

## RESOLUTION NO. 2925

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

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

SECTION 1: The Planning Commission finds and declares that:

- A. On January 28, 2021, Artisan Ventures (hereinafter Applicant) submitted an application for Environmental Assessment No. EA 1291, Site Plan Review No. SPR 20-03, Off-Site Parking Covenant and Agreement No. MISC 20-01, and Administrative Use Permit No. AUP 20-03 to construct a new four-story plus mezzanine, 93,559 square-foot (net floor area) office building and a new four-level 258 space parking structure;
- B. The project applications were reviewed by the City's Community Development Department for, in part, consistency with the General Plan and conformity with the ESMC;
- C. Pursuant to Section 21000 et. Seq. of the California Public Resource Code ("CEQA") and Section 15000 et. Seq. of 14 California Code of Regulations ("CEQA Guidelines") an Initial Study of Environmental Impacts and Draft Mitigated Negative Declaration ("IS/MND") was prepared to identify any potential significant environmental impacts caused by the project, a copy of which is on file with the Community Development Department. The IS/MND also identified Mitigation Measures to address potential impacts;
- D. On August 11, 2022, the Planning Commission adopted Resolution No. 2924, thereby adopting an IS/MND and the Mitigation Monitoring and Reporting Program;
- E. The Planning Commission of the City of El Segundo held a noticed public hearing on August 11, 2022, to review and consider the Site Plan Review and Off-Site Parking Covenant and Agreement, receive public testimony, and review all correspondence received; and,
- F. This Resolution, and its findings, are made, in part, based upon the evidence presented to the Planning Commission at its August 11, 2022 public hearing, including the staff report submitted by the Community Development Department.

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

- A. The subject site is located in the Corporate Office (C-O) Zone, at 1950-1960 East Grand Avenue.
- B. The property, which consists of two parcels, is currently improved with a 233,799 net square foot 12-story office building and a 11-level (nine levels are above grade and two are subterranean) 819 space parking structure.
- C. The proposed project, as illustrated in plans considered by the Planning Commission on August 11, 2022, includes construction of a new 93,568 net square feet (105,469 gross square feet) five-level (four-stories plus mezzanine level) commercial office building and a four-level 258-space parking structure.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PASSED, APPROVED AND ADOPTED this 11<sup>th</sup> day of August 2022.**

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

ATTEST:

\_\_\_\_\_  
Michael Allen, Secretary

Baldino -  
Hoeschler -  
Newman -

Keldorf -  
Maggay -

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

By: \_\_\_\_\_  
Joaquin Vazquez, Deputy City Attorney

## PLANNING COMMISSION RESOLUTION NO. 2924

### Exhibit A

#### CONDITIONS OF APPROVAL

##### Zoning Conditions

1. This approval is for the project as shown on the plans and renderings dated November 30, 2021, and on file with the Community Development Department. Unless authorized herein, all requirements of the El Segundo Municipal Code (ESMC) shall apply.
2. Prior to issuance of any permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community Development Department. The Community Development Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions, and is within the scope studied in the IS/MND certified by the Planning Commission. Any subsequent modification to the approved design must be referred to the Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.
4. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.
5. A positive balance shall be maintained in all project reimbursement accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.
6. All mitigation measures listed in Mitigation Monitoring and Reporting Program adopted as part of Resolution No. 2924 shall be complied with. This shall include:
  - a) **Mitigation Measure CUL-1:** Archaeological and Native American monitoring shall be conducted for any grading-related ground-disturbing activity with the potential to disturb native soils (i.e., non-engineered fill) within the Project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending upon the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined

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

- b) **Mitigation Measure Paleo-1:** The applicant shall retain a qualified paleontologist who meets the qualifications established by the Society of Vertebrate Paleontology (SVP) to develop a Worker Environmental Awareness Program (WEAP), which shall be in compliance with SVP guidelines. The paleontologist shall present the training to all construction staff to provide them with a basic understanding of the types of fossils that may be encountered and the laws protecting them, and the procedures to follow in the event the finds are encountered. In the event that paleontological resources are encountered during earth disturbance activities, all construction activities in the area of the find shall be temporarily halted and the paleontologist shall be notified to evaluate the find and determine the appropriate treatment in accordance with SVP guidelines for identification, evaluation, disclosure, avoidance, or recovery, and curation, as appropriate.
- c) **Mitigation Measure TRANS-1:** The applicant shall prepare and implement a Project-specific TDM program. The TDM program shall consist of a list of approved strategies, guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations. The following strategies would be applicable to proposed uses at the new office building at 1950 E Grand Avenue unless specified otherwise:
- Workplace Parking Pricing—Separates parking from property costs, requiring office tenants who wish to lease parking spaces to do so at an additional cost from the office lease cost. Parking is priced separately from office leases and must include a mechanism for ensuring that the parking costs are passed through to the employees utilizing the parking spaces. This strategy would only be applicable to the newly proposed uses.
  - Transit Subsidies—Providing employees with free transit passes.
  - Promotions & Marketing—Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials. Marketing and public information campaign to promote awareness of TDM program with an on-site coordinator to monitor the program.

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

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

- i. The Project applicant shall retain a Native American Monitor from a tribe that demonstrates ancestral affiliation with the project area. The Monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). Ground-disturbing activity shall include, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- ii. A copy of the executed monitoring agreement shall be submitted to the lead agency either prior to the commencement of any ground-disturbing activity for the Project, or the issuance of any permit necessary to commence a ground-disturbing activity, whichever is earlier.
- iii. The Monitor may attend the Worker Environmental Awareness Program (WEAP) training required by CUL-1 to provide sensitivity/educational training. The developer will provide the Monitor with a minimum of five working days' notice of when the WEAP training is to take place.
- iv. The Monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the tribe. Monitor logs will identify and describe any discovered Tribal Cultural Resources ("TCRs") as defined in Public Resource Code Section

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

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

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

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

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

- i. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2). If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease in the area. Native American human remains are defined in Public Resources Code 5097.98 (d)(1) as “an inhumation or cremation, and in any state of decomposition or skeletal completeness.” Associated grave goods must also be treated in accordance with Public Resources Code Section 5097.98.
- ii. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities on the site or any nearby, adjacent area reasonably suspected to overlie the presence of human remains and/or associated grave goods shall be halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission (NAHC), and the protocols in Public Resources Code Section 5097.98 shall be followed.
- iii. The NAHC will identify the most likely descendent (MLD). The MLD has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the MLD does not make

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

- iv. If the landowner does not accept the MLD recommendations, the owner or the descendent may request mediation by the NAHC. If mediation fails, the landowner shall reinter the human remains with appropriate dignity on the property in a location not subject to future subsurface disturbance.
  - v. If no MLD is identified, no recommendations are made, or the recommendation is rejected after mediation, the developer shall reinter the remains with appropriate dignity on the property in a location not subject to further, or anticipated future, subsurface disturbances. (Pub. Res. Code Section 5097.98[e]; CEQA Guidelines Section 15064.5(e).)
  - vi. Construction activities may resume in other parts of the Project site at a minimum of 100 feet away from discovered human remains and/or grave goods, unless the archaeologist and tribal monitor determines that resuming construction activities would likely disturb other human skeletal material, human remains, or grave goods. The tribal monitor and archaeologist shall provide the project manager express notice if the construction activities must be halted at a distance other than 100 feet, along with any other measures the archaeologist deems necessary. (14 Cal. Code Regs. Section 15064.5[f].)
  - vii. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.
  - viii. Any discovery of human remains/grave goods shall be kept confidential to prevent further disturbance.
7. To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occurs within the avian nesting season (during the period from February 1 to September 1), areas within 100 feet of a development site shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. A copy of the survey shall be filed with the Community Development Department. If it is determined that the survey area is occupied by nesting birds that are covered under the Migratory Bird Treaty Act, subpart a) of this condition shall apply.
- a) If pre-construction nesting bird survey results in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within an appropriate setback from occupied nests as determined by a qualified biologist. Protective measures (e.g., established setbacks) must be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist must serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts

occur. A report of the findings, prepared by a qualified biologist, shall be submitted by the applicant to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

8. A licensed Landscape Architect shall be on-site during delivery of any landscape material. The Landscape Architect shall certify that the size, type, and species of all landscaping complies with the approved landscape plan prior to the landscaping being planted. Certification shall be filed with the Community Development Department prior to the final of any permit.
9. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.
10. Prior to issuance of any permit, the applicant shall submit a detailed plan that demonstrates how all above-ground utility structures (electrical transformers, double-detector check valves, back-flow preventors, etc.) are screened from view from Grand Avenue to the satisfaction of the Community Development Director. This should include:
  - a) Locating said utility structures on the east side of Building A or within the utility yard on the north side of Building B.
  - b) The combination of landscaping and painting any double-detector check valves or back-flow preventors green. This provision shall not be meant to conflict with any requirement of the Fire Department for access or color of the FDC, PIV, or other required equipment.
  - c) The use of landscaping and screen wrapping of all visible transformers.
11. Prior to issuance of any permit on the site, the applicant shall submit a listing of all finished material and colors to be used on the facades of the structure to the Community Development Department for determination that said finished material and colors comply with this approval.
12. Signs proposed for the project, including monument signs, shall be designed in conformance with an approved Master Sign Program and Administrative Use Permit No. AUP 20-03 approved by the director on August 4, 2022.
13. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened by a trash enclosure per the ESMC. Further, the gates shall include architectural paneling or finishing that is consistent with the paneling or

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

14. The site, including roof deck and terrace, shall not be used as a banquet or similar facility, and/or shall not be rented out for private events. This shall not prevent tenants from using the roof deck or terrace for private corporate events.
15. Prior to the final inspection of the building permits or the issuance of any certificate of occupancy for the new office building, the applicant shall record a reciprocal access agreement to both properties. The agreement shall provide vehicle and pedestrian access across both sites and shall include provision that prevent fences, walls, or other barriers that would preclude access across the two parcels. The agreement shall be irrevocable, unless both property owners and the City of El Segundo approve elimination of the agreement. Prior to recording the agreement, the Applicant shall submit the agreement for review and approval to ensure compliance with this and other conditions of approval. The cost of the City's review shall be borne by the Applicant.
16. Prior to the final inspection of the building permits or the issuance of any certificate of occupancy for the new office building, the applicant shall record the Off-Site Parking agreement to both properties. The agreement shall provide that a minimum of 353 parking spaces shall be provided on 1950 E Grand Avenue for the benefit of 1960 E Grand Avenue. The agreement shall be irrevocable, unless both property owners and the City of El Segundo approve elimination of the agreement. Prior to recording the agreement, the Applicant shall submit the agreement for review and approval to ensure compliance with this and other conditions of approval. The cost of the City's review shall be borne by the Applicant.
17. Prior to issuance of demolition, grading, and/or building permits, the applicant shall submit a construction parking management plan to the Community Development Director for review and approval. The construction parking management plan shall demonstrate access and parking availability for tenants of 1960 E Grand Avenue, as well as construction workers, during all phases of construction. A sufficient number of accessible parking spaces, based on the total number of parking spaces provided onsite, in compliance with the Americans with Disabilities Act (ADA) and the access requirements of Title 24 of the California Code of Regulations (CCR) shall be provided to the satisfaction of the Building Official. The construction parking management plan shall also provide for a path of travel from the parking spaces/structure to the entrance to 1960 E Grand Avenue. Said path of travel shall be well marked, secured from the construction area, and lit to the satisfaction of the Community Development Director.

#### Impact Fee Conditions

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

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

#### Building Conditions

23. All construction shall comply with the 2019 California Building Standards Code (Cal. Code Regs., Title 24), including but not limited to the Building Code, Green Code and Energy Code. The applicant is hereby advised that any permit submitted to plan check after January 1, 2023 shall comply with the 2022 California Building Standards Code.
24. Prior to the issuance of any permit, the applicant shall submit the appropriate plans into plan check for verification said plans comply with all codes.
25. A soils report, which addresses shoring during the excavation, footing design, etc., shall be submitted into plan check at the same time building and/or grading plans are submitted.
26. The proposed roof decks shall comply with Section 503.1.4 of 2019 CBC or the code in effect at the time of the plan submittal.

#### Recreation and Parks Conditions

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

## Police Conditions

28. The street addressing shall be a minimum of 6 inches high, visible from the street or driving surface and of contrasting color to the background. Addressing shall be directly illuminated or back lit during hours of darkness. The address locations and sizes shall be depicted on the elevation pages.
29. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways, taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.
30. Trees/bushes/shrubs shall not be planted next to or near any light fixture or light standard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.
31. Bicycle racks shall be located in a busy, well-lit location. This will provide optimum security for persons and property.
32. All entry doors and walkways shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.
33. Open parking lots, the parking structure (including roof if there will be parking or activity on it), driveways, driving surfaces, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.
34. Lighting devices shall be enclosed and protected by weather and vandal resistant covers.
35. Security cameras shall be provided on the site and within the parking structure. As part of the plan check, the following notes shall be included on the plans:
  - a) The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: receiving areas, cash handling/counting areas, the manager's office, the safe, all access doors and any other areas deemed necessary by the Police Department.
  - b) Sufficient cameras to cover the entrances and exits of the parking structure, capturing vehicle license plate numbers and occupants.
  - c) Monitor and recording equipment shall be stored in a secure area.
  - d) The minimum camera specifications shall be:

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

### Fire Conditions

36. The applicant shall comply with the applicable requirements of the 2019 California Building and Fire Codes and the 2018 International Fire Code, or the Codes in effect at the time of plan check submittal, as adopted by the City of El Segundo and El Segundo Fire Department Regulations.
37. The applicant shall submit and have approved by the Fire Department a Fire/Life Safety Plan, identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler systems and fire alarm systems prior to issuance of the building permit.
38. The applicant must provide an automatic voice evacuation fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72
39. The applicant must provide a manual fire alarm system with voice evacuation throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.
40. The applicant must install a manual wet standpipe system in the new office building and parking garage.
41. The applicant must provide the following conditions for all fire features:
  - a) A barrier must be provided around the fire feature to prevent accidental access into the fire feature.
  - b) The distance between the fire feature and combustible material and furnishings must meet the fire feature's listing and manufacturer's requirements.
  - c) If the fire feature's protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

42. A Fire Control Room is required at the lobby area. Provide a Fire Control Room, to be a minimum of 200 square feet, with a minimum wall dimension of 8 feet.
43. Provide a condition that an underground private fire service main sectional control must be installed at the property line between 1950 and 1960 East Grand Avenue.
44. The applicant must record an agreement between the two parcels to allow each property owner access to the private fire service main system and to require the property owner who shuts the private fire main system to notify the other property owner when the valve is shut and restored.
45. A minimum of one stairway must extend to the roof deck of the 1950 East Grand Avenue office building.

#### Public Works - General Conditions

46. All work in the City's right-of-way or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee.
47. 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.
48. 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.
49. 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.
50. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.
51. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.
52. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.
53. Easements shall be granted for all public utilities installed outside the public-right-way with 15 ft. wide minimum up to entering the public right-of-way.

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

#### Public Works – Street Improvements Conditions

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

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

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

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

59. PG-64-10 tack coat and hot mix asphalt 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.

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

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

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

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

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

#### Public Works – Water Conditions

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

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

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

#### Public Works – Sewer Conditions

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

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

#### Public Works – Storm Drain Conditions

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

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

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

Public Works – Landscape and Irrigation Conditions

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

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

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

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

General Condition:

77. Andrea Pierce on behalf of 1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P. agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. 1291, Site Plan Review No. SPR 20-03, Administrative Use Permit No. AUP 20-03, and Off-Site Parking Covenant and Agreement No. MISC 20-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. 1291, Site Plan Review No. SPR 20-03, Administrative Use Permit No. AUP 20-03, and Off-Site Parking Covenant and Agreement No. MISC 20-01, Andrea Pierce on behalf of 1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P. agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Andrea Pierce on behalf of 1960 Grand Office Owner 1, L.P. and 1960 Grand Office Owner 2, L.P. certifies that she has read, understood, and agrees to the Conditions listed in this document.

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Andrea Pierce  
1960 Grand Office Owner 1, L.P. and  
1960 Grand Office Owner 2, L.P.