacent to the property line along Franklin Avenue, resulting in an average elevation of 97.42-feet. Further, the highest maximum ridgeline elevation of 142.42-feet is measured from a benchmark elevation of 102.10-feet located at southwest corner of the property utilizing the SET L&T RCE 30826 with TAG ELEV= 102.10 feet illustrated in the Site Survey. Subject to review and approval by the Building Official, a ridge height certification is required by a licensed land surveyor or engineer prior to building permit final

11. Prior to the City issuing a building permit, the applicant must submit plans, showing that the project substantially complies with the plans presented to the Planning Commission on July 10, 2025, the Downtown Specific Plan (DSP), and conditions of approval on file with the Community Development Department.

12. The building elevations shall substantially match the materials that were submitted and on file with the Planning Division to the satisfaction of the Community Development Director.

13. 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.

14. All utility, mechanical, and electrical equipment, including fire risers, shall be enclosed within the buildings.

15. All roof-mounted equipment shall be architecturally screened from ground level view (from the parking area and adjacent surface streets) by the parapet wall and/or other screening methods as approved by the Community Development Director. Prior to permit final, the aforementioned equipment shall be adequately screened to the satisfaction of the Director.

16. All utility lines to serve the development shall be placed underground.

17. 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 Richmond Street and along Franklin Avenue. 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.

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

19. An overall Master Sign Program for the mixed-use project shall be submitted and approved by the Community Development Director prior to any non-residential tenant signage installation.

20. This Downtown Design Review and Adjustment approvals will become null and void if the plans are not submitted to plan check within two years from the effective date of this approval, or if the permit expires. The Planning Commission may grant an extension for a period specified by the Planning Commission, provided that prior to the expiration date, a written request for a time extension is filed with the Director.

21. The applicant shall provide a method for the collection and disposal of waste matter so as not to create a public nuisance pursuant to ESMC Title 7 Chapter 1 (Nuisances) or violate any other requirements established in the ESMC.

22. Prior to issuance of a Temporary Certificate of Occupancy, Certificate of Occupancy, or a Final Certificate of Occupancy, the applicant shall record a Covenant and agreement with the Los Angeles County Recorder's Office regarding the maintenance of the robotic vehicle-lift parking mechanism (KLAUS Multiparking USA, Model Trendvario 6300) containing 42 spaces.

Building and Safety Conditions:

11. All projects shall comply with the El Segundo Municipal Code, and the 2022 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.

12. 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 Stormwater Pollution Prevention Plan (SWPPP) Construction Activities Storm Water General Permit.

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

14. 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. Plans showing compliance with California Green Building Standards Code requirements including but not limited to: Indoor and Outdoor water use and light pollution reduction.

15. Architect to provide appropriate building separation distance and opening protection per Code.

Public Works Department Conditions:

General

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

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

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

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

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

Street Improvements & Traffic Control

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

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

Fire Department Conditions:

23. The applicant must comply with the applicable requirements of the 2022 California Building and Fire Codes and the International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

24. The roof decks and stairways must comply with requirements in the California Building Code.

Impact Fee Conditions

25. Pursuant to ESMC §§ 15-32, *et seq.,* the applicant must pay the required Development Impact Fees adopted by the City Council. The fee amount shall be based upon the adopted "Master Fee Schedule" at the time the building permit is issued.

26. Before building permits are issued for the Development, the applicant shall pay the required school fees (as specified by the corresponding school district(s)).

General Condition:

27. Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01, Mark Telesz on behalf of Smoky Hollow Industries, LLC 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.

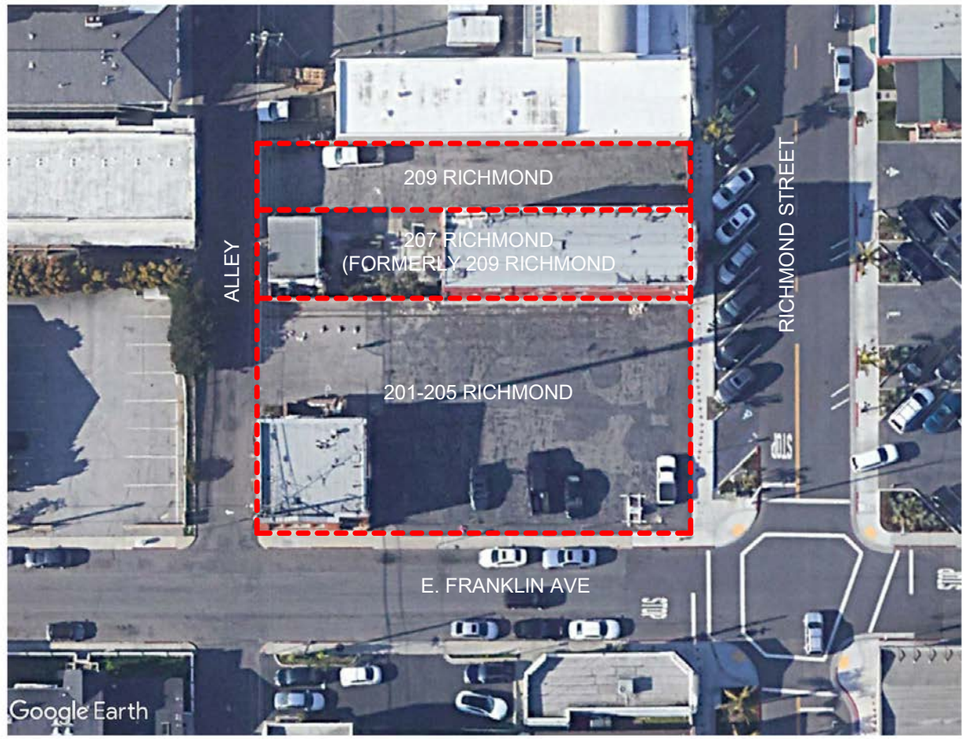
By signing this document, Mark Telesz on behalf of Smoky Hollow Industries certifies that he has read, understood, and agrees to the Conditions listed in this document.

_____ _____

Mark Telesz Date

Smoky Hollow Industries, LLC

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





DDR - DOWNTOWN DESIGN REVIEW

BALIAN ARCHITECTS

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MAY 24, 2024

201-209 RICHMOND

COVER SHEET 01



ORIGINAL CITY HALL



RICHMOND ELEVATION



ORIGINAL CITY HALL

DEVELOPMENT SUMMARY:

201-205 RICHMOND AT THE NORTHWEST CORNER OF RICHMOND AND E. FRANKLIN AVENUE HAS A RICH AND UNIQUE HISTORY UNLIKE ANY OTHER STREET CORNER IN THE CITY. IT IS THE SITE OF THE ORIGINAL EL SEGUNDO CITY HALL AND ADJACENT JAIL HOUSE. TODAY THE SITE IS MOSTLY VACANT AND USED AS SURFACE PARKING WITH THE EXCEPTION OF THE JAIL HOUSE CONTAINING APPROX 902 SF OF FLOOR AREA WHICH HAS BEEN CONVERTED TO AND USED AS COMMERCIAL SPACE SINCE THE LATTER HALF OF THE PREVIOUS CENTURY. THE PROPOSED PROJECT ENTIRELY PROTECTS AND INTEGRATES THE EXISTING JAIL HOUSE WITH A NEW 3 STORY DEVELOPMENT INCLUDING RETAIL AND OR CAFE USES ON THE GROUND FLOOR, GENERAL OFFICE / COMMERCIAL SPACE ON THE 2ND FLOOR AND 4 RESIDENTIAL UNITS OF VARYING SIZE ON THE 3RD FLOOR.

207 RICHMOND (FORMERLY 209 RICHMOND) IS A MIXED USE 2 STORY EXISTING BRICK STRUCTURE. NO SCOPE OF WORK IS PROPOSED TO THIS BUILDING.

209 RICHMOND IS A NARROW VACANT LOT BETWEEN 207 RICHMOND (FORMERLY 209 RICHMOND) AND NEIGHBORING 211 RICHMOND. THE PROPOSED DEVELOPMENT INCLUDES GROUND FLOOR RETAIL WITH COMMERCIAL USES ABOVE AND 2 DWELLING UNIT ON THE TOP FLOOR.

ZONING SUMMARY:

THE LOT IS LOCATED WITHIN DOWNTOWN SPECIFIC PLAN IN THE RICHMOND STREET DISTRICT WHICH IS THE "HISTORIC ORIGINAL DOWNTOWN" OF EL SEGUNDO COMPRISED OF AN ECLECTIC MIX OF ARCHITECTURE, STORES, BARS AND RESTAURANTS ORIGINALLY DEVELOPED IN THE 1900-1920'S CONTAINING THE CITY'S OLDEST COMMERCIAL BUILDINGS OF BRICK AND WOODEN STRUCTURES. THE DISTRICT INTENDS TO BE RESIDENT SERVING PROVIDING A PEDESTRIAN-ORIENTED ENVIRONMENT WHILE ALLOWING FOR FLEXIBILITY & A MIXTURE OF COMMERCIAL AND RESIDENTIAL USES.

USES:
FIRST FLOOR: RETAIL/CAFE/COMMERCIAL, FOR RENT (NOT CONDOS).
2ND FLOOR: COMMERCIAL/GENERAL OFFICE, FOR RENT (NOT CONDOS)
3RD & 4TH FLOORS: 6 RESIDENTIAL DWELLING UNITS, APARTMENTS FOR RENT (NOT CONDOS).

HEIGHT:
45'-0" ALLOWED AND PROVIDED

SETBACKS:
FRONT AND STREETSIDE: NONE
SIDE AND REAR: NONE

FLOOR AREA (SEE AREA PLANS)
201-205 RICHMOND
APPROX. 11,627 SF OF COMMERCIAL USES & 4 DWELLING UNITS
209 RICHMOND
APPROX. 3,706 SF OF COMMERCIAL USES & 2 DWELLING UNITS.

PARKING (SEE SHEET 03):
TOTAL REQUIRED = 36
PROVIDED = 50

DESIGN:

THE PROPOSED DESIGNS FOR BOTH STRUCTURES FULLY INTEGRATE THE EXISTING JAIL HOUSE AND BORROW THE CONSTRUCTION TYPOLOGY AND VARIED MATERIALITY OF THE DISTRICT EXTREMELY SUCCESSFULLY.

AT 201-205 RICHMOND THE DESIGN UTILIZES STEEL, BRICK AND WOOD CONSTRUCTION MATERIALS THAT ADD WARMTH AND A SENSE OF RICHNESS TO THE OVERALL DESIGN AND EXPOSED STEEL CONSTRUCTION AT THE 3RD FLOOR BLENDING ARCHITECTURAL EXPRESSION AND ADDING GREATLY TO THE NEIGHBORHOODS ECLECTIC FABRIC. THE DESIGN ALSO INCLUDES REINTERPRETED SLOPED ROOF LINES TO ARCHITECTURALLY COMPLIMENT THE NEW AND THE OLD.

AT 209 RICHMOND A BLEND OF BOARD FORMED CONCRETE AND STEEL WITH WARM WOOD ACCENTS FOR THE RESIDENTIAL TRULY REINFORCE THE NEIGHBORHOODS OLDEST ECLECTIC COMMERCIAL DISTRICT OF BRICK AND WOODEN STRUCTURES.

AS AN ADDED UNIQUE FEATURE EACH RESIDENTIAL DWELLING IN THE DEVELOPMENT WILL EACH HAVE THEIR OWN FRONT LAWN IN THE SKY RECREATING THE AMERICAN DREAM SINGLE FAMILY DWELLING DESIGNED FOR THE NEW ERA OF DENSITY AND VERTICAL LIVING.

REDESIGN NARRATIVE:

THE PLANNING COMMISSION APPROVED AN ENVIRONMENTAL ASSESSMENT (EA-1299) AND A DOWNTOWN DESIGN REVIEW (DDR-21-01) FOR THIS MIXED-USE PROJECT ON JULY 8, 2021. AFTER THIS ENTITLEMENT APPROVAL THE PROJECT OWNER ENGAGED WITH THE CELL PHONE TOWER OPERATOR AND LESSEE (THAT HAS A LEASE ON THE PROPERTY UNTIL SEPTEMBER 2030) TO DEVELOP PLANS, THAT WOULD BE SUBMITTED FOR CITY APPROVAL, TO RELOCATE THE CELLULAR ANTENNA FROM THE EXISTING 60' TALL UTILITY POLE ON THE PROPERTY TO AN INCONSPICUOUS LOCATION ON THE ROOF OF THE FUTURE BUILDING. THIS WOULD ALLOW THE PROJECT OWNER TO REMOVE THE EXISTING POLE AND CONSTRUCT VEHICLE PARKING IN ITS PLACE. AFTER SIGNIFICANT EFFORT TO DEVELOP THESE RELOCATION PLANS SINCE JULY 2021, THE PROJECT OWNER HAS DETERMINED THAT RELOCATING THE EXISTING ANTENNA IS INFEASIBLE. AS AN ALTERNATIVE TO ALLOW THE PROJECT OWNER TO PROCEED WITH THE PROJECT PRIOR TO THE END OF THE CELL PHONE TOWER LEASE, THE PROJECT HAS BEEN SLIGHTLY REDESIGNED WITH A NEW PARKING LAYOUT THAT DOES NOT REQUIRE THE REMOVAL AND RELOCATION OF THE EXISTING CELL PHONE TOWER AND ASSOCIATED AT-GRADE EQUIPMENT. THE PROPOSED PARKING REDESIGN ALSO SIGNIFICANTLY IMPROVES THE PRESERVATION AND PROTECTION OF THE EXISTING JAIL-HOUSE STRUCTURE BY NOT UNDERMINING ITS FOUNDATIONS AS PREVIOUSLY DESIGNED. ADDITIONALLY THE PROJECT HAS BEEN REDESIGN TO MEET THE REQUIREMENTS OF THE NEWLY APPROVDED DOWNTOWN SPECIFIC PLAN.

SUMMARIZED BELOW ARE THE CHANGES TO THE PREVIOUS DESIGN:

1. ELIMINATED THE BELOW GRADE PARKING GARAGE DUE TO CONFLICT WITH THE EXISTING CELLULAR ANTENNA POLE FOUNDATIONS AND SUPPORT EQUIPMENT. REDESIGNED THE LEVEL 1 PARKING LAYOUT WITH PARTIALLY BELOW GRADE AUTOMATED PARKING.
2. SIGNIFICANTLY REDUCED THE TANDEM LIFT PARKING TO A TOTAL OF 7% OR 2 LIFTS (PREVIOUSLY 84%).
3. REMOVED RAISED PLANTER ALONG RICHMOND STREET TO WIDEN THE SIDEWALK
4. REDESIGNED LEVELS 2 AND 3 FLOORPLANS TO ACCOMMODATE THE EXISTING UTILITY POLE
5. REMOVED LEVEL 2 ALLEY BALCONY TO BALANCE SQUARE FOOTAGE.
6. 2 ADDITIONAL RESIDENTIAL UNITS ADDED
7. THE 3 PROPERTIES HAVE BEEN LOT TIED TO BE HELD AS A SINGLE PROPERTY WHICH ELIMINATES THE NEED FOR PLANNING COMMISSION RESOLUTION NO. 2897 PLANNING DIVISION CONDITION:
   A. #10 REQUIRING A VEHICULAR ACCESS EASEMENT BETWEEN THE PROPERTIES.
   B. #11 REQUIRING AN OFF-SITE PARKING COVENANT BETWEEN THE PROPERTIES.

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Table 2-4: Richmond Street Site Development Standards

Building Placement and Orientation (refer to Interpretation 2-4A)	1. Building shall be located and oriented toward Richmond Street. 2. Required on-site parking shall not be located between the building and the Richmond Street property line.
Lot Area	Five thousand (5,000) square feet minimum.
Lot Width	Twenty-five (25) feet minimum for new lots.
Setbacks	
Front/Street Adjacent Yard (refer to Interpretation 2-4B)	1. Zero (0) setback at ground floor maximum. 2. Ten (10) feet maximum permitted for pedestrian-oriented plazas, outdoor dining, or residential common open space, subject to design review.
Side Yard	1. Continuous ground floor building frontage required along Front Setback: Zero (0) minimum at ground floor for the first fifty (50) feet of lot depth measured from Main Street property line. 2. Side Yard exceeding fifty (50) feet from Richmond Street property line: None required.
Rear Yard	None required.
Density and FAR	None.
Minimum Unit Size	Two hundred and fifty (250) square feet.

Table 2-4: Richmond Street Site Development Standards (Continued)

Parking Location	1. Alley access required. 2. Parking shall be provided in the rear of the site, or off-site via in-lieu fee or shared parking agreement per ESMC.
Parking Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines, Parking.
Open Space	All required common open space must: a. be physically or visually accessible to the residents, b. be a minimum of five (5) feet in both length and width, and c. include a minimum of fifty (30) percent of landscaping.
Residential Private Open Space Per Unit	Fifty (50) square-feet.
Residential Common Open Space Per Unit	Twenty-five (25) square-feet designed as an active or passive common space amenity. Rooftop decks may satisfy this requirement.
Residential Recreation Facility Per Unit	None required.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

PROJECT COMPLIANCE

1. THE PROJECT IS ORIENTED TOWARD RICHMOND STREET.

2. ALL REQUIRED PARKING IS LOCATED BETWEEN THE BUILDING AND RICHMOND STREET PROPERTY LINE.

THE PROPERTY HAS BEEN COMBINED INTO A SINGLE LOT AND IS LARGER THAN 5,000 SF COMBINED.

THE LOT IS LARGER THAN 25' IN WIDTH

1. 0'-0" PROVIDED

2. 4'-0" PROVIDED AT 203 RICHMOND FOR ADDITIONAL SIDEWALK WIDTH AND OUTSWINGING DOORS AND EXTERIOR DOOR OVERHANG AS REQUIRED BY CODE.

1. 0'-0" PROVIDED

2. NOT APPLICABLE

0'-0" PROVIDED

THE MINIMUM UNIT SIZE IS LARGER THAN 250 SF

1. ALLEY ACCESS IS PROVIDED

2. ALL PARKING IS ACCESS FROM THE ALLEY

a. OPEN SPACE IS VISUALLY AND PHYSICALLY ACCESSIBLE TO RESIDENTS

b. THE MINIMUM LENTH AND WIDTH IS LARGER THAN 5'-0"

c. MORE THAN 30% IS LANDSCAPED.

PRIVATE OPEN SPACE IS PROVIDED BEYOND 50 SF PER UNIT

LARGE ROOFTOP PRIVATE OPEN SPACE IS PROVIDED TO EACH UNIT.

Table 2-5: Richmond Street Building Development Standards

Building Height	1. Forty-five (45) feet maximum. 2. Height shall be calculated from existing grade at the adjacent property line. 3. See ESMC Section 15-2-3 for exceptions to building height.
Plate Height (refer to Interpretation 2-5A)	Fourteen (14) feet minimum for ground floor commercial use.
First-Floor Glazing Facing Richmond Street (refer to Interpretation 2-5B)	1. Thirty (30) percent minimum transparency for first-floor front façade. 2. The bottom of first-floor window glazing shall not be higher than three (3) feet above the adjacent sidewalk. 3. Refer to Section H.2 Supplemental Area-Wide Standards and Guidelines for additional requirements.

Table 2-10: Parking Ratio Table

LAND USES	PARKING REQUIREMENT
Alcohol Sales, Off-Site	Refer to Commercial, Retail Sales
Alcohol Sales, On-Site without Food Service (Bars)	1.5 spaces/1,000 sf
Alcohol Sales, On-Site with Food Service	Refer to Restaurant, Full Service
Artistic or Cultural Sevices	0 spaces/1,000 sf
Assembly Halls	4 spaces/1,000 sf
Bed and Breakfast Inn	1 space/unit
Brewery and Alcohol Production (including on-site consumption or restaurant)	1.5 spaces/1,000 sf for seating/serving area
Commercial, Financial Institutions	2 space/1,000 sf
Commercial, Retail Sales	1.5 spaces/1,000 sf (under 10,000 gross sf) 2.5 spaces/1,000 sf (over 10,000 gross sf)
Commercial, Retail Services	1.5 spaces/1,000 sf
Daycare Centers	1 space/1,000 sf
Dwelling, Multiple-Family	Studio/1 Bedroom: 1 space/unit 2 Bedrooms or more: 1.5 spaces/unit
Dwelling, Senior Citizen Housing	0.25 space/unit
Fitness Center	2 spaces/1,000 sf
Hotel	1 space/room
Live/ Work	1 space/1,000 sf plus Multiple-Family standards
Movie Theater and Entertainment Facilities	1 space/8 seats

Table 2-10: Parking Ratio Table (Continued)

LAND USES	PARKING REQUIREMENT
Museum	0 space/1,000 sf
Offices, General	2 spaces/1,000 sf (under 10,000 gross sf) 3 spaces/1,000 sf (over 10,000 gross sf)
Office, Medical-Dental	2 spaces/1,000 sf
Outdoor Dining	0 spaces for the portion up to 500 sf 1 space/300 sf for the portion over 500 sf
Parklets	0 spaces for the portion up to 500 sf 1 space/300 sf for the portion over 500 sf
Public Facilities	0 spaces/1,000 sf
Recreational Facilities (excluding outdoor uses)	2 spaces/1,000 sf
Restaurant, Food To Go	1.5 spaces/1,000 sf
Restaurant, Full Service	1.5 spaces/1,000 sf
Studio/Sound Stages and Support Facilities	1 space/1,000 sf
Temporary Outdoor Retail Sales	0 spaces/1,000 sf
Theater	1 space/8 seats

PROJECT COMPLIANCE

1. 45'-0" PROVIDED, PLEASE SEE SECTIONS

2. HEIGHT IS CALCULATED BY DATUM DIAGRAM

3. PROVIDED

18'-0" HEIGHT PROVIDED FOR GROUND FLOOR COMMERCIAL USE

1. GROUND FLOOR TRANSPARENCY LARGER THAN 30% PROVIDED.

2. PROVIDED, SEE SECTIONS

3. PROVIDED

PARKING ANALYSIS

GROUND FLOOR OF 209 RICHMOND:
1,920 SF / 1000 X 1.5 = 3

DWELLING UNITS
1-BR = 2 X 1 = 2
2-BR = 3 X 1.5 = 4.5
3-BR = 1 X 1.5 = 1.5

2ND FLOOR OF 203 RICHMOND & (E) JAILHOUSE
8,335 SF + 891 SF = 9226 SF / 1,000 X 2 = 18

2ND FLOOR OF 209 RICHMOND
1,787 SF / 1,000 X 2 = 3

GROUND FLOOR OF 203 RICHMOND:
2,401 SF / 1000 X 1.5 = 4

TOTAL REQUIRED = 36
TOTAL PROVIDED = 50

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PERSPECTIVE VIEW 06



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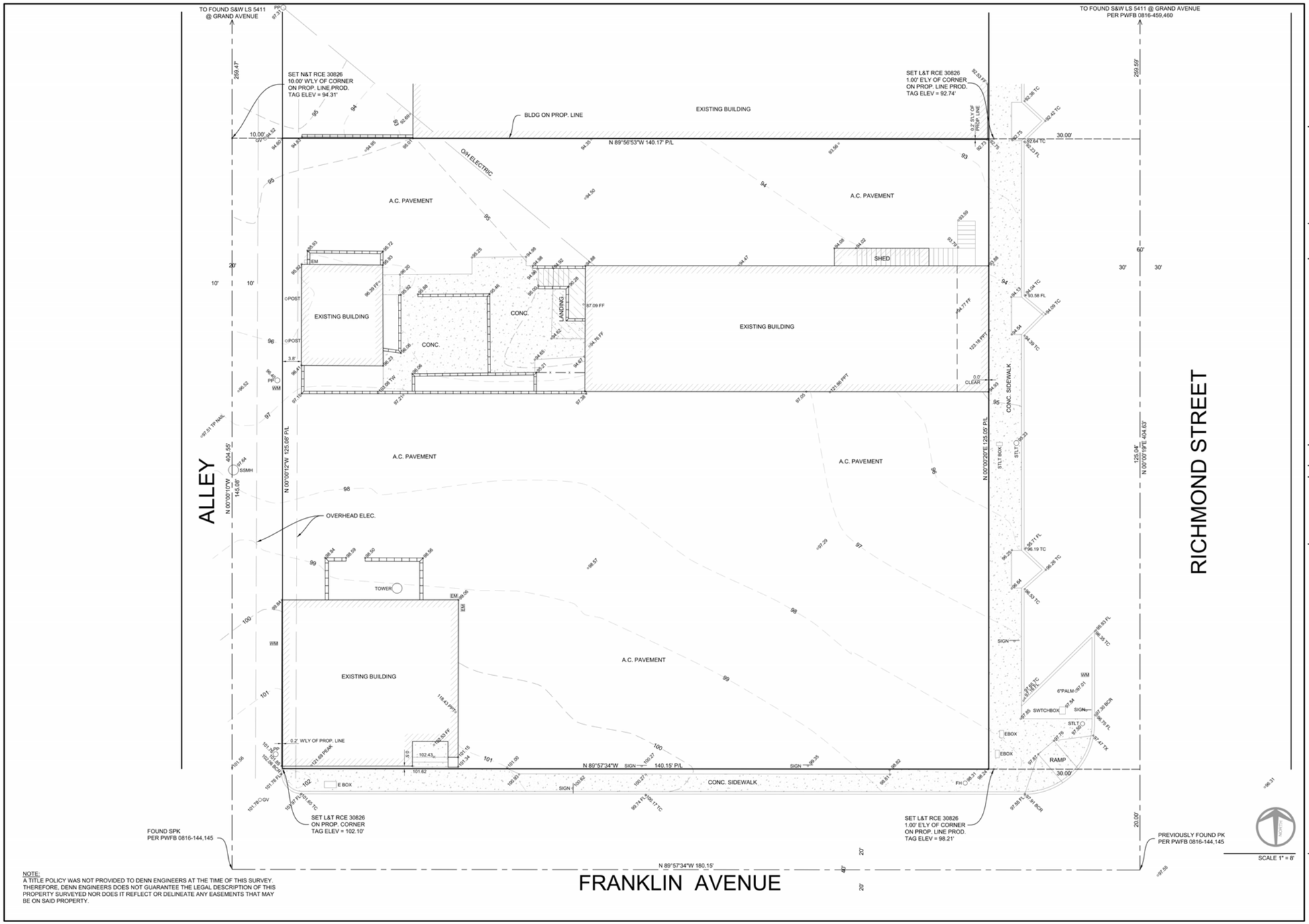
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DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
SMOKEY HOLLOW, LLC
1601 N. SEPULVEDA BLVD, STE. 629
MANHATTAN BEACH, CA 90266
PHONE 310-616-5040 x2

JOB ADDRESS
203-209 RICHMOND STREET
EL SEGUNDO, CA 90245

LEGAL DESCRIPTION
LOTS 9-13, BLOCK 21
EL SEGUNDO
M.B. 18-69
APN 4136-024-008/009/017

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

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON 7/3/2019

REVISIONS
REVISIONS

LEGEND

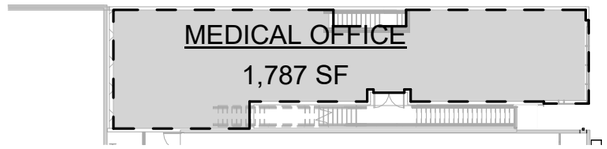
EXISTING BUILDING	BRICK
CONCRETE	WOOD DECK
+106.76 EXISTING ELEVATION	
100 EXISTING CONTOUR	
BLOCK WALL	
X EXISTING FENCE	
BCR BEGINNING OF CURB RETURN	
C/L CENTERLINE	
C.L.F. CHAIN-LINK	
E'LY EASTERLY	
EM ELECTRIC METER	
FD FOUND	
FE FENCE	
FF FINISH FLOOR	
FH FIRE HYDRANT	
FL FLOW LINE	
GFF GARAGE FINISH FLOOR	
GM GAS METER	
GW GUY WIRE	
L&T LEAD AND TAG	
MH MANHOLE	
N'LY NORTHERLY	
PC PROPERTY CORNER / PROP. CORNER	
PL, P/L PROPERTY LINE / PROP. LINE	
PP POWER POLE	
PPT PARAPET	
S&W SPIKE AND WASHER	
S'LY SOUTHERLY	
SPK SPIKE	
SSCO SANITARY SEWER CLEAN OUT	
SSMH SANITARY SEWER MANHOLE	
STK STAKE / STAKE & TAG	
STLT STREET LIGHT	
TC TOP OF CURB	
TW TOP OF WALL / T.O.W.	
TX TOP OF DRIVEWAY APRON	
W'LY WESTERLY	
WM WATER METER	

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

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SHEET 1 OF 1
JOB NO. 19-265



4 AREAS - LEVEL 02 - 209
1" = 30'-0"



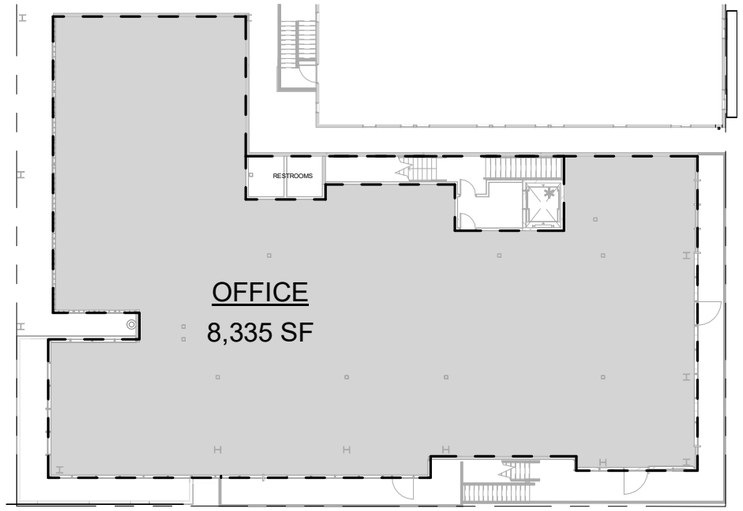
3 AREAS - LEVEL 01 - 209
1" = 30'-0"

209 RICHMOND

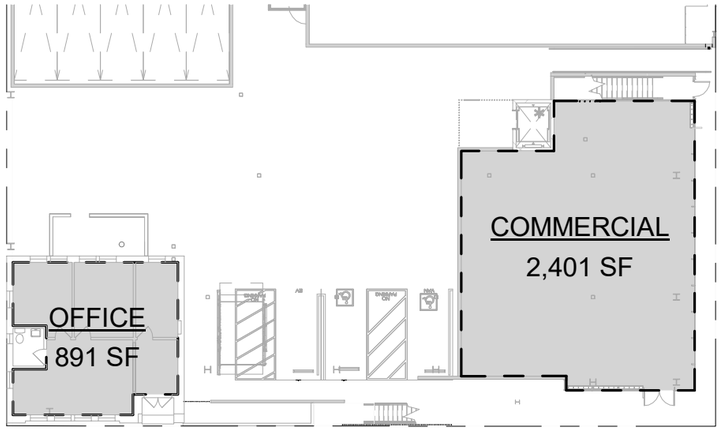
LEVEL	AREA (SF)
LEVEL 01	1,920 SF
LEVEL 02	1,787 SF
Grand total	3,706 SF

201-205 RICHMOND

LEVEL	AREA (SF)
LEVEL 01	891 SF
LEVEL 01	2,401 SF
LEVEL 02	8,335 SF
Grand total	11,627 SF



2 AREAS - LEVEL 02
1" = 30'-0"



1 AREAS - LEVEL 01
1" = 30'-0"

ESZC 15-6-1

FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls. Unless specified in otherwise individual zoning district, space devoted to the following shall not be included when determining the total net floor area within a building or structure:

A. Elevator shafts.
B. Stairwells and stairway enclosures.
C. Courts or atriums.
D. Rooms exclusively holding building operating equip.
E. Parking spaces and parking structures.
F. Portion of structure that is devoted to parking.
G. Restrooms and hallways in common areas of nonresidential buildings.

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201-209 RICHMOND

COMMERCIAL AREAS 17

211 RICHMOND STREET

209 RICHMOND STREET

207 RICHMOND STREET
(FORMERLY 209 RICHMOND)

30
1

RICHMOND STREET

5x3x3-3 = 42
NON-TANDEM
AUTOMATIC
STANDARD
PARKING SPACES
W/ BATTERY
BACK-UP

8' - 6"
18' - 0"
11' - 0"
10 3/8"
5' - 1"
25' - 0"
20' - 0"
18' - 0"
9' - 6"

TURN AROUND SPACE

RETAIL
2,402 SF

PARKING ANALYSIS	
REQUIRED	= 34
PROVIDED	
STANDARD INDEPENDENT LIFTS	= 42
STANDARD	= 04
COMPACT	= 01
VAN EV	= 01
ACCESSIBLE	= 02
GRAND TOTAL	**= 50**
COMPACT % OF TOTAL =	0% or REQ.
TANDEM % OF TOTAL (2 OF 49) =	0% or REQ.

BICYCLE PARKING (LONG TERM & SHORT TERM)
REQUIRED 02
PROVIDED 02

1' - 10"
1' - 0"
6' - 11"
4' - 0"

(E) HISTORIC
JAILHOUSE
TO REMAIN

SCE GEAR

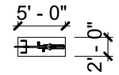
E. FRANKLIN AVENUE

ALLEY

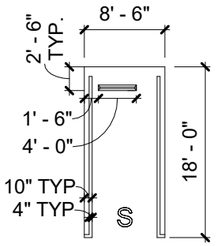
1/36 1/35 29/1 1/35 1/36 1/27 1/28

EXCEPTIONS FOR 90° PARKING ANGLE (STANDARD PARKING SPACES ONLY)

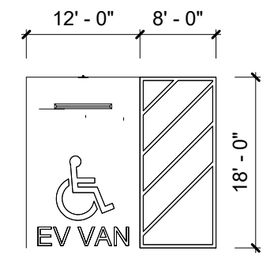
Parking Space Minimum Width	Parking Aisle Width
8.5 feet	25 feet
9.0 feet	24 feet
9.5 feet	23 feet
10 feet	22 feet



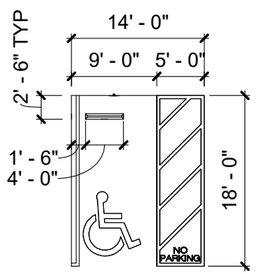
BICYCLE



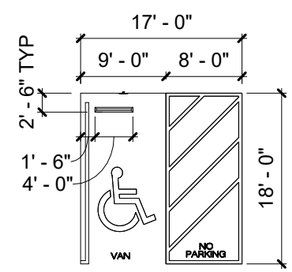
STANDARD



EV VAN



ACCESSIBLE



ACCESSIBLE VAN

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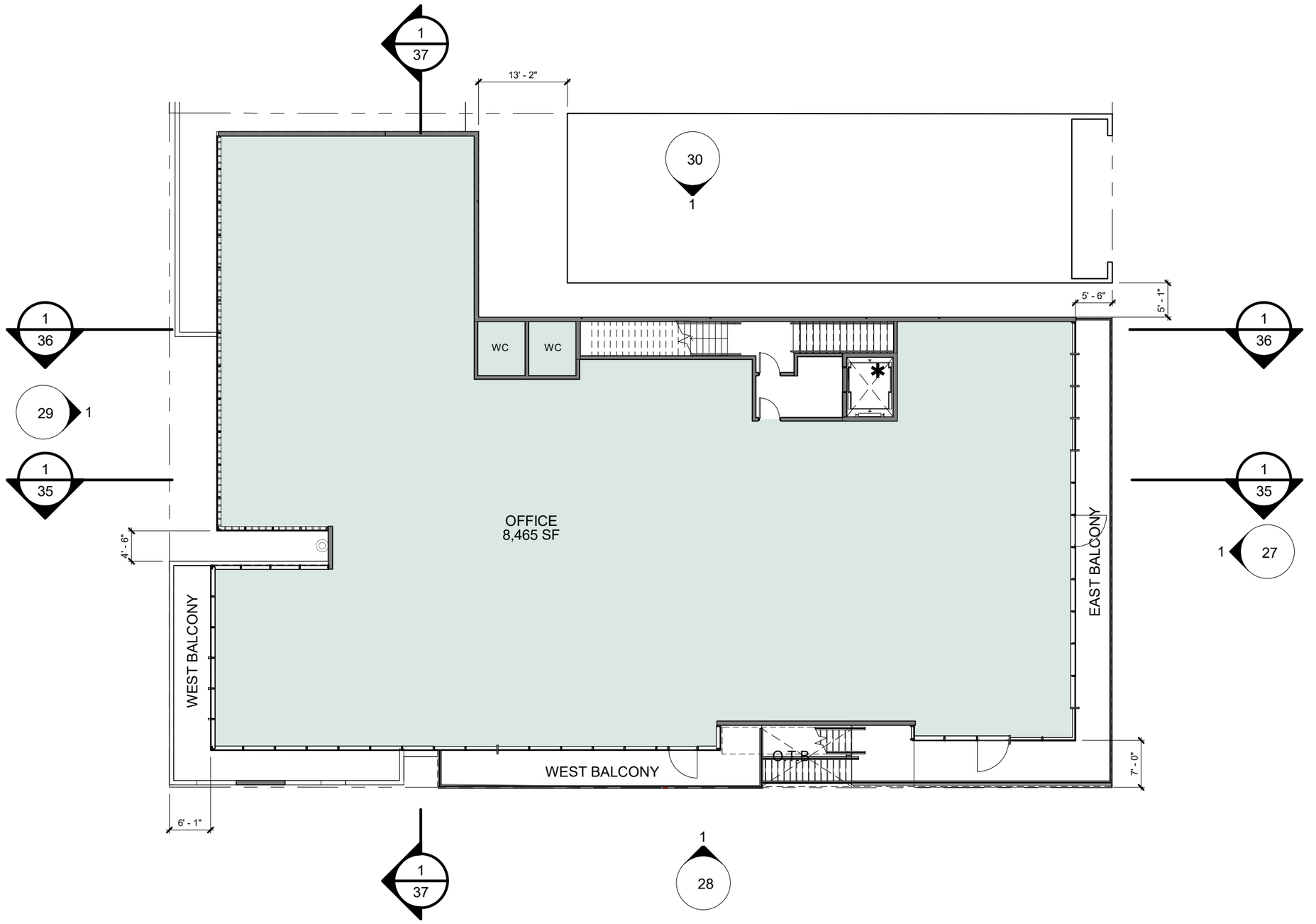
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201-209 RICHMOND

CONCEPTUAL LEVEL 1 / SITE PLAN 18



1 CONCEPTUAL LEVEL 2 - PLAN
1/16" = 1'-0"

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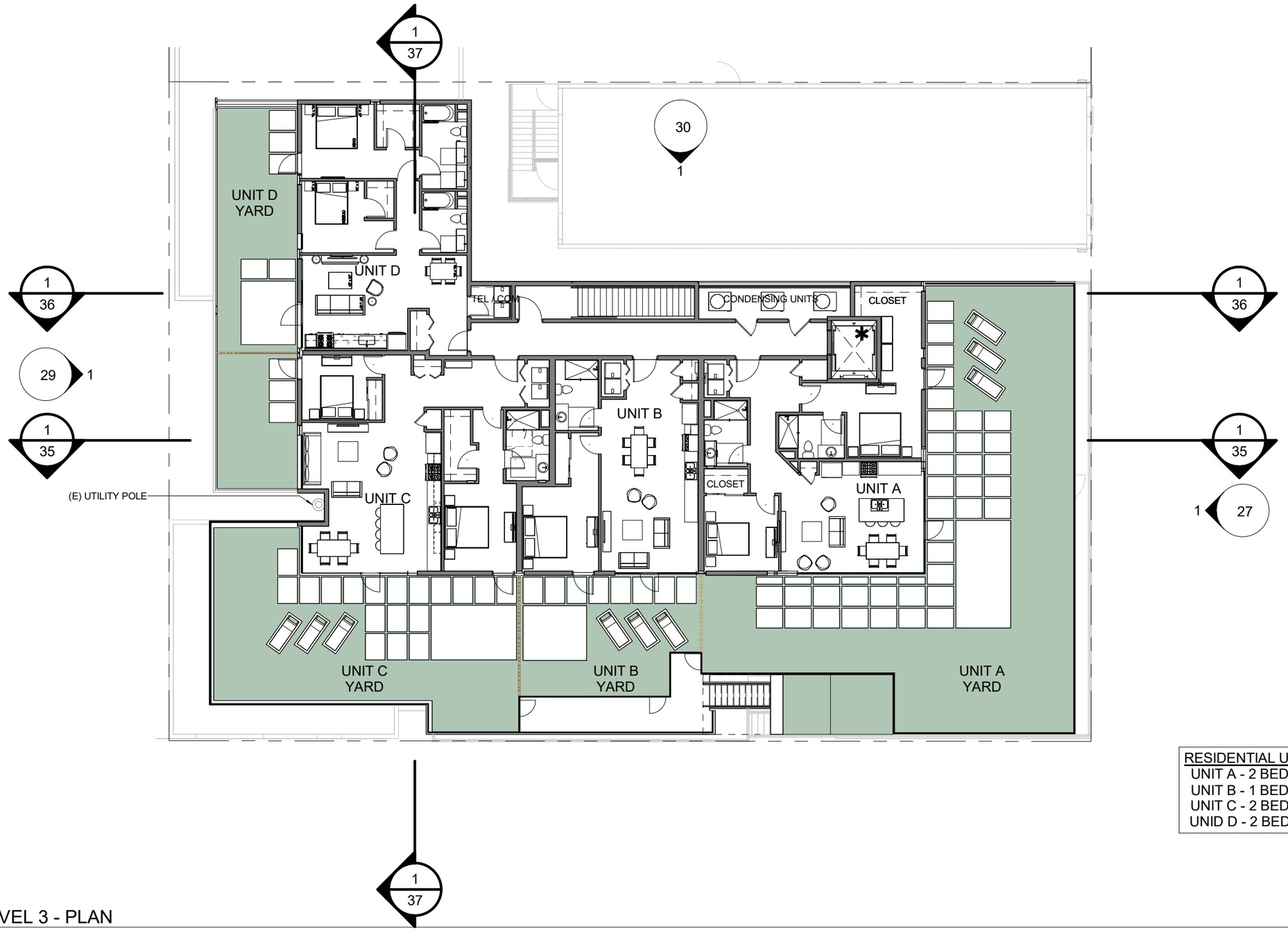
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201-209 RICHMOND

CONCEPTUAL LEVEL 2 - PLAN 19



RESIDENTIAL UNIT MIX
UNIT A - 2 BEDROOM
UNIT B - 1 BEDROOM
UNIT C - 2 BEDROOM
UNID D - 2 BEDROOM

1 CONCEPTUAL LEVEL 3 - PLAN
1/16" = 1'-0"

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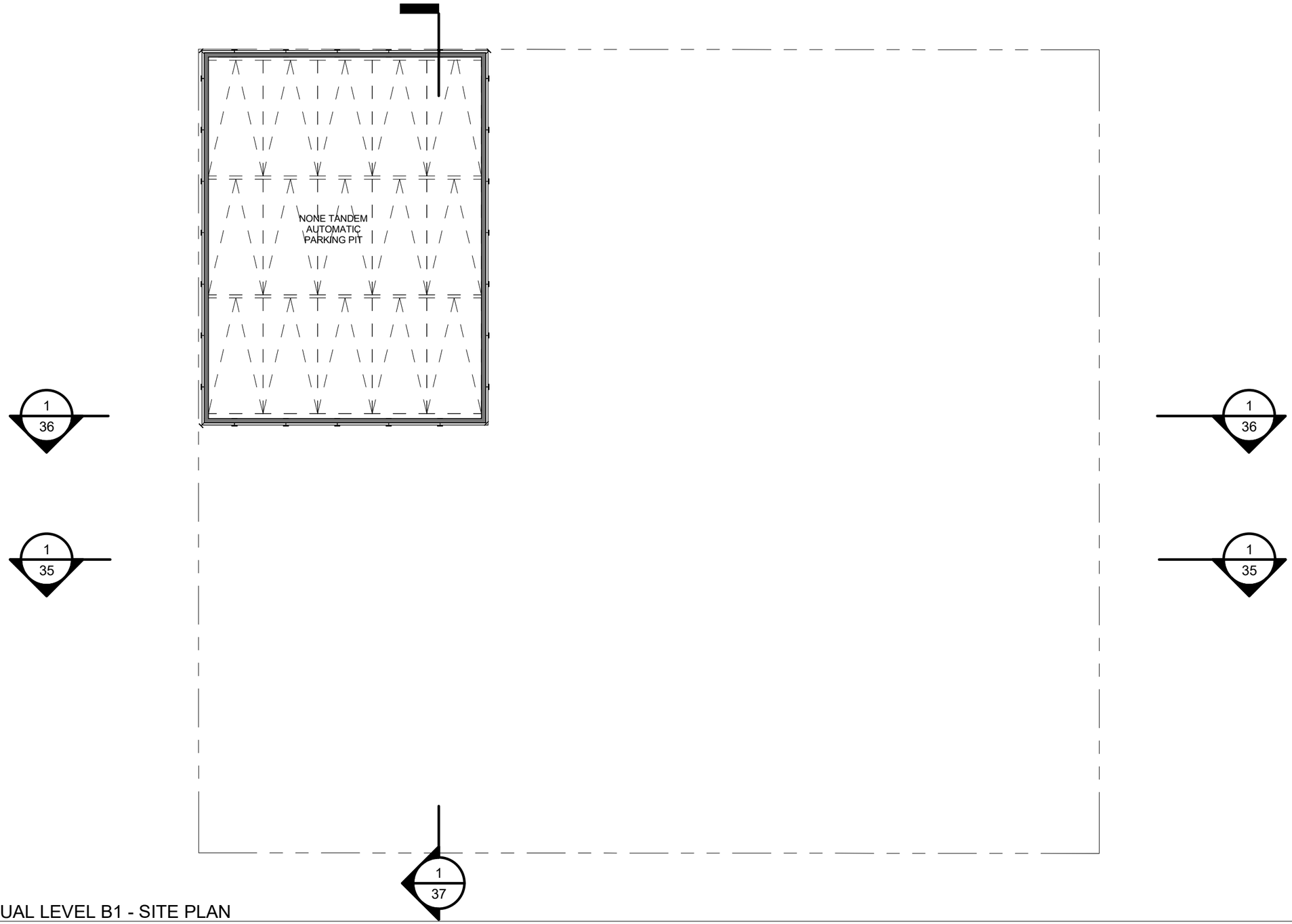
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201-209 RICHMOND

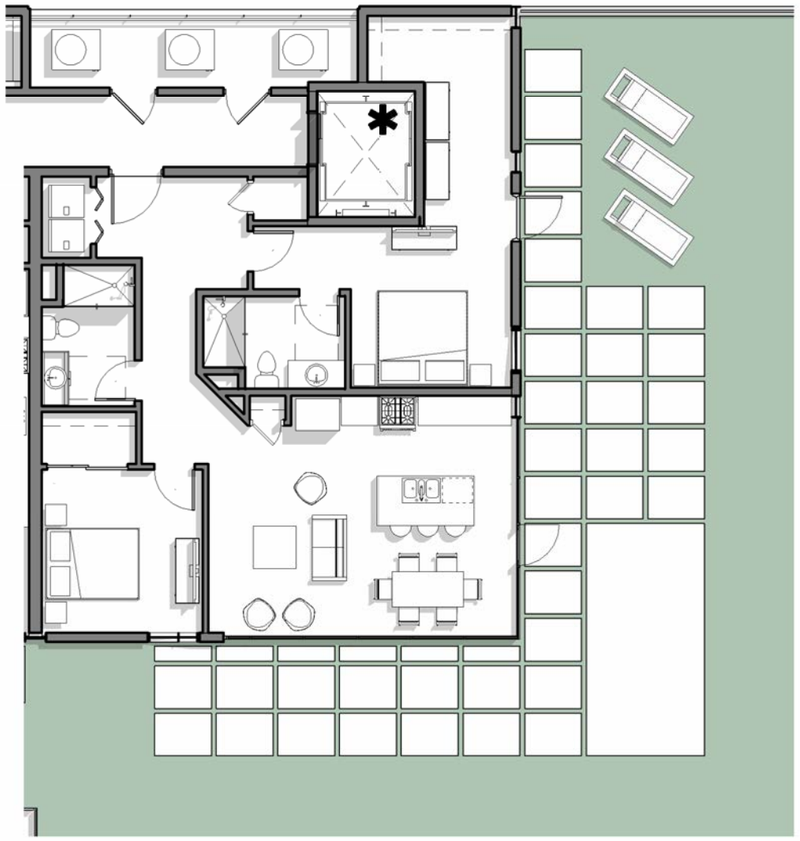
CONCEPTUAL LEVEL 3 - PLAN 20



1 CONCEPTUAL LEVEL B1 - SITE PLAN
1/16" = 1'-0"

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201 RICHMOND
APARTMENT A - 2 BEDROOM

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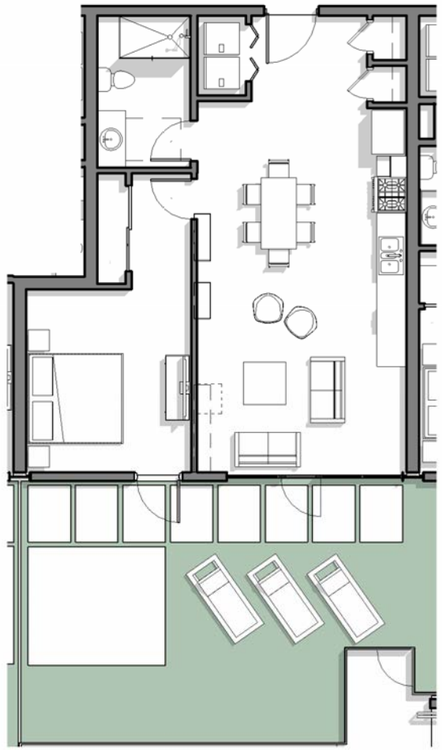
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Architects Seven 2001 2014 Richmond2009_201 RICHMOND - 0850m1.vwf

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ENLARGED UNIT PLAN - A 22





201 RICHMOND
APARTMENT B - 1 BEDROOM

BALIAN

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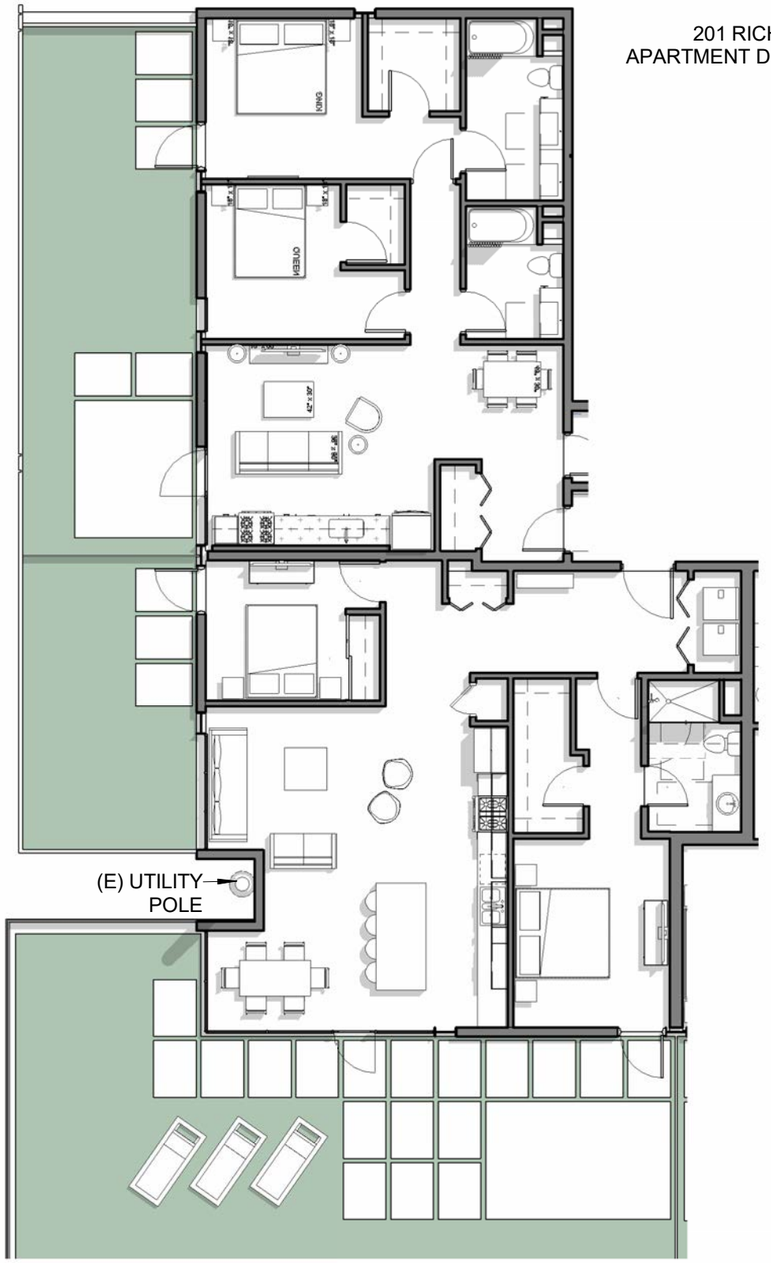
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Architects Seven2000 2014 Richmond2000_201 RICHMOND - 0830v4.vwf

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ENLARGED UNIT PLAN - B



201 RICHMOND
APARTMENT C - 2 BEDROOM

201 RICHMOND
APARTMENT D - 2 BEDROOM



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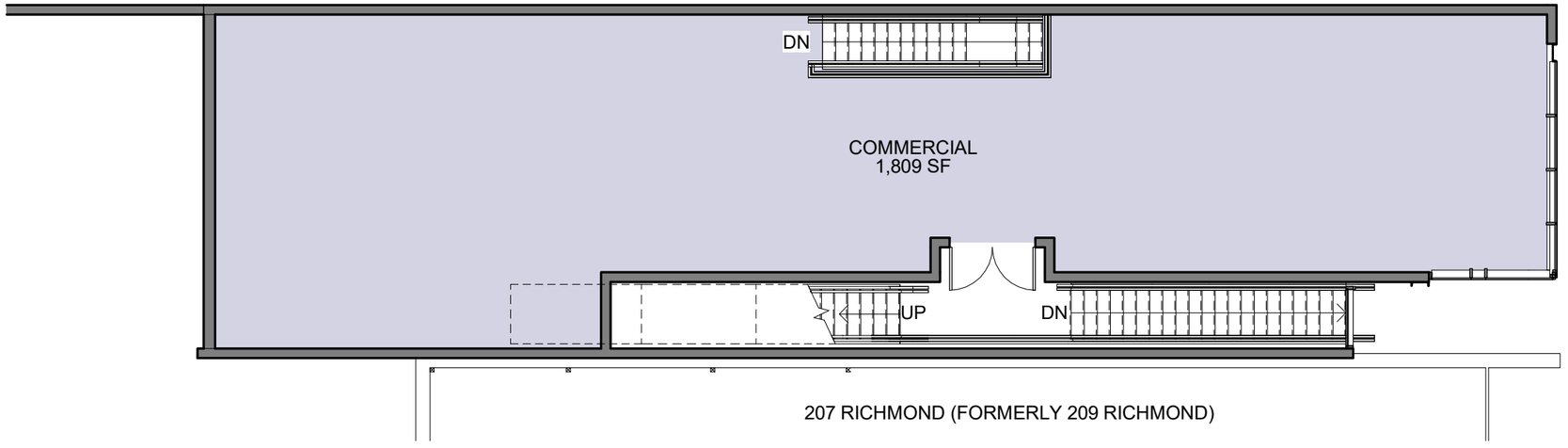
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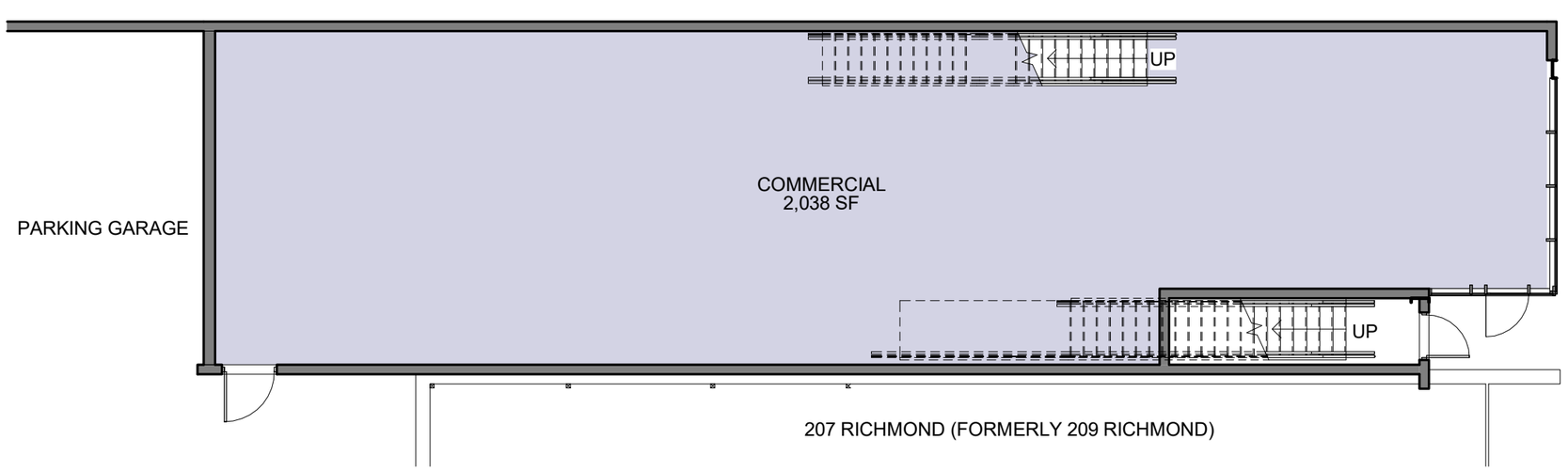
MAY 24, 2024

201-209 RICHMOND

ENLARGED UNIT PLAN - C 24



2 LEVEL 02 PLAN
1" = 10'-0"



1 LEVEL 01 PLAN
1" = 10'-0"

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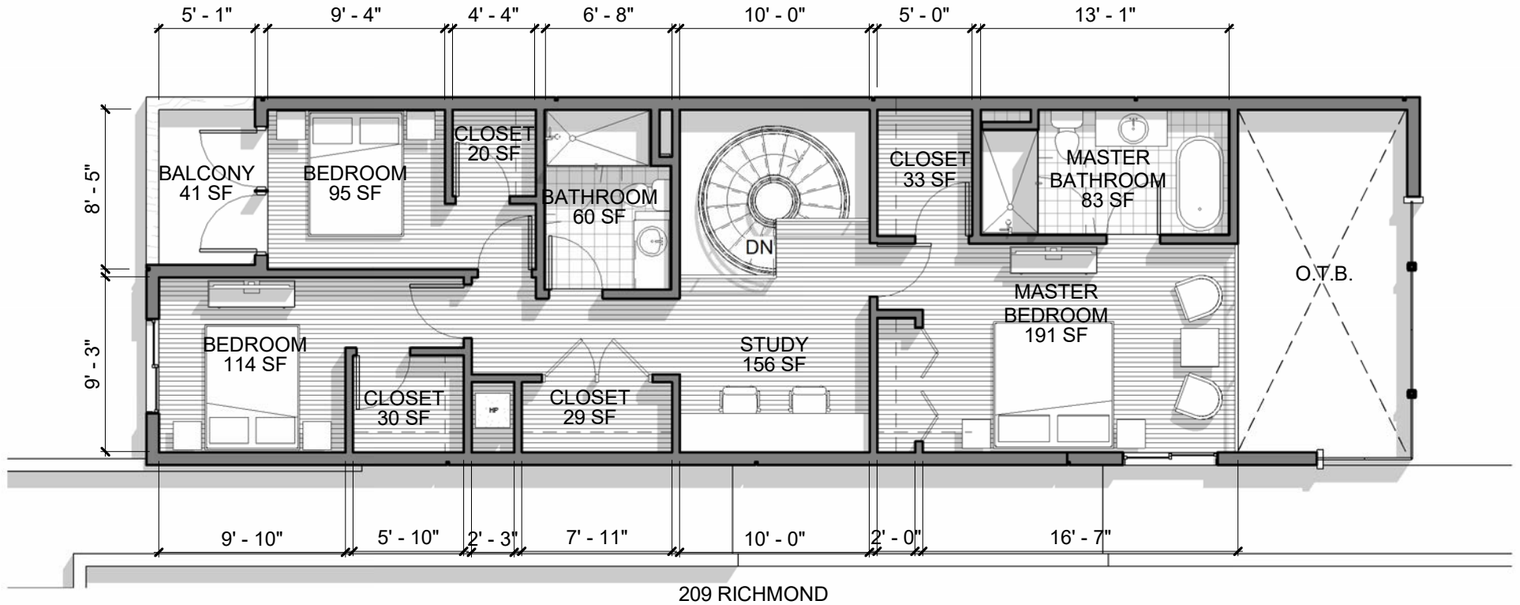
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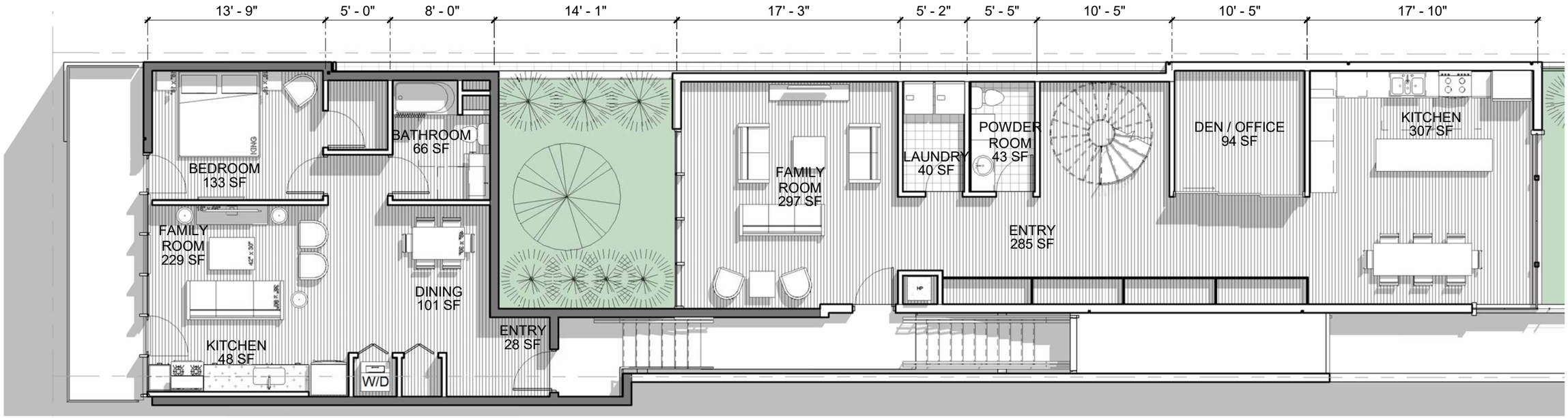
201-209 RICHMOND

LEVEL 1 - COMMERCIAL

25



209 RICHMOND
APARTMENT A - 3 BEDROOM



209 RICHMOND
APARTMENT B - 1 BEDROOM

209 RICHMOND
APARTMENT A - 3 BEDROOM

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LEVEL 2 - UNIT PLAN 26



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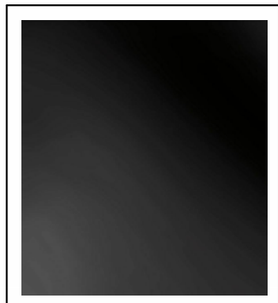
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201-209 RICHMOND

201-205 - EAST ELEVATION 27



201-205 RICHMOND



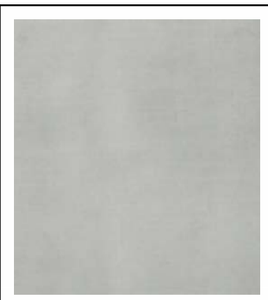
MT-1 POWDERCOATED BLACK ALUMINUM



C-2 BOARD FORMED CONCRETE



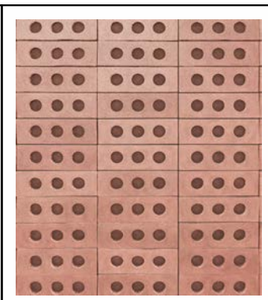
BL-1 STACK BOND BLOCK



C-1 ARCHITECTURAL CONCRETE



BR-1 BRICK



BR-2 PERFORATED BRICK



MT-2 GLOSSY WHITE I-BEAMS



WD-2 SMOOTH PLASTER



WD-1 WHITE OAK

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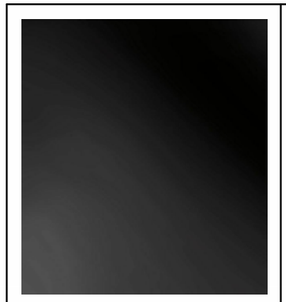
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201-209 RICHMOND

201-205 - SOUTH ELEVATION





MT-1 POWDERCOATED BLACK ALUMINUM



C-2 BOARD FORMED CONCRETE



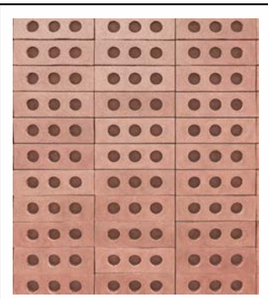
BL-1 STACK BOND BLOCK



C-1 ARCHITECTURAL CONCRETE



BR-1 BRICK



BR-2 PERFORATED BRICK



MT-2 GLOSSY WHITE I-BEAMS



WD-2 SMOOTH PLASTER



WD-1 WHITE OAK

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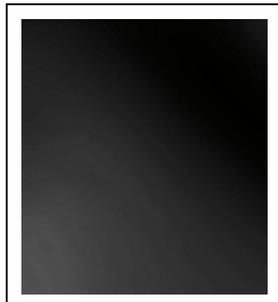
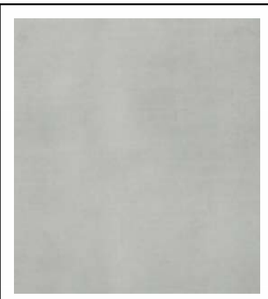
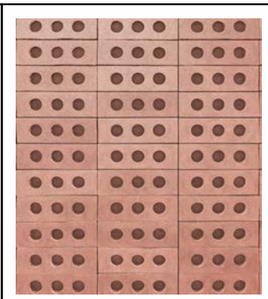
MAY 24, 2024

201-209 RICHMOND

201-205 - WEST ELEVATION 29



201-205 RICHMOND

	MT-1	POWDERCOATED BLACK ALUMINUM		C-2	BOARD FORMED CONCRETE		BL-1	STACK BOND BLOCK		C-1	ARCHITECTURAL CONCRETE		BR-1	BRICK		BR-2	PERFORATED BRICK		MT-2	GLOSSY WHITE I-BEAMS		WD-2	SMOOTH PLASTER		WD-1	WHITE OAK

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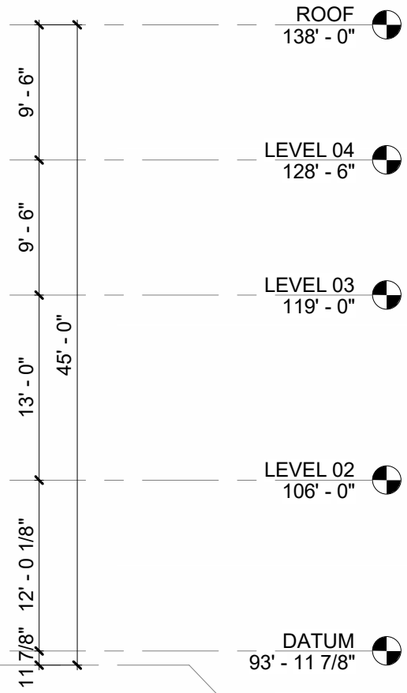
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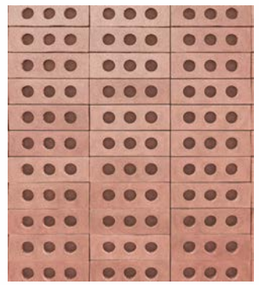


209 RICHMOND



209 RICHMOND



	MT-1	POWDERCOATED BLACK ALUMINUM		C-2	BOARD FORMED CONCRETE		BL-1	STACK BOND BLOCK		C-1	ARCHITECTURAL CONCRETE		BR-1	BRICK		BR-2	PERFORATED BRICK		MT-2	GLOSSY WHITE I-BEAMS		WD-2	SMOOTH PLASTER		WD-1	WHITE OAK

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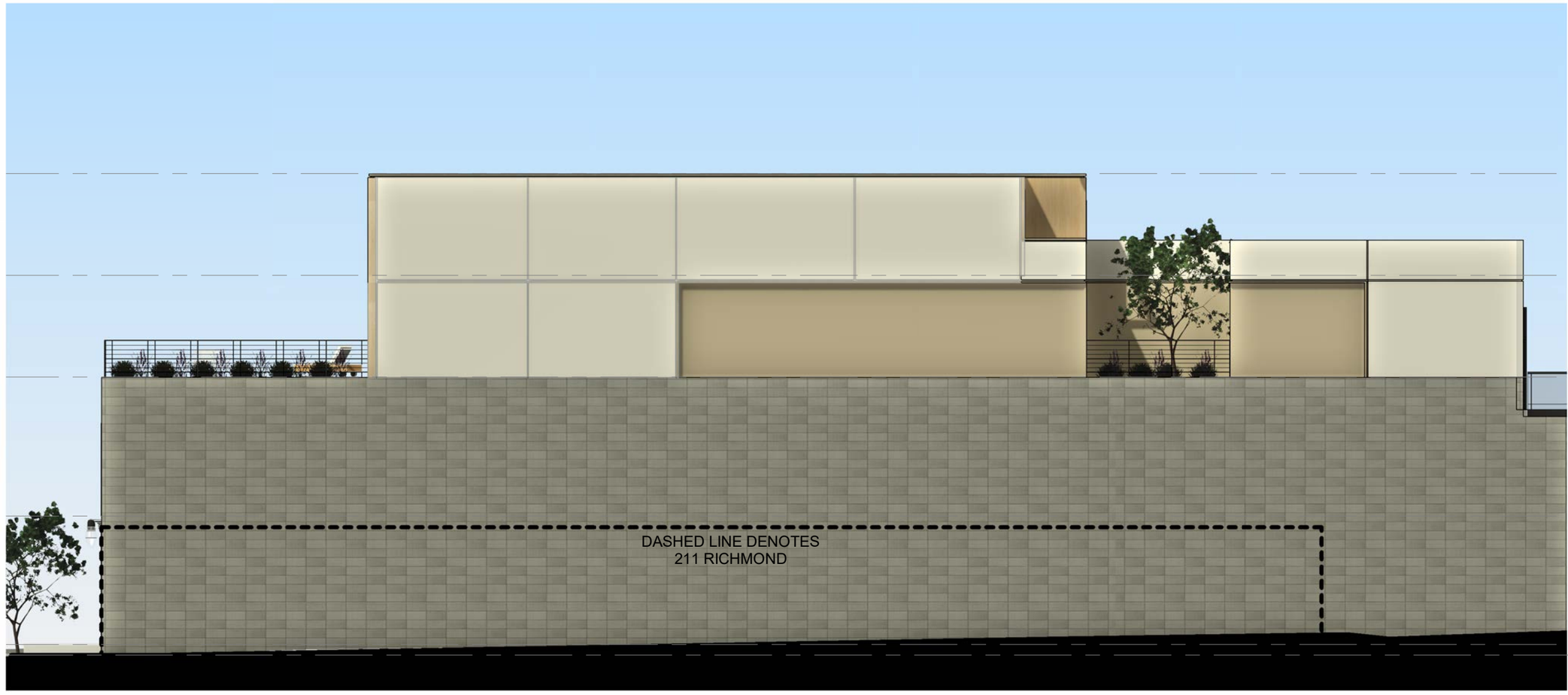
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201-209 RICHMOND

209 - BUILDING ELEVATION



209 RICHMOND



MT-1 POWDERCOATED BLACK ALUMINUM



C-2 BOARD FORMED CONCRETE



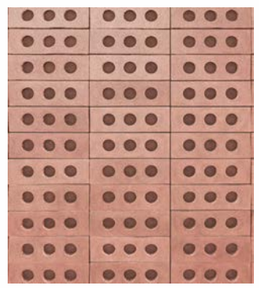
BL-1 STACK BOND BLOCK



C-1 ARCHITECTURAL CONCRETE



BR-1 BRICK



BR-2 PERFORATED BRICK



MT-2 GLOSSY WHITE I-BEAMS



WD-2 SMOOTH PLASTER



WD-1 WHITE OAK

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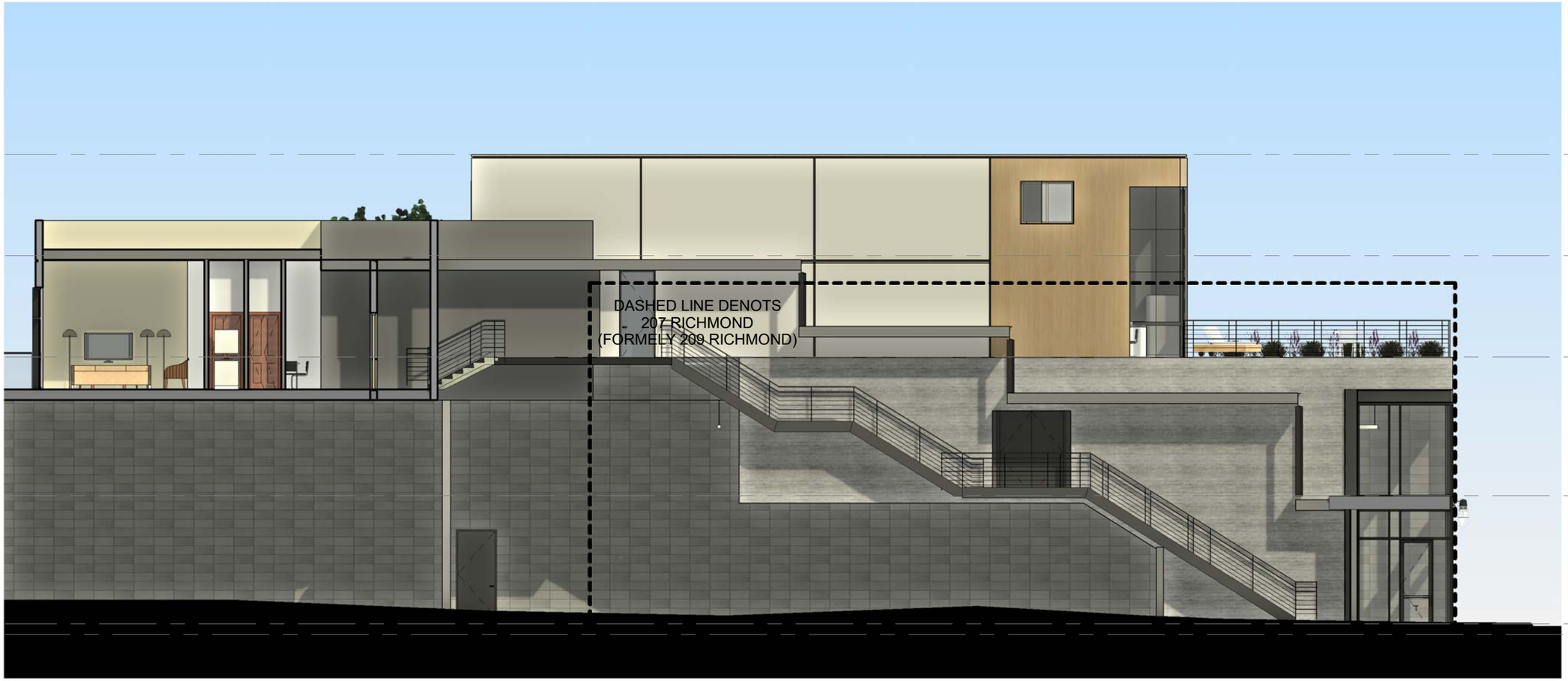
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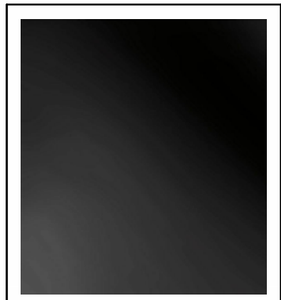
MAY 26, 2024

201-209 RICHMOND

209-BUILDING ELEVATION 32



209 RICHMOND



MT-1 POWDERCOATED BLACK ALUMINUM



C-2 BOARD FORMED CONCRETE



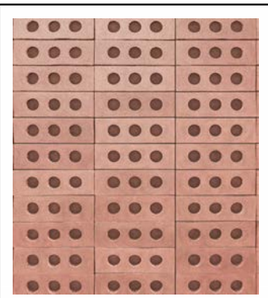
BL-1 STACK BOND BLOCK



C-1 ARCHITECTURAL CONCRETE



BR-1 BRICK



BR-2 PERFORATED BRICK



MT-2 GLOSSY WHITE I-BEAMS



WD-2 SMOOTH PLASTER



WD-1 WHITE OAK

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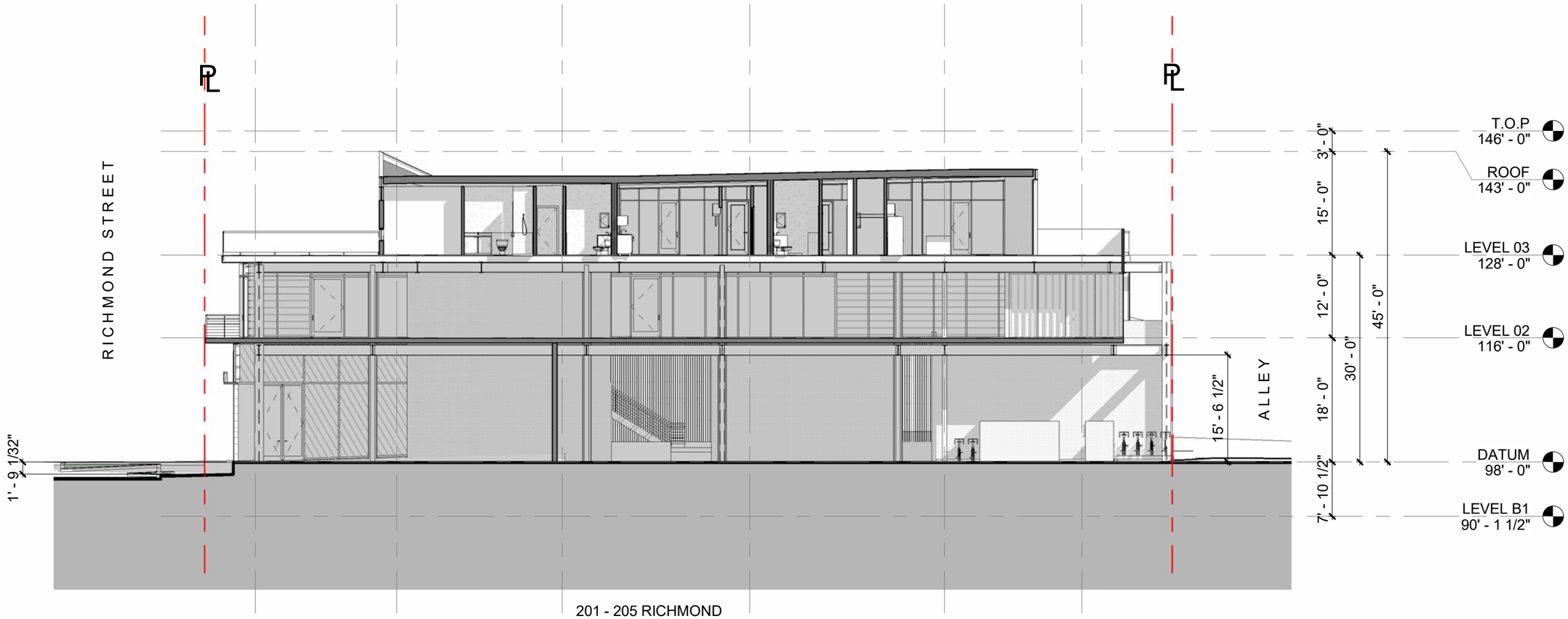
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209-BUILDING ELEVATION 33



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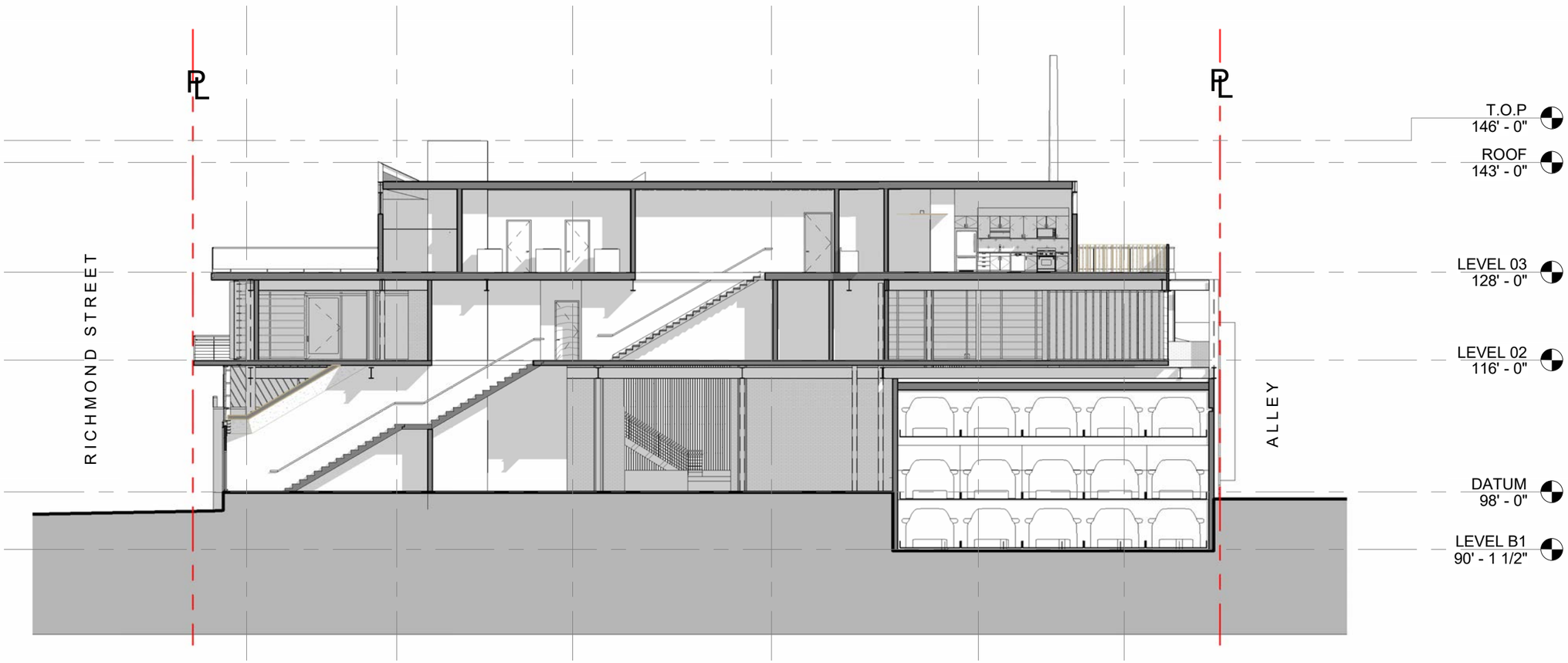
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201-209 RICHMOND

201-205-BUILDING SECTIONS 35



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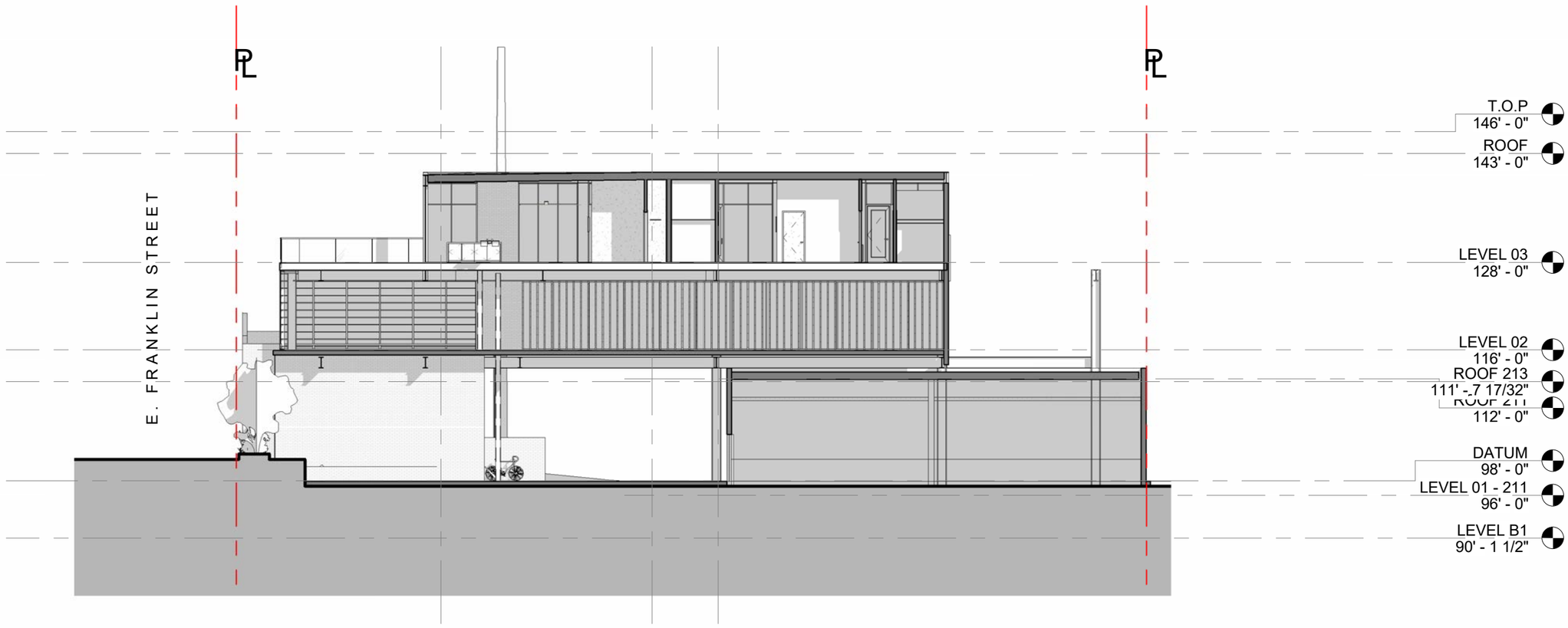
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201-205-BUILDING SECTIONS 36



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201-209 RICHMOND

201-205-BUILDING SECTIONS 37

Memorandum

Date:	April 14, 2025
Project:	201-209 Richmond St, El Segundo
Regarding:	Parking Throughput Analysis Update

INTRODUCTION

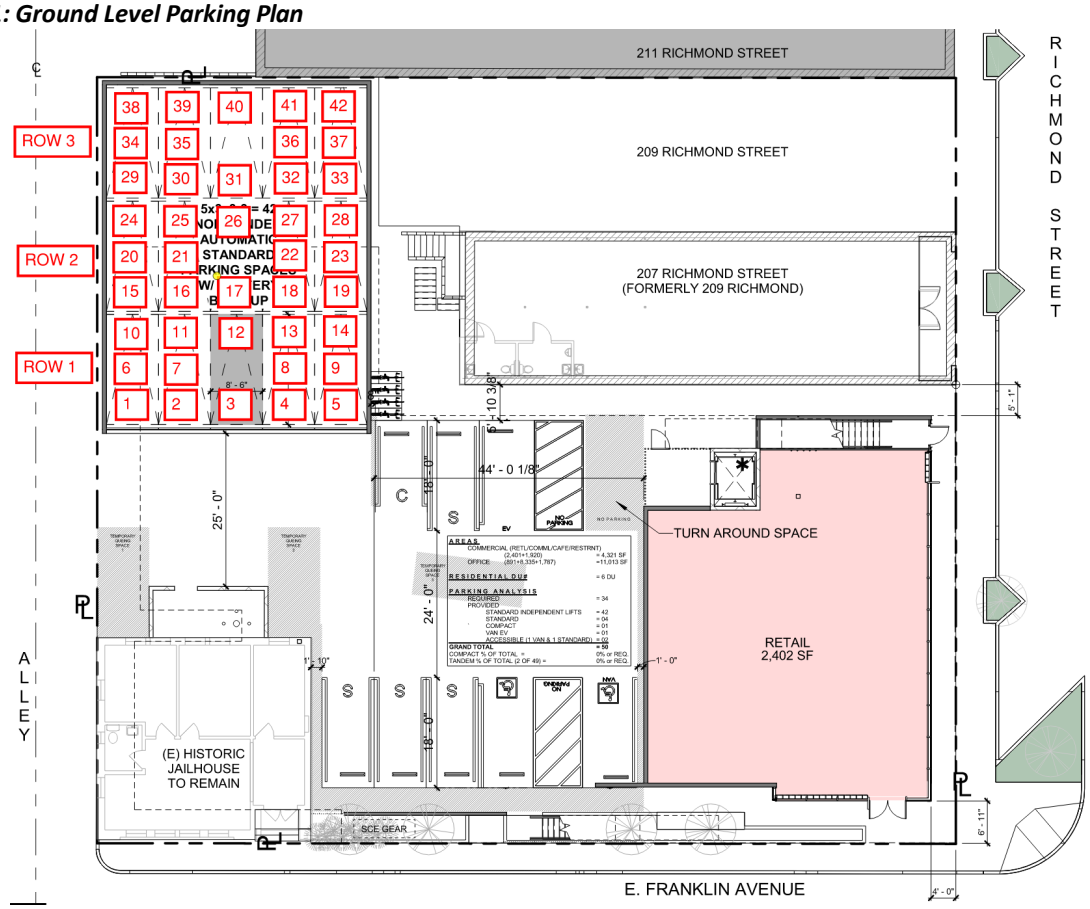
The new development at 203-209 Richmond Street includes a parking garage accessible from the alley to the west that includes 50 parking spaces, please see Figure 1 below. The parking spaces are provided in the following locations:

- 1 Semi-Automated Parking System: 42 Stalls (Three Row-Three High including Pit) at the property's Northwest corner
- Traditional Parking: 8 stalls which includes 1 van ADA, 1 standard ADA, 1 EV van, 4 standard stalls and 1 compact stall

The project includes the following program. Please see the Site Plan and Commercial Areas in Attachments 1 and 2, respectively.

- Residential: 6 dwelling units
  - 1 bedroom = 2 dwelling units
  - 2 bedroom = 3 dwelling units
  - 3 bedroom = 1 dwelling unit
- Office: 9,226 S.F. located at the 201 Richmond St Level 1 and 201 Richmond Level 2
- Medical Office: 1,787 S.F. at 209 Richmond Street Level 2
- Café/Restaurant: 2,401 S.F. at 201 Richmond St Level 1
- Retail: 1,920 S.F. at 209 Richmond St Level 1

Figure 1: Ground Level Parking Plan



SEMI-AUTOMATED PARKING SYSTEM

The use of mechanical parking systems is becoming more prevalent, especially in urban areas. Various mechanical parking systems have been on the market for several decades and have been successful in providing parking to the right users with proper training and a thorough operational plan.

The parking system provided at this project is a semi-automated puzzle type system with one tier of parking in a pit and one elevated tier, for a total 3-high system. It also includes a three-row layout that requires driving past 1 or 2 rows of pallets to access the rear spaces. However, the system will have empty spaces making every space independently accessible without manually moving another vehicle. There is a total of 42 spaces within the system that functions as a single unit. Therefore, only one of the 42 spaces can be accessed at a time for parking or leaving the space.

The following system speeds are provided by the system vendor, Tapco (The Automated Parking Company), and indicate the higher (conservative) times within the ranges provided. The ranges provided by the vendor varied by 2-6 seconds, therefore it is not a significant time in the overall process. There are minor ranges in the time based on the final dimensions of the system, i.e. pallet heights and widths. The proposed system will have greater heights in all locations in order to accommodate taller vehicles throughout; albeit it is common for these systems to have stall locations with varying heights.

- Gate open/close: 6-8 seconds
- Pallet horizontal: 13-17 seconds
- Pallet Lift/Lower: 12-18 seconds

In addition to the system time, it takes time for users to park into or leave a parking space. This user time is referred to as dwell time and can vary between user groups and parking configurations. The typical dwell time for parking is conservatively assumed to be 60 seconds, which includes the time it takes a person to unlock the vehicle, load belongings, and vacate the space. Office users are usually efficient and have minimal belongings on a normal basis and could take less than 60 seconds. However, shoppers or residents can take much longer if they have shopping bags, children, or pets and can take several minutes. Therefore, 60 seconds is a reasonable conservative estimate for the proportion of office and residential users in this project.

It is difficult to predict any regular delays, and the majority of users within the system will be office parkers. Because this study is trying to determine if a queue would buildup and potentially block the alley traffic flow, we are focusing on inbound vehicles that are primarily office users and the dwell time seems reasonable.

However, we are increasing the dwell time for spaces in the second and third row because it will take additional time for drivers to park and leave those spaces. Those spaces are more constrained and harder to access. Therefore, an additional 15 seconds per row, are added to each row behind Row 1***.***

Figure 2 calculates the amount of time it will take to access each parking space based on the dwell time and location of the stall within the system. The average time is 114 seconds or 1 minute 54 seconds. And the range is between 76 and 141 seconds. ***Therefore, the average system throughput is 60 minutes / 114 seconds = 31 cars per hour.***

It is important to note that the proposed semi-automated parking system is substantially different in nature from tandem and vehicle lift operations as defined in the El Segundo Municipal Code (ESMC). Tandem and vehicle lift parking operations, as covered in the ESMC, require the presence or coordination of two vehicle owners to access the lifted or double-parked vehicle. However, the proposed semi-automated parking system does not require the manual moving of stacked vehicles to park or retrieve. One single vehicle driver can successfully use the semi-automated parking system to park or retrieve their vehicle without prior coordination with, or the presence of, the operator of the vehicle that may be parked below or in front of their vehicle. Therefore, any parking provided by the semi-automated parking structure should count towards the total required on-site parking requirement.

Figure 2: Access Time by Space

STALL	LOCATION	SLIDE	LIFT/LOWER	GATE OPEN	DWELL TIME	GATE CLOSE	TOTAL TIME
1	ROW 1 TIER 1	17	18	8	60	8	111
2	ROW 1 TIER 1	17	18	8	60	8	111
3	ROW 1 TIER 1	0	18	8	60	8	94
4	ROW 1 TIER 1	17	18	8	60	8	111
5	ROW 1 TIER 1	17	18	8	60	8	111
6	ROW 1 TIER 2	0	0	8	60	8	76
7	ROW 1 TIER 2	0	0	8	60	8	76
8	ROW 1 TIER 2	0	0	8	60	8	76
9	ROW 1 TIER 2	0	0	8	60	8	76
10	ROW 1 TIER 3	17	18	8	60	8	111
11	ROW 1 TIER 3	17	18	8	60	8	111
12	ROW 1 TIER 3	0	18	8	60	8	94
13	ROW 1 TIER 3	17	18	8	60	8	111
14	ROW 1 TIER 3	17	18	8	60	8	111
15	ROW 2 TIER 1	17	18	8	75	8	126
16	ROW 2 TIER 1	17	18	8	75	8	126
17	ROW 2 TIER 1	0	18	8	75	8	109
18	ROW 2 TIER 1	17	18	8	75	8	126
19	ROW 2 TIER 1	17	18	8	75	8	126
20	ROW 2 TIER 2	0	0	8	75	8	91
21	ROW 2 TIER 2	0	0	8	75	8	91
22	ROW 2 TIER 2	0	0	8	75	8	91
23	ROW 2 TIER 2	0	0	8	75	8	91
24	ROW 2 TIER 3	17	18	8	75	8	126
25	ROW 2 TIER 3	17	18	8	75	8	126
26	ROW 2 TIER 3	0	18	8	75	8	109
27	ROW 2 TIER 3	17	18	8	75	8	126
28	ROW 2 TIER 3	17	18	8	75	8	126
29	ROW 3 TIER 1	17	18	8	90	8	141
30	ROW 3 TIER 1	17	18	8	90	8	141
31	ROW 3 TIER 1	0	18	8	90	8	124
32	ROW 3 TIER 1	17	18	8	90	8	141
33	ROW 3 TIER 1	17	18	8	90	8	141
34	ROW 3 TIER 2	0	0	8	90	8	106
35	ROW 3 TIER 2	0	0	8	90	8	106
36	ROW 3 TIER 2	0	0	8	90	8	106
37	ROW 3 TIER 2	0	0	8	90	8	106
38	ROW 3 TIER 3	17	18	8	90	8	141
39	ROW 3 TIER 3	17	18	8	90	8	141
40	ROW 3 TIER 3	0	18	8	90	8	124
41	ROW 3 TIER 3	17	18	8	90	8	141
42	ROW 3 TIER 3	17	18	8	90	8	141
AVERAGE		10	13	8	75	8	114
MIN							76
MAX							141

PEAK HOUR VOLUME

The expected peak hour volume for the users is calculated to determine if the system can handle the expected traffic volume during the peak. A combination of data from ***ITE Parking Generation Manual, 6th Edition and Parking Structures, 3rd edition*** is used to determine a project appropriate peak hour volume for residents and office parkers.

The 8 traditional at-grade spaces will be available for public retail and accessible users. The 42 spaces in the semi-automated system will be divided into 2 user groups:

- 10 spaces will be used by residents = 1.6 per unit
- 32 spaces will be used by office tenants = 3.5 per 1,000 sq. ft.

The parking provided is very close to the parking demand for these land uses based on ITE Parking Generation Manual and industry sources. However, the City's parking requirement is only 36 parking spaces for the entire project, rather than the 50 stalls that are provided. In order to be conservative, the peak-hour calculation is assumed that the parking demand matches the full available parking and not the city code minimum.

The peak hour vehicle volume percentages in Figure 3 are the peak hour volumes, for the two respective land uses in the AM and PM, based on the **Typical Peak-Hour Volumes** published in the book: *Parking Structures: Planning, Design, Construction, Maintenance and Repair 3rd Edition*, by Anthony Chrest, et al with specific reference to Table 3-9 "Typical Peak-Hour Volumes." The percentages in Figure 3 below are conservative values from this referenced Table 3-9 (pasted below as Figure 4). Specifically, Watry contends for middle-income urban multi-family residential will be the high side of the ranges in Figure 4 and Office will be the low side.

Figure 3: Peak Hour Volume

LAND USE	TOTAL PARKING	PEAK-HOUR VOL. (AM)				PEAK-HOUR VOL. (PM)			
		IN		OUT		IN		OUT	
Residential	10	10%	1 in	50%	5 in	40%	4 in	20%	2 in
Office	32	45%	15 out	5%	2 out	10%	4 out	50%	16 out
TOTAL	**42**		**16 in/out**		**7 in/out**		**8**		**18**
GRAND TOTAL		**23 in or out**				**26 in or out**			

Figure 4: Table 3-9 from the book: *Parking Structures: Planning, Design, Construction, Maintenance and Repair 3rd Edition*

Table 3-9. Typical Peak-Hour Volumes

	Volume in 1 hr[1] as % of static capacity			
	Peak A.M. Hour		Peak P.M. Hour	
Land Use	In	Out	In	Out
Residential	5-10	30-50	30-50	10-30%
Hotel/motel	30-50	50-80	30-60	10-30
Office	40-70	5-15	5-20	40-70
General retail/restaurant	20-50	30-60	30-60	30-60

QUEUING ANALYSIS

Based on these peak hour volumes, the system should be able to handle the inbound and outbound vehicles since the system is able to accommodate an average of 31 vehicles per hour. However, vehicles do not arrive at an even rate and there are bursts of traffic that arrive within smaller intervals of time. Therefore, the following analysis will look at the probability of traffic that exceeds the peak hour average.

Because the project is primarily concerned with vehicles queuing to enter, the analysis will focus on the A.M. peak traffic when the highest number of inbound traffic is expected. The morning peak is also when residents see the highest number of exiting vehicles.

Based on traffic engineering models, vehicles at a site arrive and depart in a random pattern that tend to follow the Poisson mathematical distribution. Given the average volume of cars, the probability of exceeding a given number in an interval of time can be calculated. Figure 4 summarizes the probability of exceeding the system throughput in 5, 10, and 15 minute peak intervals. Additional details in Exhibit A.

Figure 5: Queuing Probability

	5 MIN PEAK	10 MIN PEAK	15 MIN PEAK
AVERAGE VOLUME	1.9	3.8	5.8
AVERAGE SYSTEM THROUGHPUT	2.6	5.3	7.9
PROBABILITY OF EXCEEDING SYSTEM AVERAGE (x OUT OF 100)	30 OCCURANCES in 100	18 OCCURANCES in 100	23 OCCURANCES in 100
VEHICLE AT 99% PROBABLITY	6 CARS	9 CARS	12 CARS
FREQUENCY OF EXCEEDING AVERAGE SYSTEM THROUGHPUT (ESTIMATE)	1 in 3 peak intervals	1 in 5 peak intervals	1 in 4 peak intervals

In a random data set of 5-minute peak periods, 30 out of 100 occurrences will have more vehicles arriving and departing than the system can process. Therefore, cars will need to queue and wait to access the system during these occurrences. There will be times when 3 to 6 cars need to access the system in a 5-minute period but the system is only able to handle 2.6 cars in that amount of time. Since two-thirds of the vehicles enter the system in the morning, you may have 2 out of 3 users exceeding the system's capability and will need to que outside the system during these peak periods.

In order to accommodate these peak periods when up to three vehicles will need to que and wait, the project has incorporated three on site dedicated locations marked in Exhibit B: Vehicle Queuing. As detailed above, these peak periods will occur in the morning when residential tenants might be leaving, office tenants are arriving and retail patrons, who park in the at-grade traditional stalls, are not there. The three locations will be marked and the automated parking system's users will be trained and accustomed to the process.

The issue of queuing becomes less frequent and less intense as we look at slightly longer time intervals of 10 minute and 15 minute peaks.

CONCLUSION

Based on the conservative assumptions above and the system's expected throughput, it is expected that the system will have semi-regular queuing and waiting in the morning. A thoughtful operational and training plan needs to be implemented in order to minimize delays and provide a protocol for handling unexpected delays and properly training the users to mitigate delays. It is an inherent limitation of this system and the way the parking is designed that only one space can be accessed at a time.

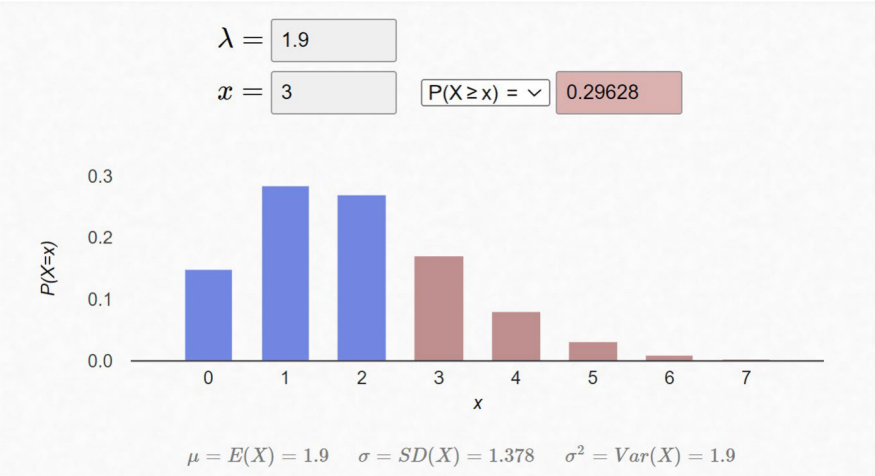
Extreme cases of users taking several minutes is not accounted for in this analysis and difficult to predict the frequency. Rules and protocols for these situations should be outlined and all users should be trained to minimize delays to the overall system. It is recommended that dedicated queuing locations are established. These calculations are also conservatively assuming that the entire parking system being utilized and that the demand for parking is more than the City's minimum parking requirement.

Operationally if the system can give priority to all inbound users, this would improve the analysis above by reducing the inbound wait times and minimize the queuing. Also, the location of the space that different users are assigned within the

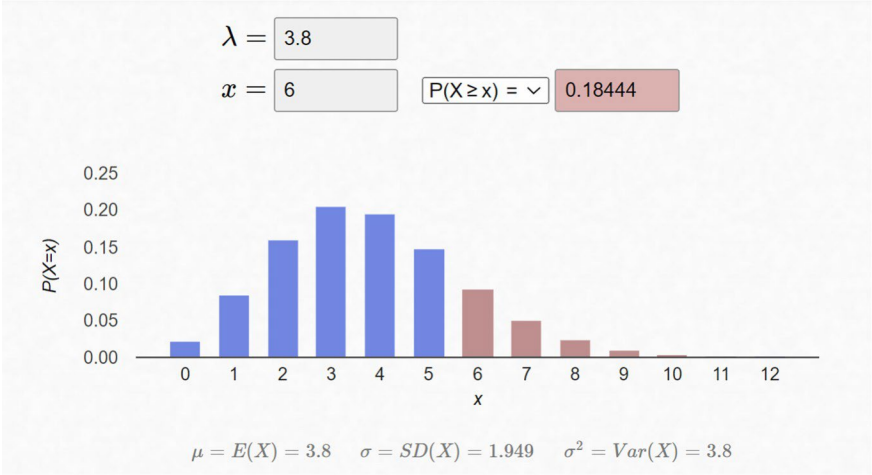
system can affect this analysis. Carefully monitoring use patterns and reassigning users to different spaces could improve the overall system and user performance. As we all know each distinct tenant and those employees will be the ones that will create how the system works and if/when a queue is noticed to be disruptive to the area, one could employ various techniques to minimize if not eliminate the challenges.

This analysis finds that the proposed semi-automated parking structure should count towards the minimum general Downtown Specific Plan parking requirement because the project provided 50 stalls is greater than the minimum required 36 stalls; there will be 14 excess vehicle stalls. The project proposes on-site queueing for up to three vehicles and the queuing analysis finds that the 95th percentile queue during the peak hour of parking demand is

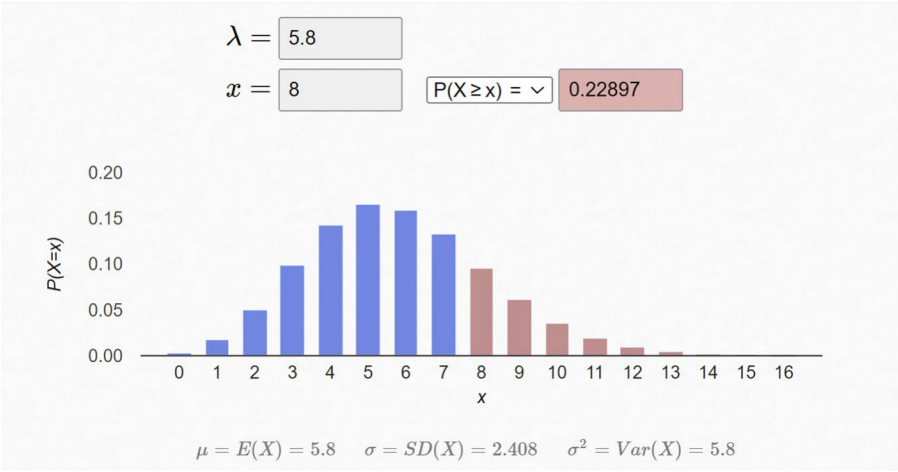
Exhibit A: Standard deviation curve of 5-min, 10-min, and 15-min peak periods.



5 MINUTE

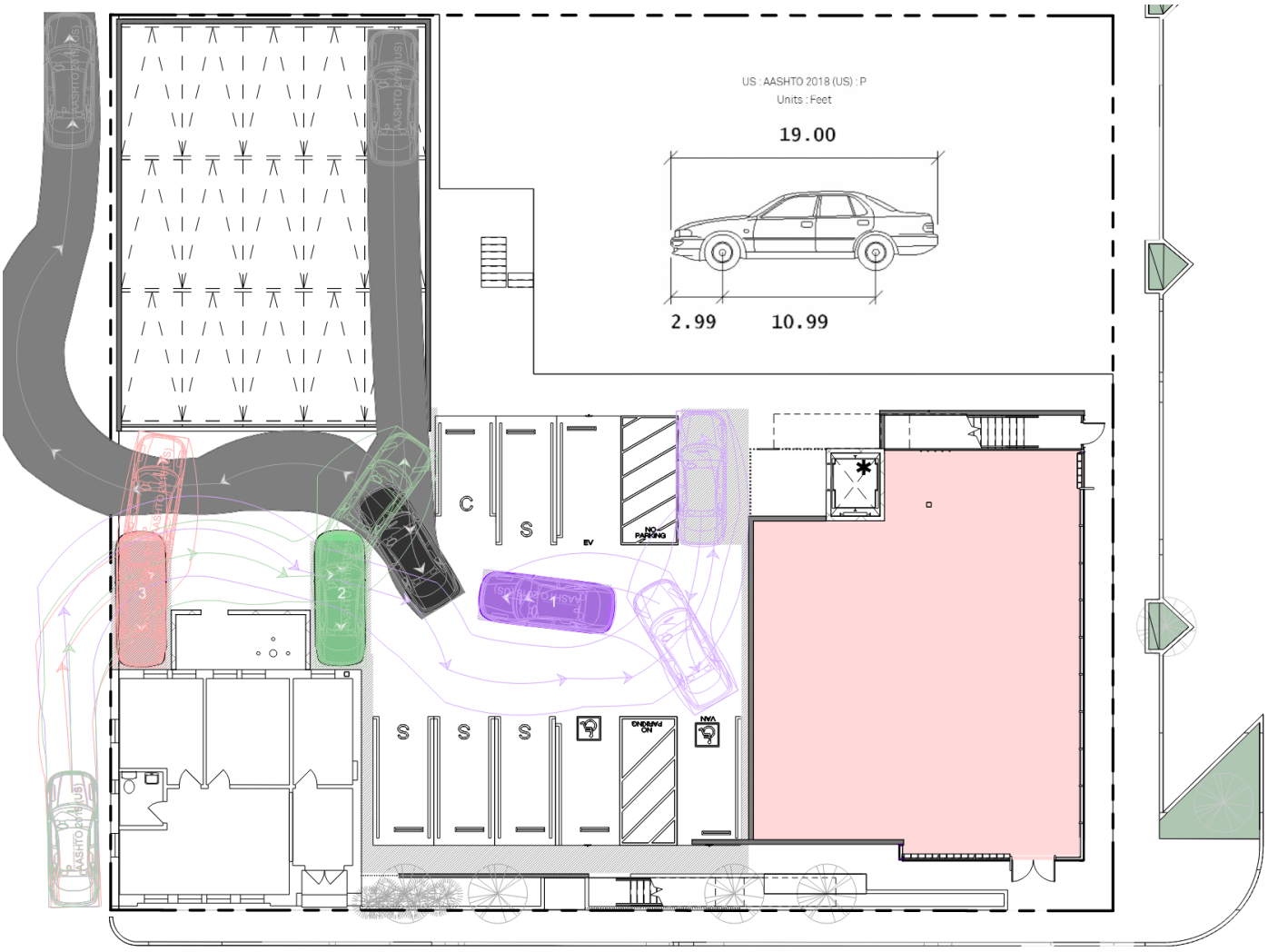


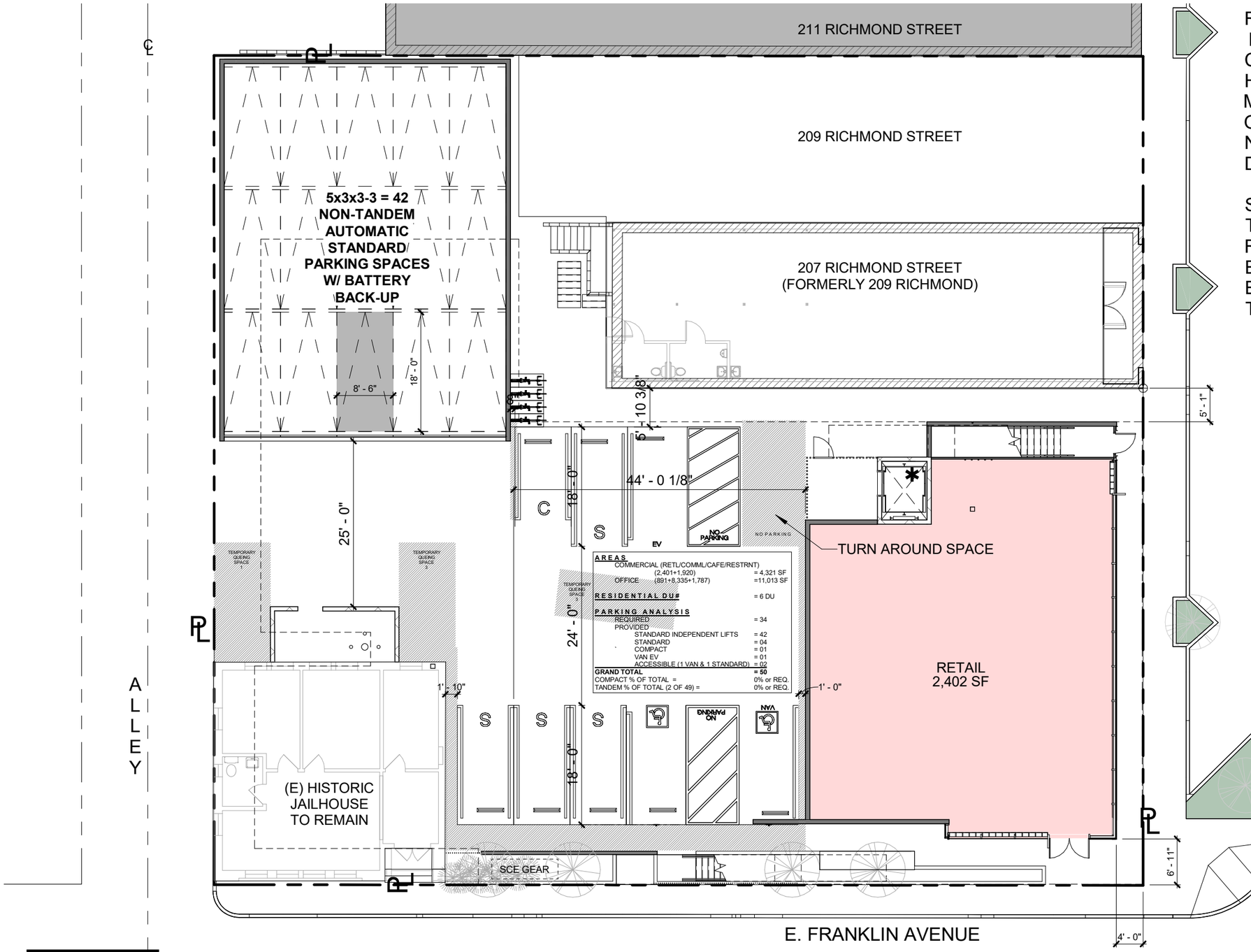
10 MINUTE



15 MINUTE

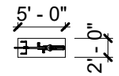
Exhibit B: Vehicle Queuing Locations



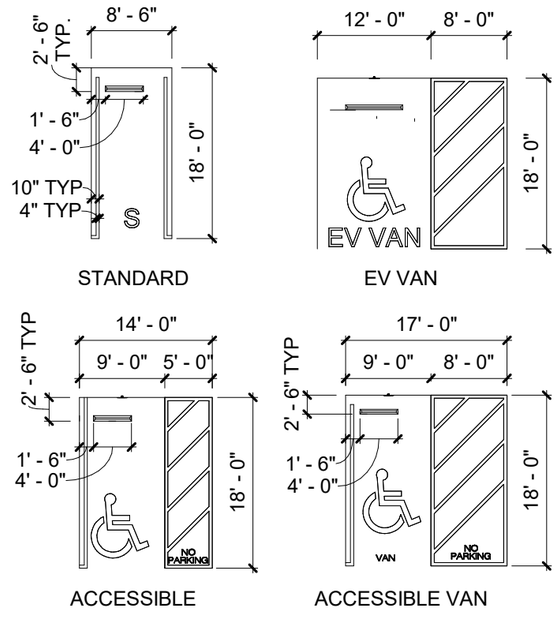


EXCEPTIONS FOR 90° PARKING ANGLE (STANDARD PARKING SPACES ONLY)

Parking Space Minimum Width	Parking Aisle Width
8.5 feet	25 feet
9.0 feet	24 feet
9.5 feet	23 feet
10 feet	22 feet



BICYCLE



Attachment 1

BALIAN ARCHITECTS

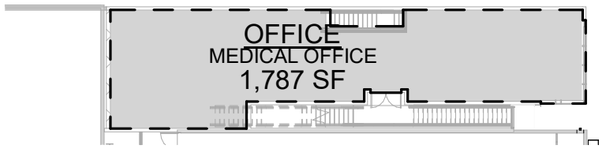
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MAR. 19, 2025

201-209 RICHMOND

CONCEPTUAL LEVEL 1 / SITE PLAN 18



4 AREAS - LEVEL 02 - 209
1" = 30'-0"



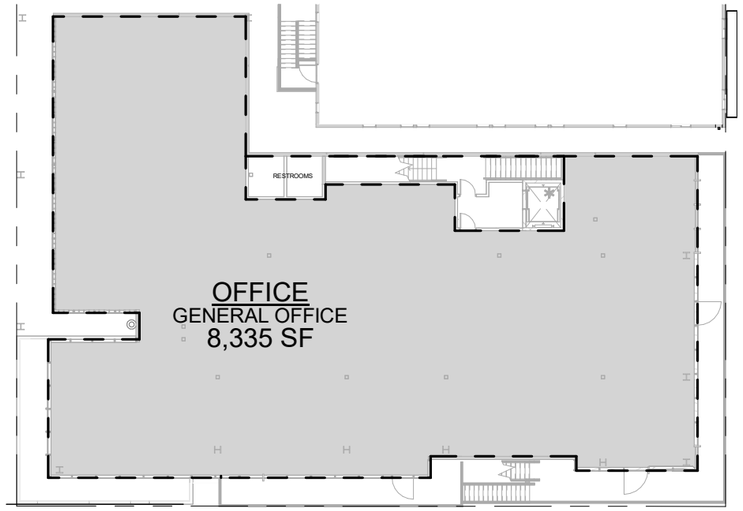
3 AREAS - LEVEL 01 - 209
1" = 30'-0"

209 RICHMOND

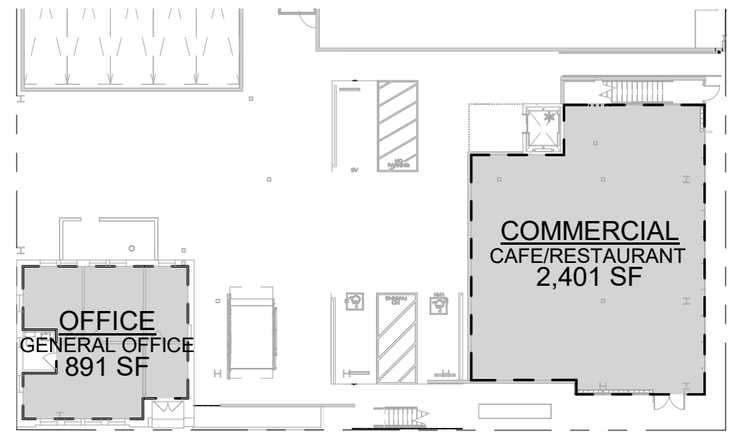
LEVEL	AREA (SF)
LEVEL 01	1,920 SF
LEVEL 02	1,787 SF
Grand total	3,706 SF

201-205 RICHMOND

LEVEL	AREA (SF)
LEVEL 01	891 SF
LEVEL 01	2,401 SF
LEVEL 02	8,335 SF
Grand total	11,627 SF



2 AREAS - LEVEL 02
1" = 30'-0"



1 AREAS - LEVEL 01
1" = 30'-0"

AREAS BY USE

CAFE/RESTAURANT	= 2,401 SF
RETAIL	= 1,920 SF
GENERAL OFFICE (891+8,335)	= 9,226 SF
MEDICAL OFFICE	= 1,787 SF
TOTAL:	**= 15,334 SF**

ESZC 15-6-1

FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls. Unless specified in otherwise individual zoning district, space devoted to the following shall not be included when determining the total net floor area within a building or structure:

A. Elevator shafts.
B. Stairwells and stairway enclosures.
C. Courts or atriums.
D. Rooms exclusively holding building operating equip.
E. Parking spaces and parking structures.
F. Portion of structure that is devoted to parking.
G. Restrooms and hallways in common areas of nonresidential buildings.

BALIAN ARCHITECTS

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MAR. 19, 2025

Attachment 2

201-209 RICHMOND
COMMERCIAL AREAS 17

Kimley»Horn

Memorandum

To: Eduardo Schonborn, AICP
Planning Manager, Community Development Department

From: Chris Gregerson, P.E., T.E., ACIP
Tyler Mickelson, EIT

Re: Parking Throughput Analysis Peer Review Technical Memorandum – Update
203 Richmond, El Segundo CA

Date: April 24, 2025

This memorandum documents a peer review of a parking throughput analysis[1] and resultant update of the analysis[2], as well as the response to comments[3] on the initial peer review document[4] for the proposed 203 Richmond project ("Project" or "proposed Project") in El Segundo, CA. This memorandum summarizes the acceptance of the updated parking throughput analysis[2] and comment response[3] prepared by the Project applicant based on the initial peer review prepared by Kimley-Horn[4].

Memo Peer Review Comments

A. Introduction

1. Applicant provided an updated site plan and a Commercial Area plan to address this comment. Comment has been addressed.
2. Response clarified the amount of accessible parking provided. Comment has been addressed.

B. Semi-Automated Parking System

1. No comment response needed from applicant.
2. No comment response needed from applicant.
3. Applicant updated description of the proposed automated parking structure per comment provided. Comment has been addressed.
4. No comment response needed from applicant.
5. No comment response needed from applicant.

C. Peak Hour Volume

1. Calculations on the number of parking spaces required were provided based on the comment. Kimley-Horn agrees with the calculations provided by the applicant. Comment has been addressed.
2. Kimley-Horn agrees with the correction to the comment provided by the applicant. Comment has been addressed.
3. No comment response needed from applicant.
4. The study was updated to address the comment provided and Kimley-Horn agrees with the update to the analysis. Comment has been addressed.

[1] *Parking Throughput Analysis – 203 Richmond, El Segundo.* Watry Design, Inc. October 24, 2024.
[2] *Parking Throughput Analysis Update – 201-209 Richmond St, El Segundo.* Watry Design, Inc. April 14, 2025.
[3] *Response to Parking Throughput Analysis Peer Review Technical Memorandum.* Balian Architects. April 14, 2025.
[4] *Parking Throughput Analysis Peer Review Technical Memorandum*. Kimley-Horn. February 25, 2025.

D. Queueing Analysis

1. No comment response needed from applicant.
2. Calculations regarding the amount of storage provided in the surface lot to account for the peak arrival during the peak-hour were added to the memo based on the comment provided. Comment has been addressed.
3. The applicant responded appropriately to the comments provided. Review of individual comments are provided below:
    - No comment response needed from applicant.
    - Exhibit B was revised based on the comment and Kimley-Horn agrees with the revision. Comment has been addressed.
    - The analysis memorandum was updated by the applicant based on the comment provided by Kimley-Horn. Comment has been addressed.
    - The site plan provided as an attachment was updated by the applicant based on the comment provided by Kimley-Horn. Comment has been addressed.

E. Conclusion

1. The applicant responded appropriately to the comments provided. Review of individual comments are provided below:
    - No comment response needed from applicant.
    - Kimley-Horn agrees with the comment response provided by the applicant.
    - Kimley-Horn agrees with the comment response provided by the applicant.
    - The applicant updated the analysis memorandum based on the comments provided by Kimley-Horn. Comment has been addressed.

Peer Review Conclusions

The applicant responded appropriately to the comments provided. Review of individual comments are provided below:

- The Site Plan and Commercial Area Plan were updated/provided by the applicant based on the comment provided by Kimley-Horn. Comment has been addressed.
- No comment response needed from applicant.
- No comment response needed from applicant.
- Kimley-Horn agrees with the correction to the comment provided by the applicant. Comment has been addressed.
- Figure 3 was adequately updated to address the comment provided by Kimley-Horn. Comment has been addressed.
- Traffic diagram provided by the applicant adequately addresses the comment provided by Kimley-Horn. Comment has been addressed.
- Traffic diagram provided by the applicant adequately addresses the comment provided by Kimley-Horn. Comment has been addressed.
- No comment response needed from applicant.
- Once the previous comments are accommodated, the information provided in the memorandum would support the conclusion that the proposed parking system will work operationally for the combination of uses, including during the peak hours. It would then show that the system would not be anticipated to be a hinderance to the development.

Conclusions

The comment responses provided, and the updated analysis memorandum support the conclusion that the proposed parking system will work operationally for the combination of uses, including during the peak hours. Kimley-Horn agrees that the parking system is not anticipated to be a hinderance to the development.