



**AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
JANUARY 22, 2026**

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 November 13, 2025 Planning Commission Meeting Minutes**

Recommendation -

1. Approve November 13, 2025 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

2. **Approve December 11, 2025 Planning Commission on Meeting Minutes**

Recommendation -

1. Approve December 11, 2025 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

3. **Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05 for Two Monument Signs Taller than 8-Foot High**

Recommendation -

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15311 as a Class 11 Categorical Exemption (Accessory Structures).
3. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

C. NEW BUSINESS

4. **Election of Planning Commission Chair and Vice Chair for Calendar Year 2026**

5. Selection of a Planning Commissioner to Deliver a Presentation to the City Council on the Planning Commission's Work

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:

DATE: January 13, 2026

TIME: 1:00 p.m.

BY: Jazmin Farias, Assistant Planner



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

November 13, 2025

CALL TO ORDER

Chair Maggay called the meeting to order at 5:37 p.m.

ROLL CALL

Present: Chair Maggay
Absent: 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: David King, Assistant City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Venus Wesson, Senior Admin Specialist

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

1. Approval of Planning Commission Meeting Minutes:

- October 9, 2025

MOTION: Approve the minutes.

Moved by Commissioner Taylor, second by Commissioner McCaverty.

Motion carried, 4-0, by the following vote:

Ayes: Maggay, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

2. Variance Application for a New Two-Story Office/Industrial Building to Deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and Maintain an Existing Nonconforming Curb Cut. (Environmental Assessment No. EA-1403 and Variance VAR 25-01)

Principal Planner Paul Samras presented the staff report which addressed a variance request for a new 4,290 square foot office/industrial building to deviate from the Smoky Hollow Specific Plan vehicular access standards and maintain a non-conforming curb cut at 117 Lomita Street.

- Commissioner discussion ensued regarding intention of the existing curb-cut restriction and whether this issue should be addressed in the next Smoky Hollow Specific Plan amendment, to avoid the need for a variance each time.

Chair Maggay opened public communications.

- Applicants architect David Balian explained that the lot's narrow width limits the design for the parking layout.
- Property owner Mark Telesz explained that they aimed to meet the specific plan objectives by minimizing the curb cut to maximize parking and creating an entryway that enhances the pedestrian-friendly environment.

Chair Maggay closed public communications.

MOTION: Adopt Resolution No. 2970 to approve Environmental Assessment No. EA-1403 and Variance No. 25-01 for the project at 117 Lomita Street.

Moved by Commissioner Taylor, second by Commissioner McCaverty.

Motion carried, 4-0, by the following vote:

Ayes: Maggay, Christian, McCaverty, and Taylor

3. Environmental Assessment No. EA-1391, Amendment No. 1 to Development Agreement No. 5751 (DA 5751), Site Plan Review No. SPR 25-02, and Adjustment No. ADJ 25-02 for Development of a Two-Story Professional Sports Team Headquarters and Training Facility with Surface Level Parking at 2011-2021 Rosecrans Avenue.

Planning Manager Eduardo Schonborn presented the staff report regarding the request to amend Development Agreement No. 5751. The proposed amendment would modify the list of allowable uses on the project site to include a Corporate Headquarters and a Professional Sports Training Facility and would incorporate an illustrative Conceptual Site Plan identified as Alternative No. 4. The project includes the construction of a new two-story Professional Sports Team Headquarters and Training Facility with surface-level parking. An adjustment

application has also been submitted requesting a reduction in the required number of small truck loading spaces, from two to one.

- Commissioner discussion ensued, focusing on the new traffic signal proposed as a mitigation measure in the Environmental Impact Report, the fencing planned for the property, and their enthusiasm for the team becoming part of the community.

Chair Maggay opened public communications.

- Applicant representative Tim Katt concurred with staff's presentation and expressed the team's enthusiasm for becoming part of the city. A brief LA Sparks design video showcasing the proposed headquarters and training facility was presented.
- Steve Chung, the lead architect for the project, provided a brief overview of the structure's design.
- Dearica Hamby, a women's professional basketball player for the LA Sparks, expressed the team's excitement and sincere gratitude to the city for welcoming them into the community. She thanked the LA Sparks ownership for its commitment to women's sports and stated that the team is committed to showing up for and supporting the community.

Chair Maggay closed public communications.

MOTION: Adopt Planning Commission Resolution No. 2973 recommending City Council adopt an ordinance to amend Development Agreement No. 5751 and adopt Planning Commission Resolution No. 2974 approving Environmental Assessment No. EA-1391, Site Plan Review No. SPR 25-02, and Adjustment No. ADJ 25-03.

Moved by Commissioner Taylor, second by Commissioner McCaverty.

Motion carried, 4-0, by the following vote:

Ayes: Maggay, Christian, McCaverty, and Taylor

C. NEW BUSINESS

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Community Development Director Michael Allen announced that the second November meeting is cancelled as it conflicts with Thanksgiving holiday, and the next Planning Commission meeting is scheduled for December 11, 2025. He added that

the second December meeting will also be cancelled as it also conflicts with Christmas and wished everyone a Happy Thanksgiving.

F. REPORTS – PLANNING COMMISSIONERS

None.

G. REPORTS – CITY ATTORNEY

David King, Assistant City Attorney wished everyone a Happy Thanksgiving.

ADJOURNMENT — the meeting adjourned at 6:40 p.m.
The next meeting is scheduled for December 11, 2025 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



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

December 11, 2025

CALL TO ORDER

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

ROLL CALL

Absent: 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: David King, Assistant City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Vice Chair Inga led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

None.

B. NEW PUBLIC HEARINGS

1. Annual Housing Element Community Meeting

Principal Planner Paul Samaras lead the Annual Housing Element Community Meeting and focused on the City's implementation progress.

- Commissioner discussion ensued regarding projected ADU permits, effectiveness of the LAWA Residential Sound Insulation (RSI) program and qualifications, RHNA (Regional Housing Needs Allocation) numbers and

affordable housing requirements from the State.

- Staff shared that the construction of Accessory Dwelling Units (ADUs) is expected to increase in the coming years as the State relaxes regulations around ADU development. LAWA administers the RSI program, with City staff assisting with outreach efforts to inform residents about the program. Additionally, staff clarified that while the State cannot penalize the City for not meeting its RHNA numbers, they can impose penalties if the City fails to adopt a housing element or implement strategies to help facilitate development. El Segundo has a certified housing element and is implementing strategies.

MOTION: No motion required.

C. NEW BUSINESS

None.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Community Development Director Michael Allen informed the commission that emails have been sent regarding the Planning Commissioners Academy scheduled for April 2026.

Planning Manager Eduardo Schonborn noted that the selection of the Chair and Vice Chair will take place at the next meeting. Additionally, the Planning Commission meeting on December 25th has been canceled, with the next meeting set for January 8, 2026.

F. REPORTS – PLANNING COMMISSIONERS

Commissioner McCaverty invited everyone to attend the High School Choir event scheduled for Friday December 12th at 6:00 p.m.

G. REPORTS – CITY ATTORNEY

Assistant City Attorney David King mentioned that the office is currently preparing a legislative update summary, and copies will be made available for distribution once

completed. He also extended his warm wishes for a happy holiday season to everyone.

ADJOURNMENT — the meeting adjourned at 6: 21 p.m.
The next meeting is scheduled for January 8, 2026 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: January 22, 2026

Agenda Heading:
CONSENT

Item Number: A.3

TITLE:

Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05 for Two Monument Signs Taller than 8-Feet High

RECOMMENDATION:

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15311 as a Class 11 Categorical Exemption (Accessory Structures).
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

El Segundo Municipal Code (ESMC) § 15-18-4 allows monument signs up to 8 feet in height, "by right" in non-residential zones. Monument signs greater than 8 feet in height up to a maximum of 20 feet in height in non-residential zones require approval of an Administrative Use Permit (AUP). AUP's are approved by the Community Development Director and must be received and filed by the Planning Commission (ESMC § 15-22-7).

On January 8, 2026, the Director issued the attached decision letter, approving two new 15-foot tall monument signs located at 2100 East Grand Avenue. Specifically, sign M1 will be located at the northwest corner of the lot which fronts Grand Avenue and sign M2 will be located at the southwest side yard of the lot, adjacent to a driveway intersection

that leads into the campus which fronts Continental Boulevard. Conditions of approval are included, addressing any impacts related to the construction of, and ongoing use of the monument signs. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter.

DISCUSSION:

Site Description

The project site is located at 2100 East Grand Avenue on the northwest corner of Grand Avenue and Continental Boulevard, located in the Corporate Office (CO) Zone. The site measures 259,000 square feet and is currently developed with a campus comprised of three office buildings and two two-story parking structures facing Grand Avenue and Continental Boulevard. The campus has 405 feet of frontage along Grand Avenue and 480 feet of frontage along Continental Boulevard. The proposed location of monument sign M1 and M2 is illustrated in Figure No. 1 below.

Figure No. 1 — Aerial View of Site and Proposed Monument Signs

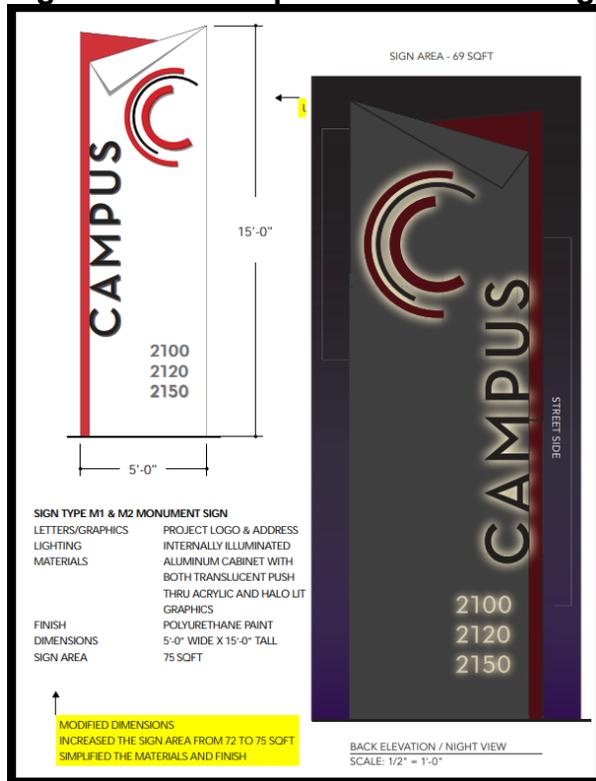


Project Description

The applicant proposes two new 15-foot tall monument signs at 2101 East Grand Avenue. The project involves the removal of one existing 6-foot tall two-sided monument sign at the northwest corner intersection of Grand Avenue and Continental Boulevard (M1). No existing monument sign exists at the southwest driveway intersection of Continental Boulevard (M2). Each face of the proposed monument signs measure a maximum width of 5 feet and a maximum height of 15 feet, with a sign area

of 75 square feet per face. The signs have a triangular shape on top with a clean, modern design. The word "CAMPUS" is written vertically adjacent to the campus logo and three business number addresses associated with the site. The signs are internally illuminated with halo lighting effects and materials to be used will include an aluminum cabinet, translucent push-thru acrylic, and halo-lit graphics. The proposed design for the monument signs is illustrated in Figure No. 2 below.

Figure No. 2 - Proposed Monument Signs (M1 and M2)



Analysis

In accordance with El Segundo Municipal Code § 15-22-3, before an Administrative Use Permit is granted, the Director or the Planning Commission must make the following findings:

1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.
2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.
3. The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or

welfare, or materially injurious to properties or improvements in the vicinity.

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

The Director's decision letter (attached), approving the AUP outlines and concludes that the proposed location and size of the monument sign satisfies the findings listed above. The two monument signs preserve the existing landscaping and provide the height necessary for street visibility. The 15-foot tall monument signs incorporate similar color and material to the existing office buildings and are necessary to display tenant signage for motorists. Due to the size of the property, proportional signage is necessary for aesthetics and visibility from the street. The proposed monument signs are situated within an established commercial zoning district where monument signs of comparable height, scale, and design exist at nearby intersections. Over the past 15 years, the City has approved 18 monument signs exceeding 8-feet in height within a two-mile radius of the project site. Notably, this includes a 15-foot tall monument sign approved on an adjacent property adjacent to the project site, further confirming that the proposed signs are compatible with existing development and signage character in the immediate vicinity. The proposed location of the monument sign is outside the corner visibility triangle area, meets the required front yard and side yard setbacks, and adequately preserves line of sight for vehicles approaching the campus. The project is appropriate for the location. Staff recommends that the Planning Commission receive and file this report.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 11 Categorical Exemption (Accessory Structures). The proposed project involves two on-premise 15 foot tall monument signs and will not have a significant effect on the environment; due to the location of the signs being outside the corner viability triangle area, there will be no impact on traffic.

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.

EA-1409 and AUP 25-05

January 22, 2026

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PREPARED BY:

Jazmin Farias, Planning Technician

REVIEWED BY:

Michael Allen, Community Development Director

APPROVED BY:

Eduardo Schonborn, AICP, Planning Manager

ATTACHED SUPPORTING DOCUMENTS:

1. EA-1409 Approval Letter with COA
2. Plans



City of El Segundo

Community Development Department

January 8, 2026

RAR2-Campus 2100 LLC c/o Teresa LaRoque
2100 East Grand Avenue (first floor)
El Segundo, CA 90245

Subject: Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05

Address: 2100 East Grand Avenue El Segundo, CA 90245

Dear Teresa LaRoque:

Your request for an Administrative Use Permit for two new monument signs over eight feet in height is APPROVED in accordance with the El Segundo Municipal Code Section 15-22. The approved AUP permits the construction of two new halo-illuminated monument signs located at 2100 East Grand Avenue. Each sign will be 15 feet tall, 5 feet wide, and feature two sides, each with a maximum sign face of 75 square feet. 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 January 22, 2026, 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 Jazmin Farias at (310) 524-2342, or via email at jfarias@elsegundo.org.

Reviewed by:

Eduardo Schonborn

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen

Michael Allen, AICP
Community Development Director

Exhibit A
Environmental Determination and Required Findings

Project Address: 2100 East Grand Avenue El Segundo, CA 90245

Project Description: The proposed project includes the construction of two new halo-illuminated monument signs. The monument signs will be 15 feet tall, 5 feet wide, and feature two sides, each with a maximum sign face of 75 square feet.

Environmental Assessment 1409:

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 § 15311 as a Class 11 categorical exemption (Accessory Structures) since the proposed project involves the construction of a minor structure (two on-premise signs) accessory to the existing commercial site.

Administrative Use Permit 25-05:

Required by El Segundo Municipal Code §15-22-3, the following provides 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 proposed monument signs (M1 and M2, as referenced in the plans dated September 10, 2025) are compatible with the existing and potential uses within the general area, taking into consideration the site's current development and the surrounding commercial environment. The site is currently already developed with three office buildings ranging from one to six stories and two two-story parking structures, establishing a commercial setting with significant traffic flow. The proposed monument signs are situated within an established commercial zoning district where monument signs of comparable height, scale, and design exist at nearby intersections. Over the past 15 years, the City has approved 18 monument signs exceeding 8 feet in height within a two-mile radius of the project site. Notably, this includes a 15 foot tall monument sign approved on an adjacent property immediately next to the project site, further confirming that the proposed signs are compatible with existing development and signage character in the immediate vicinity. The proposed monument signs, each 15 feet high with two 75-square-foot faces, are designed to fit within this established context and align with local regulations, as they do not exceed the maximum permitted area of 150 square feet per sign face. The signs feature halo-illumination that is designed to complement the area rather than an internally illuminated canister or box sign.

The locations of the signs are strategically chosen for optimal visibility, M1 at the northwest corner facing East Grand Avenue, and M2 at the southwest sideyard corner near the Continental Boulevard driveway. These placements ensure that the signs are visible to vehicular traffic on both major roadways, providing clear directions to the property. The height and scale of the proposed monument signs are consistent with other monument signs in the immediate area, ensuring they blend with the existing signage in terms of size and design.

The proposed monument signs incorporate materials and colors that are in harmony with the surrounding development, ensuring they complement the aesthetic of the immediate surrounding office buildings and parking structures. The design of the signs maintains continuity with the existing commercial properties, contributing to a cohesive visual identity across the site and surrounding area. Overall, the proposed monument signs are compatible with the existing and potential uses of the site and will enhance the visual and functional quality of the area, providing clear, attractive, and well-placed signage that fits seamlessly within the broader development.

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 subject property is located within the Corporate Office (CO) zoning district, which is intended to accommodate multiple office and commercial uses within a single building or across multiple buildings on a project site. Properties within the CO zone commonly require monument signage to clearly identify multiple tenants and provide property addressing. The proposed 15 foot tall monument signs are consistent with this intent, as they are designed to display the property address and multiple tenant names in a clear and legible manner appropriate for a multi-tenant corporate office campus.

Monument signs exceeding eight feet in height, and not to exceed 20 feet, are permitted within the CO zone with approval of an Administrative Use Permit pursuant to El Segundo Municipal Code (ESMC) § 15-18-4. The proposed height, orientation, and placement of the 15 foot monument signs are necessary to ensure adequate visibility due to the presence of multi-story office buildings and multi-level parking structures that occupy much of the site. The additional sign height is therefore appropriate and necessary to effectively alert motorists and passersby to the businesses located on the subject property.

The proposed monument signs are harmonious in size, design, style, material, and overall appearance with the existing buildings on the site and surrounding development. Existing perimeter landscaping and fencing will further soften the visual impact of the signs and help integrate them into the site design. The proposed monument signage supports the effective use of monument signs as a means of communication, enhances the aesthetic environment, and contributes to the City's ability to attract and retain economic development, consistent with the goals of the CO zone.

Furthermore, ESMC § 15-18-1 establishes that the purpose of the Sign Code is to encourage effective signage, maintain the City's aesthetic environment, promote harmonious integration with surrounding development, ensure traffic and pedestrian safety, and minimize adverse impacts. The proposed monument sign locations along Grand Avenue and Continental Boulevard provide visibility to both drivers and pedestrians, supporting business visibility while maintaining safety. The design incorporates materials, colors, textures, and finishes that are consistent with surrounding commercial uses and the recently remodeled building façades on the site. As such, the proposed monument signs are compatible with the purpose of the Corporate Office zone and fully consistent with the intent and objectives of the City's Sign Code.

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 monument signs will be installed at an existing commercial campus that contains three office buildings. Sign M1, will be located at the northwest corner of the lot which fronts East Grand Avenue. Sign M2, will be located at the southwest sideyard corner of the lot, adjacent to a driveway intersection that leads into the campus which fronts Continental Boulevard.

The signs comply with all relevant standards of the Corporate Campus (CO) Zone and the El Segundo Municipal Code (ESMC) for signs in nonresidential zones. This includes adherence to height, size, setbacks, and driveway visibility requirements. The two-sided monument signs are 15 feet tall with a total area of 75 square feet per sign face. Sign M1 will be set back at least 3 feet from the property line along East Grand Avenue and placed behind the required 15 foot visibility triangle at the intersection of East Grand Avenue and Continental Boulevard Sign M2 will be setback at least 3 feet away from the property line along Continental Boulevard and located behind the required ten-foot visibility triangle at the intersection of driveways.

The proposed monument signs are consistent with the architecture in the area, where various businesses utilize signs for identification. The signs will display three addresses for the structures within the campus and the campus name which will not disrupt the scale or character of the surrounding environment. The sign's placement ensures adequate visibility while maintainin compliance with zoning regulations. The proposed monument signs will not have any adverse impacts on public health, safety, or welfare, nor will it be injurious to the surrounding properties or improvements.

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 construction of the two 15 foot tall monument signs will not create additional impacts that are not normally associated with the construction of a multi-tenant commercial development. Construction of the signs will be subject to the City's construction, noise, and vibration regulations, which will minimize such potential impacts. Once the construction of the monument sign is completed, the proposed project will not generate noise, dust, fumes, vibration, odors, traffic, and hazards. As identified above, due to the location of the signs outside the driveway and corner visibility triangle area, there will be no impacts to traffic.

Exhibit B
CONDITIONS OF APPROVAL

The Director of Community Development Department approved the construction of two new 15 foot tall monument signs located at 2100 East Grand Avenue, per the plans submitted to the City on November 14, 2025. In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), RAR2-Campus 2100 LLC (“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-1409 and Administrative Use Permit No. AUP 25-05 (“Project Conditions”):

Planning

1. Any change to the monument signs, including without limitation the height, design, colors, materials, location, and directional orientation, must be reviewed and approved by the Community Development Director, prior to the construction of the modification. The Community Development Director will make a determination regarding the need for Planning Commission review of the proposed modification.
2. Sign M1 is an internally illuminated aluminum two-sided monument sign with both translucent push thru acrylic and halo lit graphics, limited to a maximum height of 15’-0”, a maximum width of 5’, and has a maximum 75 square foot sign area per face. The cumulative total of sign area is limited to a maximum of 150 square feet. Sign M1, will be located at the northwest corner of the lot which fronts East Grand Avenue.
3. Sign M2 is a internally halo illuminated aluminum two-sided monument sign, limited to a maximum height of 15’-0”, a maximum width of 5’, and a maximum of 75 square foot sign area per face. The cumulative total of sign area is limited to a maximum of 150 square feet. Sign M2, will be located at the southwest sideyard corner of the lot, adjacent to a driveway intersection that leads into the campus which fronts Continental Boulevard.
4. The monument signs must comply with all applicable laws including, without limitation, the ESMC, the building code, electrical code, plumbing code, mechanical code, and grading code, at the time the sign is constructed and mounted for display. If the sign is substantially rebuilt, remodeled, or refurbished, it must conform to all codes in effect at the time such work occurs.
5. The applicant must, if applicable, include the following note on the construction plans: “No work is to occur on the public-right-of-way.”
6. All construction related parking must be accommodated on-site.
7. RAR2-Campus 2100 LLC (“Applicant”) shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

8. The Applicant RAR2-Campus 2100 LLC ("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 for Environmental Assessment No. EA-1409, and Administrative Use Permit No. AUP 25-05. 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 for Environmental Assessment No. EA-1409, and Administrative Use Permit No. AUP 25-05, 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.

RAR2-Campus 2100 LLC

CAMPUS 2100

MONUMENT SIGNAGE - 09.10.25

CAMPUS 2100

2100 E GRAND AVE

OWNER

CUSHMAN & WAKEFIELD
333 S. ANITA DRIVE, SUITE 675
ORANGE, CA 92868 | USA

2022 CALIFORNIA BUILDING CODE

East Grand Ave

SIGN PLAN

BUILDING TENANT IDENTIFICATION
CAMPUS 2100

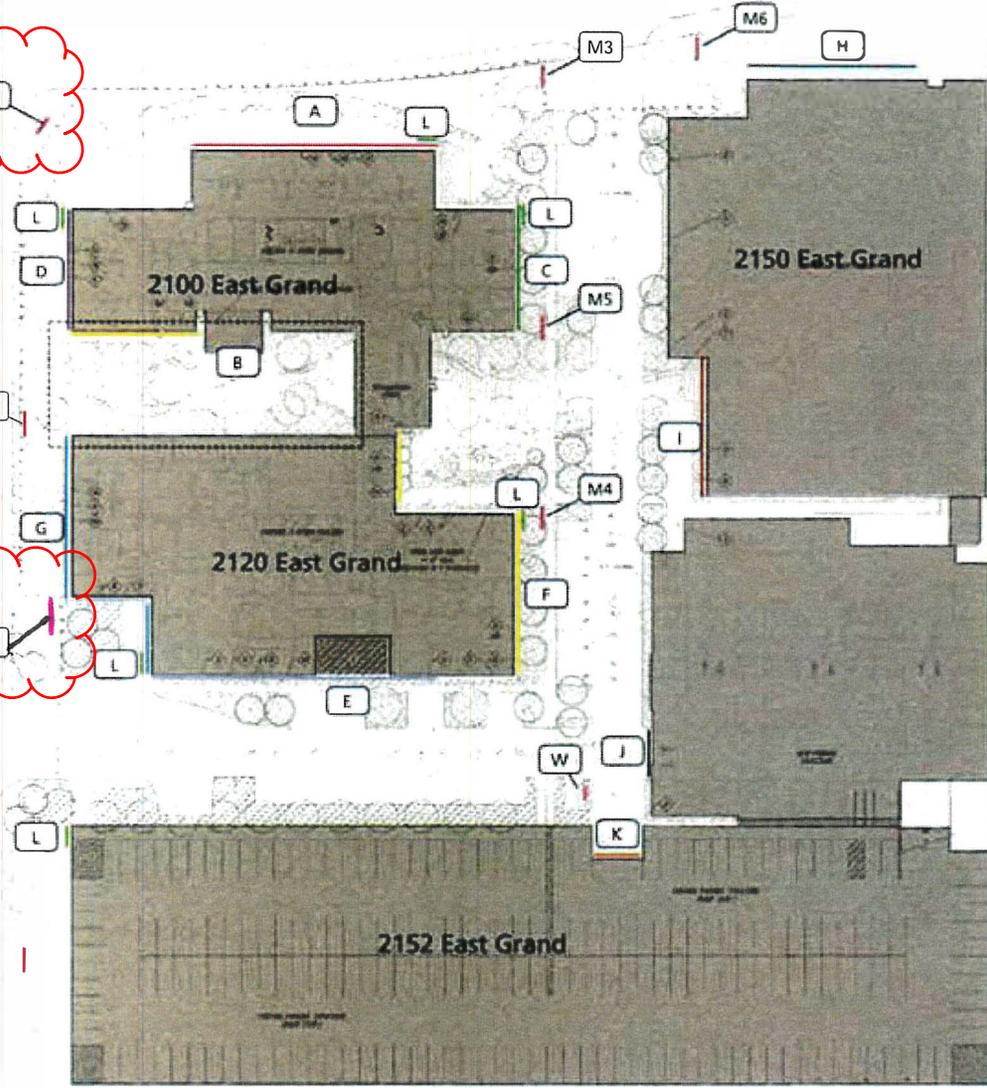
Proposed M1 sign location

Proposed M1 sign location

Continental Blvd.

Proposed M2 sign location

Proposed M2 sign location



ADDED TWO SIGN TYPES (M1 & M2)
(MUST BE AT LEAST 3 FEET FROM THE PROPERTY LINE, OUTSIDE CORNER VISIBILITY TRIANGLES, OUTSIDE DRIVEWAY VISIBILITY TRIANGLES, AND MUST NOT BE PLACED CLOSER THAN 50 LINEAR → FEET FROM ANOTHER MONUMENT SIGN).

BUILDING MOUNTED TENANT SIGNAGE

2100 EAST GRAND		
A	MOUNTED SIGN - NORTH	60 SQFT
B	MOUNTED SIGN - SOUTH	60 SQFT
C	MOUNTED SIGN - EAST	60 SQFT
D	MOUNTED SIGN - WEST	60 SQFT

2120 EAST GRAND		
E	MOUNTED SIGN - SOUTH	60 SQFT
F	MOUNTED SIGN - EAST	60 SQFT
G	MOUNTED SIGN - WEST	60 SQFT

2150 EAST GRAND		
H	MOUNTED SIGN - NORTH	60 SQFT
I	MOUNTED SIGN - NORTH	60 SQFT

MONUMENT SIGNAGE

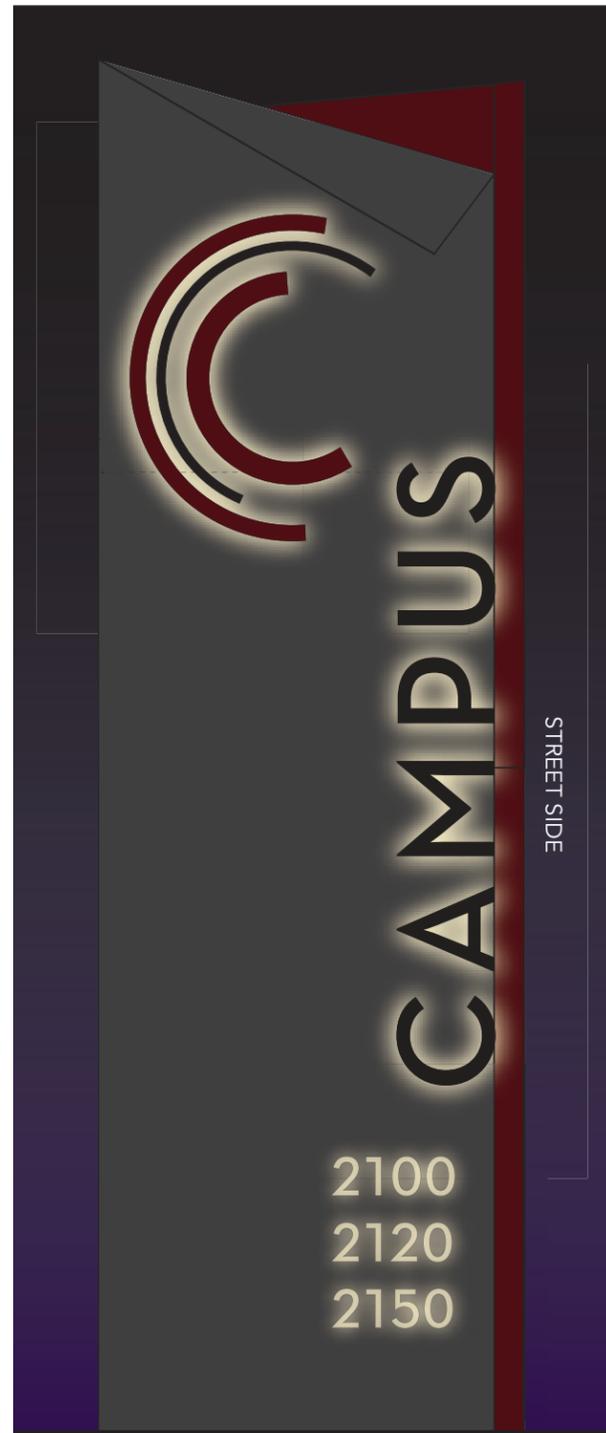
CAMPUS 2100 MONUMENT		
M1	MONUMENT SIGN	75 SQFT
M2	MONUMENT SIGN	75 SQFT
M3	MONUMENT SIGN	58 SQFT
M4	MONUMENT SIGN	58 SQFT
M5	MONUMENT SIGN	58 SQFT
M6	MONUMENT SIGN	58 SQFT
M7	MONUMENT SIGN	58 SQFT
M8	MONUMENT SIGN	58 SQFT

PARKING SIGNAGE

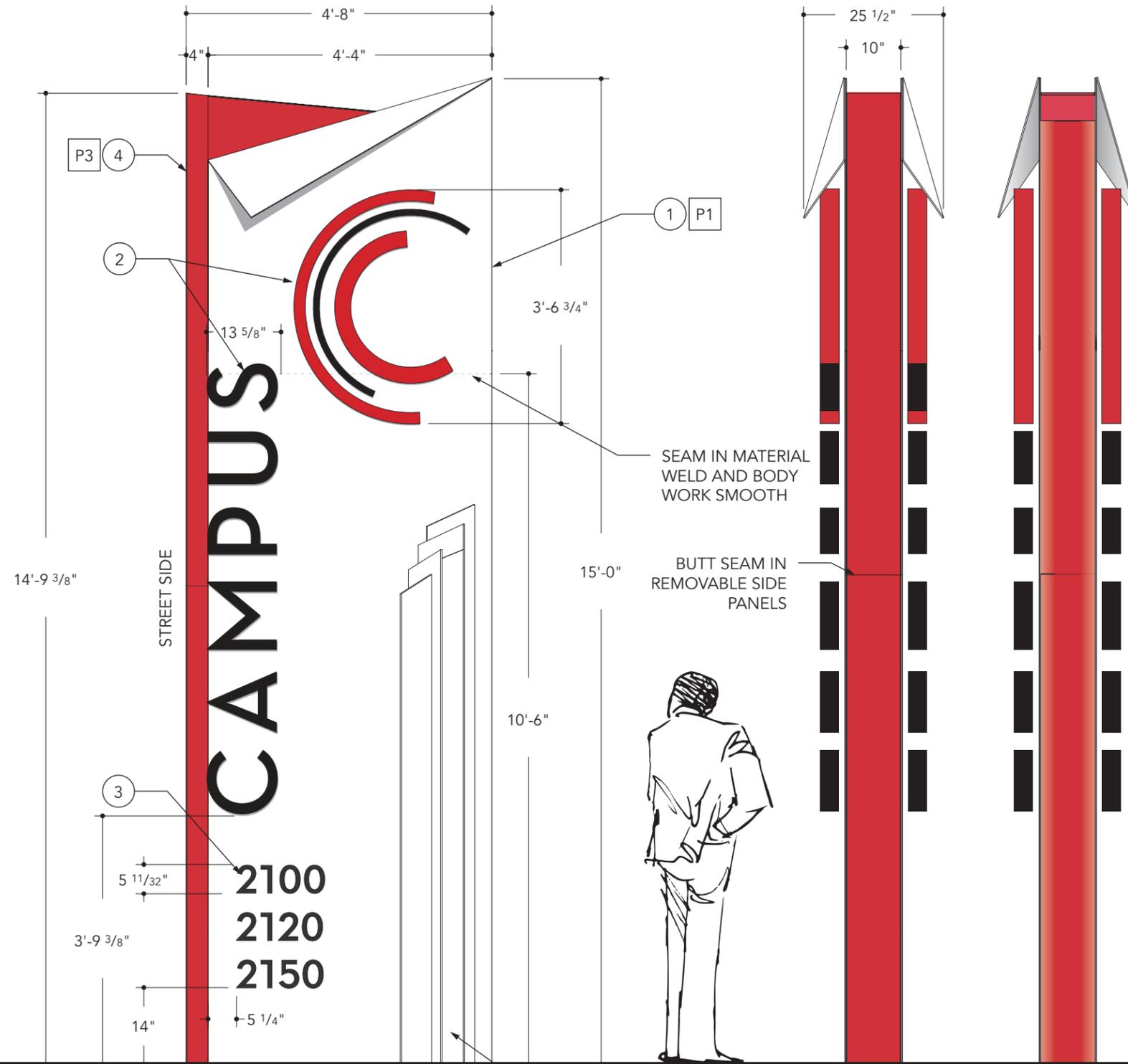
2152 EAST GRAND		
J	PARKING ENTRY AND CLEARANCE SIGN - WEST	
W	VEHICULAR ORIENTATION SIGN	
K	PARKING ENTRY AND CLEARANCE SIGN - NORTH	
L	BUILDING ADDRESS - WEST	15IN. CAP HEIGHT

SHEET 1
08 JANUARY 2025

SIGN AREA - 69 SQFT



BACK ELEVATION / NIGHT VIEW
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/2" = 1'-0"

SEE SHEET 1.2 FOR
FENCE BLADE DETAILS

TYPICAL SIDE ELEVATION
SCALE: 1/2" = 1'-0"

DESIGN NOTES:

1. 1/4" ALUMINUM SIGN FACES
2. HALO ILLUMINATED CHANNEL LETTERS
3. FLUSH PUSH THRU DAY/NIGHT ACRYLIC
4. 1/8" THK ALUMINUM SIDE PANELS

COLOR NOTES:

P1. AKZONOBEL SATIN WHITE

P2. AKZONOBEL SATIN BLACK

P3. TBD

*SATIN CLEAR COAT APPLIED OVER ALL RED SURFACES

PIW/Cushman & Wakefield/CAMPUS El Segundo/25-0774 Monuments/Shop Drawings/

The following drawings, specifications, ideas, designs, and arrangements represented thereby, are and shall remain the property of the designer, and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of the designer. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.

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CLIENT
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CONTACT
KAREN BUQUID

REVISIONS

JOB#
25-0774
DATE
08.21.25

DRAWING TITLE
M2-NT - ENTRY MONUMENT
SCALE
AS NOTED
DESIGNER
AE
SHT#