PLANNING COMMISSION AGENDA

September 28, 2023

How Can Members of the Public Observe the Meeting?

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

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

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

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

Additional Information:

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

DATE:	Thursday, September 28, 2023
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.
The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

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

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

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

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Public Communications (Related to matters within the Planning Commission's subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of $50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

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

F. Consent Calendar

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

G. New Public Hearings

1. **Certificate of Appropriateness for the Exterior Renovation of "Urho Saari Swim Stadium (a.k.a. The Plunge)" located at 219 W. Mariposa Avenue. (Environmental Assessment No. EA-1343 and Certificate of Appropriateness No. CA 23-01). (MB)**

   Applicant: City of El Segundo Public Works Department

   Environmental Determination: 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 1 categorical exemption (Existing Facilities) for the renovation of an existing aquatic recreation facility.

   RECOMMENDED ACTION: Adopt Resolution No. 2939, conditionally approving Environmental Assessment No. EA-1343, and Certificate of Appropriateness No. CA 23-01.

2. **Conditional Use Permit (CUP) for a New Major Wireless Communication Facility at 216 East Imperial Avenue. (Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02). (JF)**

   Applicant: Maverick Becker representing DISH Wireless LLC

   Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) since the project includes ground mounted equipment within an existing concrete masonry wall enclosure and roof mounted antenna panels and radio units on the roof of an existing three-story apartment complex.

RECOMMENDED ACTION: Adopt Resolution No. 2943, conditionally approving Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02.

H. Continued Business

3. Appoint Two Planning Commissioners to the South Bay Bicycle Master Plan and Other Multi-Model City Initiatives Subcommittee. (MA/ES)

I. New Business

J. Report from Community Development Director or designee

K. Report from the City Attorney's office

L. Planning Commissioners' Comments

M. Adjournment—next regular scheduled meeting for October 12, 2023, at 5:30 p.m.

POSTED: Jazmin Farias 9/22/2023 1:50 p.m.
(Signature) (Date and time)

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: September 28, 2023
Agenda Heading: New Public Hearing **Item No.:** G1

TITLE:

Certificate of Appropriateness for the Exterior Renovation of "Urho Saari Swim Stadium (a.k.a. The Plunge)" located at 219 W. Mariposa Avenue. (Environmental Assessment No. EA-1343 and Certificate of Appropriateness No. CA 23-01)

Applicant: City of El Segundo Public Works Department

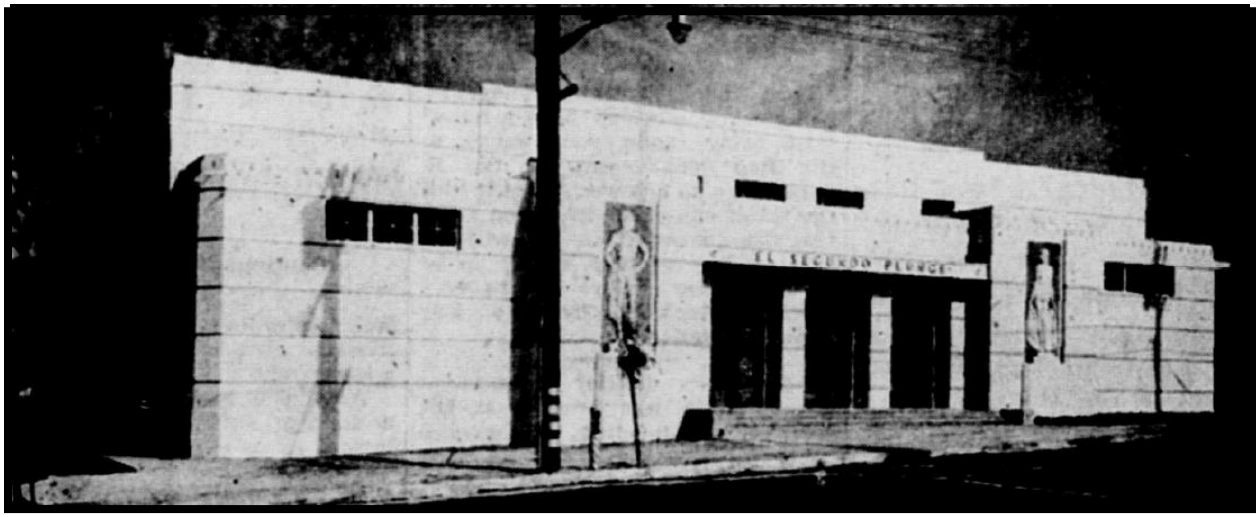
RECOMMENDATION:

1. Adopt Resolution No. 2939, conditionally approving Environmental Assessment No. EA-1343, and Certificate of Appropriateness No. CA 23-01.

BACKGROUND:

The Urho Saari Swim Stadium (a.k.a The Plunge) was originally constructed as a federal government project by the Work Projects Administration (WPA) in 1940 under President Rosevelt's New Deal programs. The Swim Stadium was renamed in 1973 to honor the legacy of Mr. Urho Saari, an Olympic coach recognized nationally and internationally. He coached water polo and swimming at the Plunge for more than 30 years. His water polo and swim team members won regional, national and international titles.

Figure 1: The Plunge, 1941 (El Segundo Herald)



On May 17, 1994, the City Council adopted Resolution No. 3866 approving Environmental Assessment No. EA-338 and Historic Preservation No. HP 94-01, designating "Urho Saari Swim Stadium (a.k.a. The Plunge) a Historic Cultural Resource for its association with

the legendary swimming and water polo coach Urho Saari, and an excellent example of Work Projects Administration Art Moderne style architecture.

In 2016, the Plunge was closed due to multiple leaks in the pools and corroded water filtration units. In 2020, the City Council directed Staff to renovate the 82-year-old aquatic sports facility, including upgrading the mechanical and pool filtration systems. Public Works staff and their consultants jointly hosted various community meetings for several years with residents, stakeholders, and Recreation and Parks Commission members to assist in guiding the renovation of the Plunge. The recommended renovations included upgrades to the main building entry, ramp, steps, changing rooms, restrooms, accessibility compliance, windows, lighting, and mechanical equipment.

In January 2023, estimates to some of the recommended upgrades were presented for consideration by City Council, and a maximum budget for certain exterior and interior building renovations were decided.

Pursuant to ESMC 15-14-5(A), a designated Cultural Resource requires the approval of a Certificate of Appropriateness (CA) from the Planning Commission before a building permit can be issued to begin working on the exterior building renovations. As a result, an Environmental Assessment (EA-1342) and Certificate of Appropriateness (CA 23-01) application was submitted to the Planning Division on January 26, 2023.

SITE DESCRIPTION:

The project site is located in the northwest quadrant of the City and is zoned Open Space (OS). The site is generally bounded by Palm Avenue to the north, Virginia Street to the west, Richmond Street to the east, and Mariposa Avenue to the south.

The uses and zoning surrounding the project site are summarized in Table No. 1:

Table No. 1: Surrounding Land Uses

Direction	Land Use	Zone
North	Multi-family Residential	Multi-family Residential (R-3)
East	Elementary School, Park and Library	Public Facility (P-F) and Open Space (O-S)
South	Single-family Residential and Multi-family Residential	Single-family (R-1) and Multi-family Residential (R-3)
West	Elementary School Playground and Multi-family Residential	Public Facility (P-F) and Multi-family Residential (R-3)

Figure 2: Aerial View of Site

The subject site measures 20,829 square feet (.47 acres) and is developed with an indoor Swim Stadium and two swimming pools. The existing 17,906 square-foot building has cast-in-place concrete walls supporting a roof system of steel trusses and wood joists. The building was designed by architect John C. Austin and exemplifies the Art Moderne architectural style that was typical during the Depression in the 1930s.

The primary entrance to the building faces south towards Mariposa Avenue. This front façade is articulated with stacked horizontal bands with narrow stringcourses and a crenellated frieze at the parapet. The same horizontal banding continues along the west and east facades of the building. The front façade is painted in two tones, white in the upper portion of the building and light pink terracotta color on the lower one third portion of the building.

The main entry to the building is raised above street level and contains a wide flight of concrete stairs with a wide landing in front of the doors. To the south of the stairs is a concrete ramp providing wheelchair access to the building. The main front entrance to the building is recessed and contains three pairs of solid flush metal doors centered on the south facing façade. Each pair of entry doors contain transom light windows above. The main entrance is flanked by bas-relief figures of a male (to the west) and a female

(to the east), dressed each in swimsuits. The two relief figures contain painted light blue backgrounds to accentuate the figures and were designed by muralist Anthony Heinsbergen. Vertical piers frame each of the bas-reliefs and contain a row of pyramidal bosses at the parapet. Fenestration facing the main entry to the building is minimal with coupled horizontal shaped rectangular sash windows on each side of the entry doors. The west and east elevations of the building contain coupled rectangular vertical windows at the lower (locker room) level, and large rectangular windows at the upper (bleacher) level above.

Figure 3: Photo of the Existing Building Condition

PROJECT DESCRIPTION:

The project involves replacing the existing entry steps, ramp and tube steel railing in front of the building with newly constructed concrete steps, a ramp with a 6-inch concrete curb, and new tube steel railing. As illustrated in Figure 4, below, the project also includes replacing the six existing solid front doors with a new door design that contains glass window panels; new light fixtures for the exterior of the building; repairs to façades that are cracked or crumbling; while the entire building will be painted to match the original white and light pink terracotta colors of the building. Other project components include cleaning and restoring the existing wire mesh mounted over the windows on the western façade (facing the baseball field); installing new energy efficient, double-pane windows on the lower-level of the eastern and western façades; replace existing vents on the roof of the building; new mechanical roof equipment at the rear of the building over the Junior pool; and related screening. Perforated carbon steel panels will surround the new mechanical roof equipment (AC unit and ducts), which will match the height of the equipment and will be painted to match the exterior color of the building.

In accordance with Southern California Edison requirements, installation of a new pad-mounted transformer box will be installed at the southeast (front) corner of the property.

The new transformer box will be screened from public street view to the satisfaction of the Director.

Figure 4: Proposed Renovations to the South Façade of the Building

DISCUSSION:

Certificate of Appropriateness

Although the project includes interior renovations to the Swim Stadium, only the exterior renovations to the building require approval of a Certificate of Appropriateness by the Planning Commission. In considering a Certificate of Appropriateness application for the alteration, construction or restoration of a designated cultural resource, ESMC § 15-14-7(A) requires that the Planning Commission make two findings in reference to the property and project under consideration.

A. *The proposed alteration, construction or restoration will not adversely affect exterior architectural features of the building or structure specified in the designation.*

The existing Swim Stadium was designated a Cultural Resource in the Community in 1994 as a structure exemplifying the Art Moderne architectural style, an offshoot of the Art Deco architecture popular during the Depression in the 1930's. The proposed alterations to the exterior of the building include repairing existing architectural features and upgrading the building to conform with new building code regulations.

The proposed upgrades to the stairs and ramp along the front conform with building code regulations and do not substantially alter the appearance of the building. New front doors with glass window panels will replace the six existing solid entry doors along the southern façade. The new front door design will not substantially alter the

aesthetics of the building, is compatible with the architectural style of the building, and allows natural light into the building during the day and the ability to see the interior of the building from the street.

The proposed mechanical roof equipment includes perforated metal panels that will screen the mechanical equipment from public street view. The metal panels will be painted to match the exterior color of the building and the material will not be apparent from the street due to the distance between the streets and the building. Further, the Historic Resources Consultant hired by the City is in agreement that the proposed metal screening panels will not detract from the architectural character and style of the building.

A new ground-mounted transformer box is proposed at the southeast corner of the property adjacent to the sidewalk in accordance with SCE requirements. The proposed location and size of the transformer box is necessary to provide electrical power to operate the new pool equipment, light fixtures, and new mechanical roof equipment. Although there are possible future opportunities to install artwork on the transformer to minimize its appearance, the transformer box will be painted to match the building until such time that artwork is installed.

Therefore, staff believes the proposed improvements and alterations preserve the architectural integrity of the building and do not adversely affect the architectural style. Thus, since the proposed design improvements will not alter the architectural style of the building at the subject property and will not change the exterior architectural design features of the building, staff believes this finding can be made.

B. *The proposed alteration, construction or restoration will not adversely affect the special character; special historical, architectural or aesthetic interest; nor the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, as specified in the designation.*

The project site is in the Open Space (OS) Zone, which is intended to provide adequate recreational opportunities and to preserve open space for the anticipated needs of both present and future residents and employees in the city. This is to be achieved by preserving and protecting natural resources; providing visual relief from intense urban development; developing new recreational opportunities and preventing incompatible development of areas that should be preserved or regulated for scenic, recreation, conservation, transportation, or public health and safety purposes. The existing zoning designation of the property and location of the Swim Stadium is suitable for preserving, and for the continued use of this Aquatic Sports Facility in the community.

Furthermore, the proposed exterior building renovations preserve the aesthetic character of the architecture of the building and do not introduce architectural elements that are inconsistent with the Art Moderne style of the building. Thus, the proposed exterior renovations will preserve the architecture of the building and will not

change the special historic significance of this designated Historic Cultural Resource in the community. Additionally, the Historic Resources Consultant hired by the City is in agreement that the proposed exterior building renovations do not detract from the architectural character and style of the building.

Lastly, the proposed exterior renovations will be compatible with the architecture of the neighboring elementary school administration building since it was designed by the same architect and around the same period as the Swim Stadium. The proposed renovation will slightly change the height of building in order to provide the required screening for the new roof equipment and ducts that will be installed on the north side of the building. Staff believes the few exterior modifications appropriately maintain the character and the history of the building, while introducing perforated painted metal screening for the rooftop equipment. The proposed changes to the building will not substantially increase the height of the existing building compared to other buildings that exist in the immediate vicinity, as the added height to the building will not exceed two stories. Thus, the proposed project will not adversely affect the relationship with the neighboring two-story structures and uses that already exist in the immediate vicinity.

The proposed exterior design renovations artfully protect the building façade's historic character of the period, while improving accessibility to the building and exterior illumination. Granting the approval of the exterior building improvements allows staff to finalize the design for the public construction bid process.

GENERAL PLAN

The Land Use designation of the project site is Open Space. The purpose of the Open Space and Recreation Land Use Element is to preserve open space, parks, and recreation facilities. Open Space and Recreation resources need to be protected whenever possible for the beautification and maintenance of the small-town atmosphere and quality of life in the community.

The proposed project complies with Land Use Goal LU2 and Objective LU2-2 since it preserves and enhances an Aquatic Sports Facilty that is of cultural, historical, and architectural importance. The proposed project will not expand the Aquatic Sports Facilty and will only preserve and enhance an existing cultural, historical and architectural significant building in the community.

The proposed project complies with Land Use Goal OS1 since the proposed renovations preserve an existing Aquatic Sports Facilty that will continue to serve the existing and future resident population, including employees within the City. Therefore, the proposed Certificate of Appropriateness for the Urho Saari Swim Stadium is consistent with the City's General Plan Land Use, and Open Space and Recreation Elements.

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 1 categorical exemption (Existing Facilities) for the renovation of an existing aquatic recreation facility. Specifically, the project restores a deteriorated building, preserves the architectural style to maintain its Cultural Resource designation, while ensuring the facility complies with current health and safety standards.

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 Resolution No. 2939
2. Architectural Plans
3. Photo-simulations/Renderings
4. Specifications
5. Historic Resource Group (HRG) Report
6. City Council Resolution No. 3866

RESOLUTION NO. 2939

A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1343 AND CERTIFICATE OF APPROPRIATENESS NO. 23-01 FOR THE RENOVATION OF "URHO SAARI SWIM STADIUM (THE PLUNGE)" LOCATED AT 219 WEST MARIPOSA AVENUE.

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. The Urho Saari Swim Stadium (a.k.a The Plunge) was originally constructed as a federal government project by the Work Projects Administration (WPA) in 1940 under President Rosevelt's New Deal programs;

B. The Swim Stadium was renamed in 1973 to honor the legacy of Mr. Urho Saari who was an Olympic water polo coach and swimming coach at the Plunge for more than 30 years;

C. On May 17, 1994, the City Council adopted Resolution No. 3866 approving Environmental Assessment No. EA-338 and Historic Preservation No. HP 94-01, designating "Urho Saari Swim Stadium (a.k.a. The Plunge)" a Historic Cultural Resource for its association with the legendary swimming and water polo coach Urho Saari and an excellent example of Work Projects Administration (WPA) Moderne-style architecture;

D. In 2016, the Plunge was closed due to multiple leaks in the pools and corroded water filtration units. In 2020, the City Council directed Staff to renovate the 82-year-old aquatic facility, including upgrade the mechanical and pool filtration systems. Public Works staff and their consultants jointly hosted various community meetings for several years with residents, stakeholders, and Recreation and Parks Commission members to assist in guiding the renovation of the Plunge. The recommended renovations include upgrades to the main building entry, ramp, steps, changing rooms, restrooms, accessibility compliance, windows, lighting, and mechanical equipment;

E. In January 2023, estimates to some of the recommended upgrades were presented for discussion to the City Council and a maximum budget for certain exterior and interior building renovations were approved;

F. Pursuant to ESMC 15-14-5(A), a designated Cultural Resource (i.e., the Plunge) requires the approval of a Certificate of Appropriateness (CA) from the Planning Commission before a building permit can be issued to begin working on the exterior building renovations. As a result, an Environmental

Assessment (EA-1343) and Certificate of Appropriateness (CA 23-01) application was submitted to the Planning Division on January 26, 2023;

G. Public Works staff, engaged a Historic Resources consultant to review the Project plans for this application;

H. Community Development Department staff, reviewed the Project applications for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC"), 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");

I. The project site is in the Open Space (OS) Zone bounded by Palm Avenue to the north, Virginia Street to the west, Richmond Street to the east, and Mariposa Avenue to the south;

J. Pursuant to ESMC § 15-19-7(A), the Planning Commission approved a Certificate of Appropriateness for the exterior building renovations to the Aquatic Sports Facility;

K. On September 28, 2023, 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

L. 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 September 28, 2023, 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 § 15301 as a Class 1 categorical exemption (Existing Facilities) for the renovation of an existing Aquatic Recreation Facility.

SECTION 3: *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 of the property is Open Space and is consistent with the current zoning designation which is Open Space (O-S).

B. The purpose of the Open Space and Recreation Land Use Element is to preserve open space, parks, and recreation facilities. Open Space and Recreation resources need to be protected whenever possible for the beautification and maintenance of the small-town atmosphere and quality of life in the community.

C. The proposed project complies with Land Use Goal LU2 and Objective LU2-2 since it preserves and enhances an Aquatic Sports Facilty that is of cultural, historical, and architectural importance. The proposed project will not expand the Aquatic Sports Facilty and will only preserve and enhance an existing cultural, historical and architectural significant building in the community.

D. The proposed project complies with Land Use Goal OS1 since the proposed renovations preserve an existing Aquatic Sports Facilty that will continue to serve the existing and future resident population, including employees within the City. Therefore, the proposed exterior building renovations to the Urho Saari Swim Stadium are consistent with the City's General Plan Land Use, and Open Space and Recreation Elements.

SECTION 4: *Certificate of Appropriateness Findings.* Pursuant to ESMC § 15-14-7(A), the Planning Commission finds as follows:

A. The proposed alteration, construction or restoration will not adversely affect exterior architectural features of the building or structure specified in the designation.

The Urho Saari Swim Stadium is a designated Historic Cultural Resource in the community built in the Art Moderne architectural style. The proposed exterior building renovations are intended to repair existing architectural features and upgrade the building to conform with new building code regulations.

The new entry stair and ramp design conforms with new building code regulations and will not alter the architecture of the building. The proposed new six front doors with glass window panels are compatible with the historic architectural style of the building. The new mechanical roof equipment at the rear of the building will be screened from public street view with a perforated metal material painted to match the exterior color of the building and will not be visible from adjacent streets. New light fixtures are proposed on the exterior building façade facing the street to conform with the electrical code. The proposed light fixtures and metal screening panels will not detract from the architectural style of the building.

In accordance with Southern California Edison requirements, a new ground-mounted transformer box will be installed at the southeast corner of the property adjacent to the sidewalk and will be painted to match the building.

The proposed improvements and alterations will preserve the architectural integrity of the building and will not adversely affect the architectural style. Consequently, the proposed exterior design improvements will not alter the architectural style of the building at the property and will preserve the historic architectural design features of the building. Therefore, this finding can be made.

B. *The proposed alteration, construction or restoration will not adversely affect the special character; special historical, architectural or aesthetic interest; nor the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, as specified in the designation.*

The project site is located in the Open Space (OS) Zone. The (O-S) zone is intended both to provide adequate recreational opportunities and to preserve open space for the anticipated needs of both present and future residents and employees in the city. The existing location of the Swim Stadium is suitable for preserving for the community.

The proposed exterior building renovations preserve the aesthetic character of the architecture of the building and do not introduce architectural elements that are inconsistent with the Art Moderne style of the building. The proposed exterior renovations preserve the architecture of the building and do not change the special historic significance of this designated Historic Cultural Resource in the community and will preserve the aquatic sports facility for the community.

Lastly, the proposed exterior renovations will be compatible with the architecture of the neighboring elementary school administration building since it was designed by the same architect and around the same period as the Swim Stadium. The proposed renovation will slightly change the height of building in order to provide the required screening for the new roof equipment and ducts that will be installed on the north side of the building. The proposed modifications at the rear of the building appropriately maintain the character and the history of the building, while introducing perforated painted metal screening for the rooftop equipment. The proposed changes to the building will not substantially increase the height of the existing building compared to other buildings that exist in the immediate vicinity, as the added height to the building will not exceed two stories. Thus, the proposed project will not adversely affect the relationship with the neighboring two-story structures and uses that already exist in the immediate vicinity.

The proposed exterior design renovations artfully protect the building façade's historic character of the period, while improving accessibility to the building and exterior illumination. This finding can be made to grant approval of the exterior building improvements to allow the City Council to direct staff to finalize the design for the public construction bid process.

SECTION 5: *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-1343 and Certificate of Appropriateness No. 23-01.

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 28th day of September, 2023.

_____
Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Keldorf	-
Newman	-
Hoeschler	-
Inga	-
Maggay	-

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

By: _____
Joaquin Vazquez, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2939

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), Cheryl Ebert, Project Manager (representing the City of El Segundo) agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1343 and Certificate of appropriateness No. CA 23-01 ("Project Conditions"):

Zoning Conditions

1. Construction of the project shall substantially conform to the plans reviewed and approved by the Planning Commission on September 28, 2023. Any subsequent modification to the project as approved including, but not limited to the Exterior Building Elevation plans and screening materials, shall be referred to the Community Development Department Director for a determination regarding the need for Planning Commission review before granting an approval for a permit.

2. Before building permits are issued, the applicant must submit plans that demonstrate substantial compliance with the plans and conditions of approval on file with the Community Development Department.

3. Screening materials for roof equipment must be installed to the satisfaction of the Community Development Director.

4. The proposed transformer must be painted to match the exterior color of the building to the satisfaction of the Community Development Director.

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits required by the City.

Building Division Conditions

6. Before building permits are issued, plans must show conformance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 Green Building Code and 2022 California Energy Code, all as adopted by the ESMC.

Fire Department Conditions

7. The applicant must comply with the applicable requirements of the 2022 California Fire Codes as adopted by the City of El Segundo and El Segundo Fire Department.

By signing this document, Elias Sassoon on behalf of the City of El Segundo certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

_____
Elias Sassoon, Director
City of El Segundo Public Works Department

URHO SAARI SWIM STADIUM RENOVATION

219 W MARIPOSA AVE, EL SEGUNDO, CA 90245

CLIENT

City of El Segundo

350 Main Steet
El Segundo, CA 90245

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ISSUES

No.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03/20/23
2	50% CD	05/15/23
3	PROGRESS SET	07/28/23
4	90% CD	08/25/23

NOT FOR CONSTRUCTION

CONSULTANTS

CIVIL ENGINEER
BRANDOW & JOHNSTON
700 South Flower St. Suite 1800
Los Angeles, CA 90017
(213) 596 - 4500

STRUCTURAL ENGINEER
ENGLEKIRK
888 S. Figuerora St.
Los Angeles, CA 90017
(323) 733 - 6673

ELECTRICAL / MECHANICAL / PLUMBING / FIRE PROTECTION
INTROBA
15760 Ventura Blvd.
Encino, CA 91436
(323) 825 - 9955

ACOUSTIC CONSULTANT
VENEKLASEN ASSOCIATES
1711 Sixteenth St.
Santa Monica, CA 90404
(310) 450 - 1733

LIGHTING CONSULTANT
CHROMATIC
Los Angeles, CA
(310) 694 - 5917

POOL CONSULTANT
AQUATIC DESIGN GROUP
2226 Faraday Ave.
Carlsbad, CA 92008
(800) 938 - 0542

HISTORIC CONSULTANT
HISTORIC RESOURCES GROUP
12 S. Fair Oaks Ave., Suite 200
Pasadena, CA 91105
(626) 793 - 2400

SEAL

LICENSED ARCHITECT — THOMAS R. KOTON — NO. C21306 — 10-31-25 RENEWAL DATE — STATE OF CALIFORNIA

PRIME CONSULTANT

ARCADIS

ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO: 138147

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

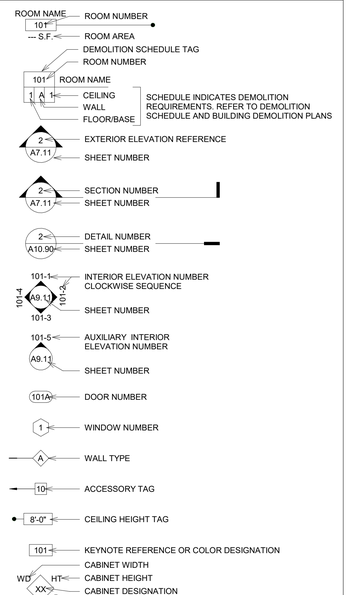
SHEET TITLE
TITLE SHEET

SHEET NUMBER	ISSUE
G0001	4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R2022/138147_UrhoSaariPlunge_A_V2022.rvt

CHECK SCALE: 12mm

SYMBOLS LEGEND



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE DOCUMENTS) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ONTHIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY HERETO.

2. ALL DRAWINGS SHALL BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE ARCHITECT. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN LARGER SCALE IS INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

3. NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.

4. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY ASSOCIATED WORK.

5. CONTRACTOR SHALL VERIFY, AT THE SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH THE PROVISIONS OF THE SPECIFICATIONS.

6. CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.

7. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND/OR ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS AS SHOWN ON THESE DOCUMENTS.

8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.

9. MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE

10.. ALL DIMENSIONS, INCLUDING EXISTING DIMENSIONS AND SETTING-OUT GEOMETRIES, SHALL BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.

11. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.

12. STORAGE OF CONSTRUCTION MATERIAL AND EFFECT OF WORK ON EXISTING OCCUPIED AREAS SHALL BE APPROVED BY THE LOCAL FIRE AUTHORITY.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY OTHERS UNDER SEPARATE CONTRACT.

14. KEYNOTES USED ON THE ARCHITECTURAL DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LIST ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE.

15. DURING CONSTRUCTION, COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION WILL BE ENFORCED.

16. NO CHANGES OR REVISIONS SHALL BE MADE FOLLOWING WRITTEN APPROVAL WHICH AFFECTS ACCESS COMPLIANCE ITEMS UNLESS SUCH CHANGES OR REVISIONS ARE SUBMITTED TO DSA FOR APPROVAL.

17. THERE WILL BE NO DISPENSING OF FUEL TO THE VEHICLES BEING SERVICED AT THIS LOCATION

18. HOURS OF CONSTRUCTION SHALL BE LIMITED TO:
MONDAY THROUGH FRIDAY - BETWEEN THE HOURS OF 7:30 A.M. AND 5 P.M.SATURDAY - BETWEEN THE HOURS OF 8 A.M. AND 5 P.M.
SUNDAY - NONE MINOR MODIFICATIONS TO THE HOURS OF CONSTRUCTION MAY BE GRANTED BY THE PROJECT MANAGER.

19. A TEMPORARY USE PERMIT SHALL BE OBTAINED FROM THE PLANNING DIVISION PRIOR TO INSTALLATION OF A CONSTRUCTION TRAILER ON THE PROJECT SITE.

20. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, ANY PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIERED AS DIRECTED BY THE PUBLIC WORKS INSPECTOR AND IN CONFORMANCE WITH THE CITY OF EL SEGUNDO STANDARD PLANS AND SPECIFICATIONS.

ABBREVIATIONS

A	- ACCESSIBLE	MECH	- MEHCNAICAL
AB	- ANCHOR BOLT	MED	- MEDIUM
AC	- ASPHALT CONCRETE	MFG	- MANUFACTURING
A/C	- AIR CONDITIONING	MFR	- MANUFACTURER
ACOUS	- ACOUSTICAL	MIN	- MINIMUM
ADD	- ADDENDUM	MIR	- MIRROR
ADJ	- ADJUSTABLE or ADJACENT	MISC	- MISCELLANEOUS
		MOD	- MODULAR
AGG	- AGGREGATE	MNT	- MOUNT (ED), (ING)
ALT	- ALTERNATE	MTL	- METAL
ALUM	- ALUMINUM	MUL	- MULLION
APP	- APPROVED		
APPROX.	- APPROXIMATE	(N)	- NEW
ARCH	- ARCHITECT (URAL)	NIC	- NOT IN CONTRACT
		NO	- NUMBER
BD	- BOARD	NOM	- NOMINAL
BEL	- BELOW	NPS	- NOMINAL PIPE SIZE
BLDG	- BUILDING	NTS	- NOT TO SCALE
BLKG	- BLOCKING		
BOT	- BOTTOM	O/	- OVER
BUR	- BUILT UP ROOFING	OC	- ON CENTER
		OD	- OUTSIDE DIAMETER
C	- CARPET	OFD	- OVERFLOW DRAIN
CAB	- CABINET	OFCI	- OWNER FURNISHED, CONTRACTOR INSTALLED
CB	- CATCH BASIN		
CEM	- CEMENT		
CF	- CUBIC FOOT	OFOI	- OWNER FURNISHED, OWNER INSTALLED
CFL	- COUNTERFLASHING		
CHAM	- CHAMFER	OPP	- OPPOSITE
CJ	- CONTROL JOINT	OPT	- OPTIONAL
CLG	- CEILING		
CLR	- CLEAR	PAF	- POWDER ACTUATED FASTENER
CT	- CERAMIC MOSAIC (TILE)		
CMU	- CONCRETE MASONRY UNIT	PERIM	- PERIMETER
		PERF	- PERFORATED
CO	- CLEAN OUT	PL	- PROPERTY LINE
COL	- COLUMN	PLAM	- PLASTIC LAMINATE
CONC	- CONCRETE	PLAS	- PLASTER
CONT	- CONTINUOUS or CONTINUE	PLT	- PLATE
		PLWD	- PLYWOOD
CONST	- CONSTRUCTION	PNL	- PANEL
COTF	- CLEAN OUT THRU FLOOR	POC	- POINT OF CONNECTION
		PT	- POINT
COTG	- CLEAN OUT TO GRADE	PTDF	- PRESERVATIVE TREATED DOUGLAS FIR
COTW	- CLEAN OUT THRU WALL		
CSK	- COUNTERSINK	PTN	- PARTITION
CSMT	- CASEMENT	PSL	- PARALLEL STRAND LUMBER
CTSK	- COUNTERSUNK SCREW		
CW	- COLD WATER	PVC	- POLYVINYL CHLORIDE
DET	- DETAIL	R	- RISER
DF	- DRINKING FOUNTAIN	RC	- RELATIVE COMPACTION
DIA	- DIAMETER	RD	- ROOF DRAIN
DIAG	- DIAGONAL	REF	- REFERENCE
DIM	- DIMENSION	REFR	- REFRIGERATOR
DIV	- DIVISION	REM	- REMOVE
DR	- DOOR	REQ'D	- REQUIRED
DS	- DOWNSPOUT	RES	- RESILIENT
DWG	- DRAWING	REV	- REVISION
		RFL	- REFLECT
E	- ENAMEL	RHWS	- ROUND HEAD WOOD SCREW
(E)	- EXISTING		
EA	- EACH	RDWD	- REDWOOD
EB	- EXPANSION BOLT	RWL	- RAIN WATER LEADER
EIFS	- EXTERIOR INSULATION FINISHING SYSTEM	SCH	- SCHEDULE
		SD	- STORM DRAIN
EJ	- EXPANSION JOINT	SEC	- SECTION
ELEV	- ELEVATION	SED	- SEE ELECTRICAL DRAWINGS
ELECT	- ELECTRICAL		
EMER	- EMERGENCY		
ENCL	- ENCLOSURE (URE)	SF	- SQUARE FEET
EQ	- EQUAL	SHLF	- SHELF
EQPT	- EQUIPMENT	SHLV	- SHELVING
EXH	- EXHAUST	SHT	- SHEET
EXP	- EXPOSED	SHTG	- SHEATHING
EXT	- EXTERIOR	SIM	- SIMILAR
		SLD	- SEE LANDSCAPE DRAWINGS
(F)	- FUTURE		
FAB	- FABRICATION	SMD	- SEE MECHANICAL DRAWINGS
FAC	- FACTORY		
FBO	- FURNISHED BY OTHERS	SPEC	- SPECIFICATIONS
FD	- FLOOR DRAIN	SQ	- SQUARE
FF	- FINISHED FLOOR	SS	- STAINLESS STEEL
FHMS	- FLAT HEAD MACHINE SCREW	SSD	- SEE STRUCTURAL DRAWINGS
FHWS	- FLAT HEAD WOOD SCREW	STN	- STAIN
		STD	- STANDARD
FIN	- FINISH	STL	- STEEL
FJ	- FLOOR JOIST	STSMS	- SELF TAPPING SHEET METAL SCREW
FLR	- FLOOR		
FLUOR	- FLUORESCENT		
FND	- FOUNDATION	T	- TREAD
FOF	- FACE OF FINISH	T&B	- TOP AND BOTTOM
FOP	- FACE OF PLYWOOD SHEATHING	TELE	- TELEPHONE
		TEMP	- TEMPERED
FOS	- FACE OF STUD	T&G	- TONGUE-AND-GROOVE
FR	- FRAME (D), (ING)	THRU	- THROUGH
FRP	- FIBERGLASS REINFORCED PLASTIC PANELS	TJ	- TOOL JOINT
		TOC	- TOP OF CURB,
FTG	- FOOTING	CRICKET,	or CONCRETE
FURR	- FIRRED (ING)	TOP	- TOP OF PARAPET
		TOS	- TOP OF SLAB, SHEATHING, or STEEL
GA	- GAUGE		
GB	- GYPSUM BOARD	TPTN	- TOILET PARTITION
GI	- GALVANIZED IRON	TS	- TOP OF SHEATHING
GKT	- GASKET (ED)	TSB	- TOP SET BASE
GL	- GLASS or GLAZING	TV	- TELEVISION
GLV	- GALVANIZED	TYP	- TYPICAL
GSM	- GALVANIZED SHEET METAL	TWS	- TACKABLE WALL SYSTEM
GYP	- GYPSUM		
		UON	- UNLESS OTHERWISE NOTED
HB	- HOSE BIBB		
HDW	- HARDWOOD		
HEX	- HEXAGONAL	VAR	- VARIES
HM	- HOLLOW METAL	VB	- VAPOR BARRIER
(STEEL)		VCT	- VINYL COMPOSITION TILE
HOR	- HORIZONTAL		
HT	- HEIGHT	VCTB	- VINYL COVERED TACKBOARD
HVAC	- HEATING VENTILATING AIR CONDITIONING	VERT	- VERTICAL
		VFY	- VERIFY
HW	- HOT WATER	VG	- VERTICAL GRAIN
		VIF	- VERIFY IN FIELD
ID	- INSIDE DIAMETER	VO	- VENT OVER or OFFSET
INCL	- INCLUDE (D), (ING)	VR	- VENT RISER
INSTR	- INSTRUCTION (S)	VTR	- VENT THROUGH ROOF
INSUL	- INSULATE (D), (ION)	VWC	- VINYL WALL COVERING
INT	- INTERIOR		
INV	- INVERT		
		W/	- WITH
JST	- JOIST	WD	- WOOD
JT	- JOINT	WF	- WIDE FLANGE
		WI	- WOODWORK INSTITUTE
LAM	- LAMINATE (D)	WIN	- WINDOW
LAV	- LAVATORY	W/O	- WITH OUT
LB	- LAG BOLT	WO	- WHERE OCCURS
LVR	- LOUVER	WS	- WOOD SCREW
LCP	- LAY-IN CEILING PANEL	WSCT	- WAINSCOT
MAS	- MASONRY	@	- AT
MATL	- MATERIAL	ø	- DIAMETER
MAX	- MAXIMUM	±	- PLUS/MINUS
MB	- MACHINE BOLT	°	- DEGREES
		℄	- CENTER LINE

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EL3001 BUILDING SECTIONS
EL3002 BUILDING SECTIONS
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Total: 142

SCOPE OF WORK

THE FOLLOWING IS A BRIEF DESCRIPTION OF THE SCOPE OF WORK. CONTRACTOR SHALL DETERMINE / VERIFY THE ENTIRE SCOPE AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS.

BID:
MODERNIZATION OF HISTORIC AQUATIC CENTER "THE PLUNGE". EXISTING CONSTRUCTION WILL INCLUDE; THE INSTALLATION OF HVAC SYSTEM, REMOVAL AND UPGRADES OF POOL EQUIPMENT, AND ACCESSIBLE UPGRADES TO THE LOCKER ROOMS, BLEACHERS, AND FRONT ENTRANCE.

PROJECT DIRECTORY

OWNER:
CITY OF EL SEGUNDO
350 MAIN STREET
EL SEGUNDO, CA 90245
PHONE: (310) 524 - 2356

CONTACT: ELIAS SASSOON
CHERYL EBERT

ARCHITECT:
ARCADIS
537 SOUTH BROADWAY, SUITE 500
LOS ANGELES, CA 90013
PHONE: (213) 769 - 0011

CONTACT: THOMAS MOORE
MICHAEL WAHL

CIVIL:
BRANDOW & JOHNSTON
700 SOUTH FLOWER ST. SUITE 1800
LOS ANGELES, CA 90017
PHONE: (213) 596 - 4500

CONTACT: GARRETT FREER

STRUCTURAL:
ENGLEKIRK
888 S. FIGUERORA ST.
LOS ANGELES, CA 90017
PHONE: (323) 733 - 6673

CONTACT: HENRY CHAN

POOL CONSULTANT:
AQUATIC DESIGN GROUP
2226 FARADAY AVE.
CARLSBAD, CA 92008
PHONE: (800) 938 - 0542

CONTACT: ALEJANDRO PINNICK

MEPT:
INTROBA
15760 VENTURA BLVD
ENCINO, CA 91436
PHONE: (323) 825 - 9955

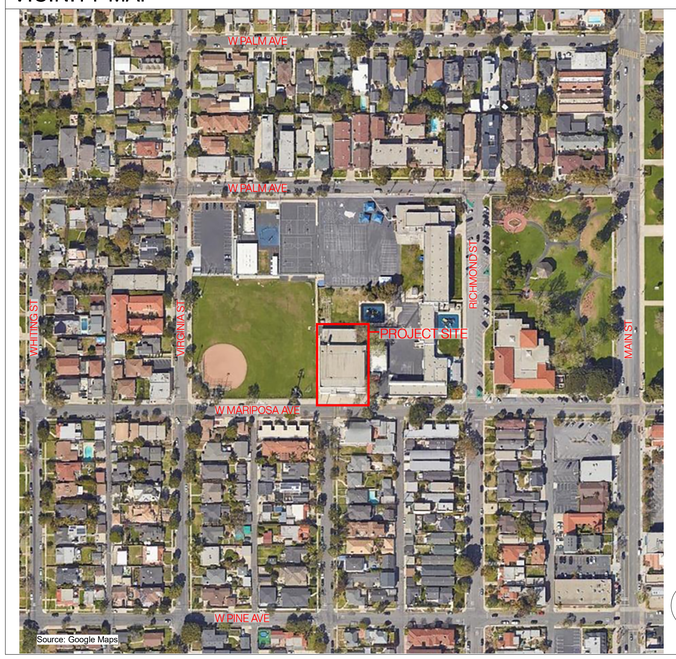
CONTACT: KACIE MCLAMB

LIGHTING
CHROMATIC
LOS ANGELES, CA

PHONE: (310) 694 - 5917

CONTACT: NICK ALBERT

VICINITY MAP



APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS, TITLE 24 - BUILDING STANDARDS

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) (Title 24, Part 1, CCR)
2022 CALIFORNIA BUILDING CODE (CBC), Volumes 1 & 2 (Title 24, Part 2, CCR) (2021 International Building Code with California amendments)
2022 CALIFORNIA ELECTRICAL CODE, Title 24, Part 3, CCR) (2020 NFPA: National Electrical Code with California amendments)
2022 CALIFORNIA MECHANICAL CODE (CMC), Title 24, Part 4, CCR) (2021 Uniform Mechanical Code with California amendments)
2022 CALIFORNIA PLUMBING CODE (CPC), Title 24, Part 5, CCR) (2021 Uniform Plumbing Code with California amendments)
2022 CALIFORNIA ENERGY CODE, (Title 24, Part 6)
2022 CALIFORNIA HISTORICAL BUILDING CODE, (Title 24, Part 8, CCR) (2021 International Building Code with California amendments)
2022 CALIFORNIA FIRE CODE (CFC), Title 24, Part 9, CCR) (2021 International Fire Code with California amendments)
2022 CALIFORNIA EXISTING BUILDING CODE, (Title 24, Part 10, CCR) (2021 International Building Code with California amendments)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), Title 24, Part 11, CCR) - 2022 California Green Building Standards Code applies at those portions designated by California Building Standards Commission.
2022 CALIFORNIA REFERENCE STANDARDS CODE, (Title 24, Part 12, CCR)

2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN, U.S. Department of Justice

2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2015 Edition

2022 NFPA 72, NATIONAL FIRE ALARM CODE AND SIGNALING CODE, 2015 Edition

NOTE:SOME CODES MAY NOT APPLY IF WORK REGULATED BY SUCH CODES IS NOT WITHIN THE SCOPE OF THIS PROJECT.

DEFERRED APPROVALS

NOTE: DEFERRED APPROVAL ITEMS SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH SECTION 4-229, PART 4, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. CONSTRUCTION OF DEFERRED APPROVAL ITEMS SHALL NOT BEGIN WITHOUT FIRST OBTAINING THE APPROVAL OF PLANS AND SPECIFICATIONS BY THE AUTHORITY HAVING JURISDICTION

1. AUTOMATIC FIRE SUPPRESSION SYSTEM

CLIENT
City of El Segundo
350 Main Steet
El Segundo, CA 90245

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This drawing has been prepared solely for the intended use, thus any reproduction or use for other purposes is forbidden without the consent of the Architect. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis, A California Partnership

ISSUES

No.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03/20/23
2	50% CD	05/15/23
3	PROGRESS SET	07/28/23
4	90% CD	08/25/23

NOT FOR CONSTRUCTION

CONSULTANTS

CIVIL ENGINEER
BRANDOW & JOHNSTON
700 South Flower St. Suite 1800
Los Angeles, CA 90017
(213) 596 - 4500

STRUCTURAL ENGINEER
ENGLEKIRK
888 S. Figuerora St.
Los Angeles, CA 90017
(323) 733 - 6673

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Pasadena, CA 91105
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LICENSED ARCHITECT — NO. C21306 — 03-31-25 RENEWAL DATE — STATE OF CALIFORNIA

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537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

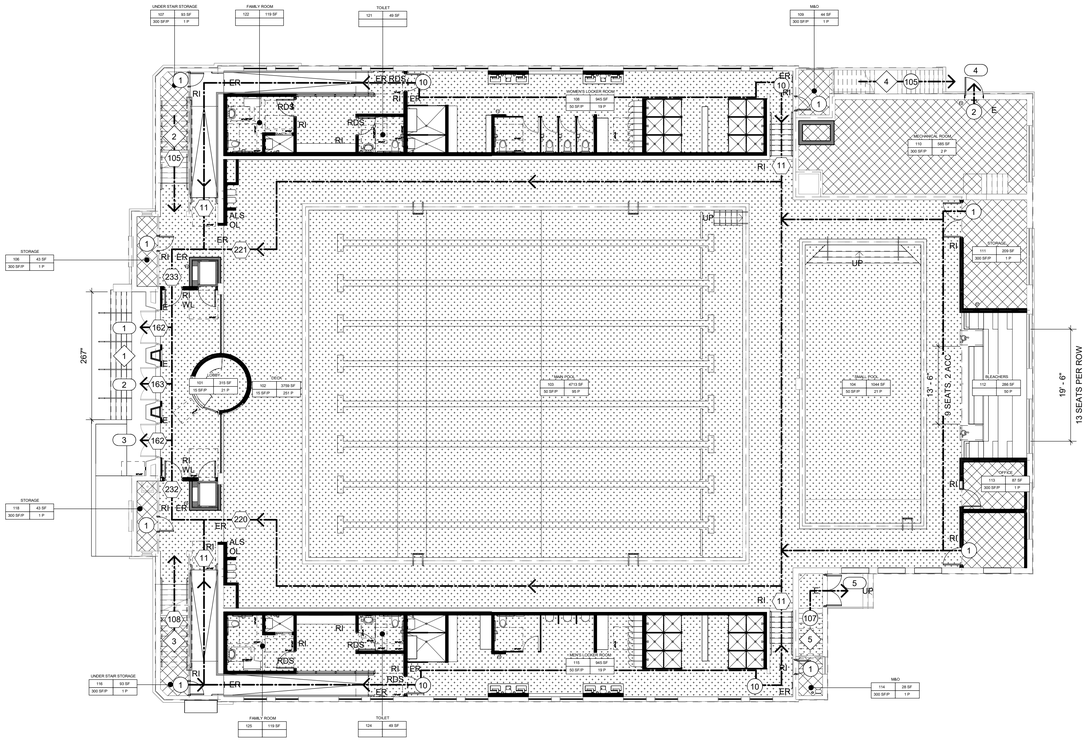
PROJECT NO: 138147

DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT MGR:	APPROVED BY:
Designer	Approver

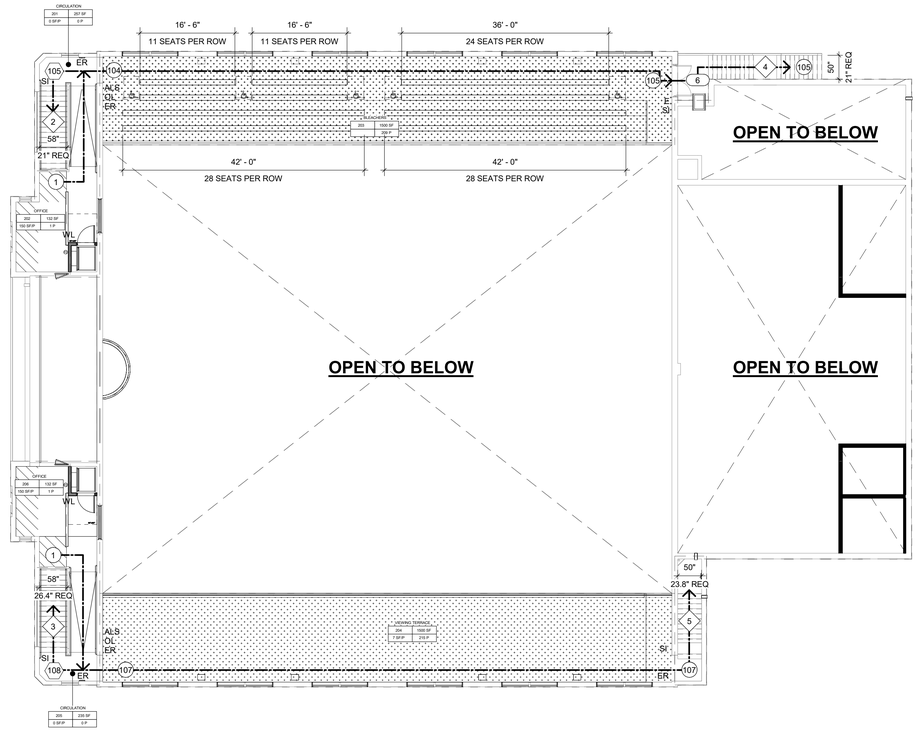
SHEET TITLE
GENERAL NOTES

SHEET NUMBER G0002 | ISSUE 4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R20222138147_UrhoSaari-Plunge_A_V2022.rvt



1 G1101 MAIN FLOOR
Scale: 3/32" = 1'-0"



2 G1101 T.O. BLEACHERS
Scale: 3/32" = 1'-0"

EGRESS CALCULATION:

STAIRWAYS (PER CBC 1005.3.1)

STAIR 1
Occupant load per stair 688
Egress capacity factor 0.2" with sprinkler system
Calculation 688 x 0.2" =
Min required stair width 137.6"
Stair width provided **267"**
267" > 137.6"

STAIR 2
Occupant load per stair 105 Occupants
Egress capacity factor 0.2" with sprinkler system
Calculation 105 x 0.2" = 21"
Min required stair width 44" (per CBC 1011.2)
Stair width provided **58"**
58" > 44"

STAIR 3
Occupant load per stair 108 Occupants
Egress capacity factor 0.2" with sprinkler system
Calculation 108 x 0.2" = 21.6"
Min required stair width 44" (per CBC 1011.2)
Stair width provided **58"**
58" > 44"

STAIR 4
Occupant load per stair 105 Occupants
Egress capacity factor 0.2" with sprinkler system
Calculation 105 x 0.2" = 21"
Min required stair width 44" (per CBC 1011.2)
Stair width provided **50"**
50" > 44"

STAIR 5
Occupant load per stair 107 Occupants
Egress capacity factor 0.2" with sprinkler system
Calculation 107 x 0.2" = 21.4"
Min required stair width 44" (per CBC 1011.2)
Stair width provided **50"**
50" > 44"

MAIN EXIT DOORWAYS (PER CBC 1005.3.2)

DOOR 1
Occupant load per door 167 Occupants
Egress capacity factor 0.15" with sprinkler system
Calculation 229 x 0.15" = 34.35"
Min required door width 34.35"
Door width provided **68"**
68" > 34.35"

DOOR 2
Occupant load per door 167 Occupants
Egress capacity factor 0.15" with sprinkler system
Calculation 230 x 0.15" = 34.5"
Min required door width 34.5"
Door width provided **68"**
68" >34.35"

DOOR 3
Occupant load per door 167 Occupants
Egress capacity factor 0.15" with sprinkler system
Calculation 229 x 0.15" = 34.35"
Min required door width 34.35"
Door width provided **68"**
68" >34.35"

DOOR 4
Occupant load per door 2 Occupants
Egress capacity factor 0.15" with sprinkler system
Calculation 2 x 0.15" = 0.3"
Min required door width 32" (per CBC 11B-404.2.3)
Door width provided **40"**
40" > 32"

DOOR 5
Occupant load per door 105 Occupants
Egress capacity factor 0.15" with sprinkler system
Calculation 105 x 0.15" = 15.75"
Min required door width 32" (per CBC 11B-404.2.3)
Door width provided **64"**
64" > 32"

DOOR 6
Occupant load per door 105 Occupants
Egress capacity factor 0.15" with sprinkler system
Calculation 105 x 0.15" = 15.75"
Min required door width 32" (per CBC 11B-404.2.3)
Door width provided **64"**
64" > 32"

BLEACHER CALCULATIONS:

BLEACHERS (PER ICC 300 SECTION 403)

SMALL POOL BLEACHERS
3 rows at 19'-6" 13 seats per row
1 row at 13'-6" 9 seats
Required # of Wheelchair 2 (per CBC 11B-221.2.1)
Required # of Companion 2 (per CBC 11B-221.2.3.2)

Total number of seats 48 Standard
Accessible seats 2 Companion
provided 2 Accessible

UPPER LEVEL BLEACHERS
4 rows at 42'-0" 28 seats per row
2 rows at 36'-0" 24 seats per row
4 rows at 16'-6" 11 seats per row
Required # of Wheelchair 5 (per CBC 11B-221.2.1)
Required # of Companion 5 (per CBC 11B-221.2.3.2)

Total number of seats 204 Standard
Accessible seats 5 Companion
provided 5 Accessible

BUILDING DATA:

TYPE OF CONSTRUCTION: **II-A**
Concrete Exterior Walls

OCCUPANCY **GROUP A-4**

SPRINKLERED **BUILDING TO BE SPRINKLERED**

ALLOWABLE HEIGHT (PER CBC TABLE 504.3)
S (without area increase) 85' max

ACTUAL BUILDING HEIGHT **29' - 7 1/2"**

ALLOWABLE STORIES (PER CBC TABLE 504.4)
S (without area increase) 4 max

ACTUAL STORIES **2**

ALLOWABLE AREA (PER CBC TABLE 506.2)
SM (without height increase) A-4 46,500
SM B 112,500
SM S 78,000
SM U 57,000

ACTUAL BUILDING AREA
1ST FLOOR: 16,010 SF
A-4 14,439 SF
S 1571 SF

2ND FLOOR: 4,341 SF
A-4 3883 SF
B 508 SF

TOTAL BUILDING AREA: **20,351 SF** (<46,500 SF = COMPLIANT)

PLUMBING FIXTURE CALCS:

Main Pool - 4,713 sq. ft.

Small Pool - 1,044 sq. ft.

Combined Pool Surface Area - 5,757 sq. ft.

Pool Users - **384** (5,757 sq. ft. / 1 user per 15 sq. ft.) per CBC 3116B

Male Users - **192**

Female Users - **192**

	MEN			WOMEN		
	(E)*	REQ'D	PROVIDED	(E)*	REQ'D	PROVIDED
TOILETS	2	3	3	3	4	6
URINALS	3	3	3	-	-	-
LAVATORIES	1	3	6	4	3	6
SHOWERS	12	4	8	14	4	8

*There are no accessible (E) fixtures

DRINKING FOUNTAINS
384 Occupants = 2 required per CBC 3117B

TOTAL DRINKING FOUNTAINS REQUIRED = 2
TOTAL DRINKING FOUNTAINS PROVIDED = **4** INCLU. (2) BOTTLE FILLERS

LEGEND:

(1) NO. OCCUPANTS EXITING

(1) ACCUMULATING NO. OF OCCUPANTS

(1) STAIR NUMBER

(1) EXIT DOORWAY NUMBER

MIN. REQ. STAIRWAY WIDTH - 0.2" PER OCCUPANT (CBC 1005.3.1)
MIN. REQ WIDTH OF DOORS - 0.15" PER OCCUPANT (CBC 1005.3.2)

ROOM NUMBER
ROOM NAME
ACCUMULATING NO. OF OCCUPANTS
NO. OCCUPANTS
OCCUPANT LOAD FACTOR

EXIT ROUTE

INDICATES OCCUPANCY GROUP A-4

INDICATES OCCUPANCY GROUP B

INDICATES OCCUPANCY GROUP S

30" X 48" ACCESSIBLE FLOOR SPACE LOCATION

60" X 60" ACCESSIBLE FLOOR SPACE LOCATION

SIGNAGE

NOTE: REFER TO SHEET A5701 - ACCESSIBILTY SIGNAGE

RI	ROOM IDENTIFICATION SIGNAGE
OL	OCCUPANT LOAD SIGN
ALS	ASSISTIVE LISTENING SIGNAGE, SEE DETAIL 11/A5701
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
E	EXIT SIGN
ER	EXIT ROUTE
RDS	RESTROOM DOOR SIGN
SI	STAIRWELL ID, SEE DETAIL 7/A5701
WL	WHEELCHAIR LIFT SIGN, SEE DETAIL 7/A5701

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CONSULTANTS

CIVIL ENGINEER
BRANDOW & JOHNSTON
700 South Flower St. Suite 1800
Los Angeles, CA 90017
(213) 596 - 4500

STRUCTURAL ENGINEER
ENGLEKIRK
888 S. Figuerora St.
Los Angeles, CA 90017
(323) 733 - 6673

ELECTRICAL / MECHANICAL / PLUMBING / FIRE PROTECTION
INTROBA
15760 Ventura Blvd.
Encino, CA 91436
(323) 825 - 9955

ACOUSTIC CONSULTANT
VENEKLASEN ASSOCIATES
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(800) 938 - 0542

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HISTORIC RESOURCES GROUP
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Pasadena, CA 91105
(626) 793 - 2400

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LICENSED ARCHITECT THOMAS A. MOORE NO. C21306 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

PRIME CONSULTANT
ARCADIS
ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

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PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
BUILDING CODE AND OCCUPANCY ANALYSIS

SHEET NUMBER G1101
ISSUE 4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R2022/138147_UrhoSaariPlunge_A_V2022.rvt
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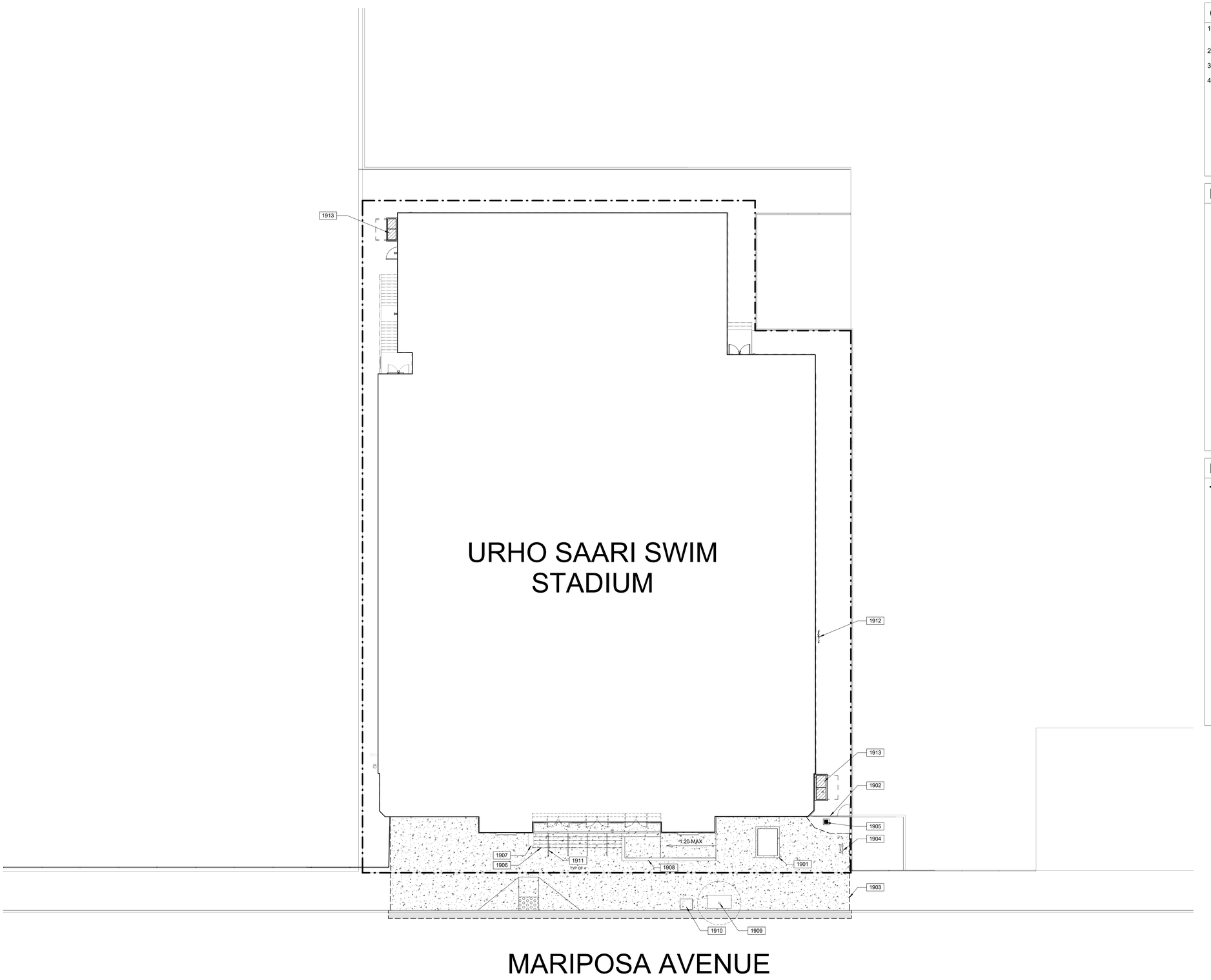

1 SITE PLAN
AS1101 Scale: 1" = 10'-0"

GENERAL NOTES:

1. PRIOR TO ANY UNDERGROUDN SITE WORK, VERIFY LOCATION OF ALL EXISTING UTILITES WITH UNDERGROUDN SERVICE ALERT (U.S.A.).
2. CONTRACTOR SHALL REPAIR OR REPLACE ANY (E) STREET IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
3. HAZARDOUS WASTE SHALL NOT BE DISPOSED OF IN ANY TRASH BIN.
4. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

KEYNOTES:

1901	CONCRETE PAD FOR SCE TRANSFORMER
1902	CHAINLINK FENCE WITH SERVICE GATE. REFER TO DETAIL 1/A5001
1903	REFER TO CIVIL SHEET C3.01 FOR EXTENT OF PAVEMENT DEMOLITION
1904	FIRE WATER LINE. REFER TO CIVIL 7/C2.01
1905	STORM DRAIN CATCH BASIN, REMOVE AND REPLACE IN KIND
1906	CONCRETE STEPS ON GRADE. REFER TO CIVIL 3/C2.01
1907	(E) CONCRETE WALL. PROTECT IN PLACE
1908	RETAINING WALL. REFER TO CIVIL 2/C2.01
1909	(E) TREE. PROTECT IN PLACE
1910	(E) VAULT. PROTECT IN PLACE
1911	1 1/2" DIA (STANDARD) PAINTED STL PIPE HANDRAIL AND POSTS
1912	FIRE RISER. REFER TO PLUMBING DRAWINGS
1913	ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS

LEGEND:

- PROPERTY LINE
- CONCRETE PAVING - REFER TO CIVIL DRAWINGS
- ASPHALT PAVING - REFER TO CIVIL DRAWINGS
- TRUNCATED DOMES - REFER TO CIVIL DRAWINGS

0 5' 15' 25'
Scale: 1" = 10'

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CIVIL ENGINEER
BRANDOW & JOHNSTON
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(213) 596 - 4500

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ENGLEKIRK
888 S. Figuerora St.
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(323) 733 - 6673

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(323) 825 - 9955

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HISTORIC RESOURCES GROUP
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(626) 793 - 2400

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ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

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PROJECT NO: 138147

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PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
SITE PLAN

SHEET NUMBER AS1101 | ISSUE 4

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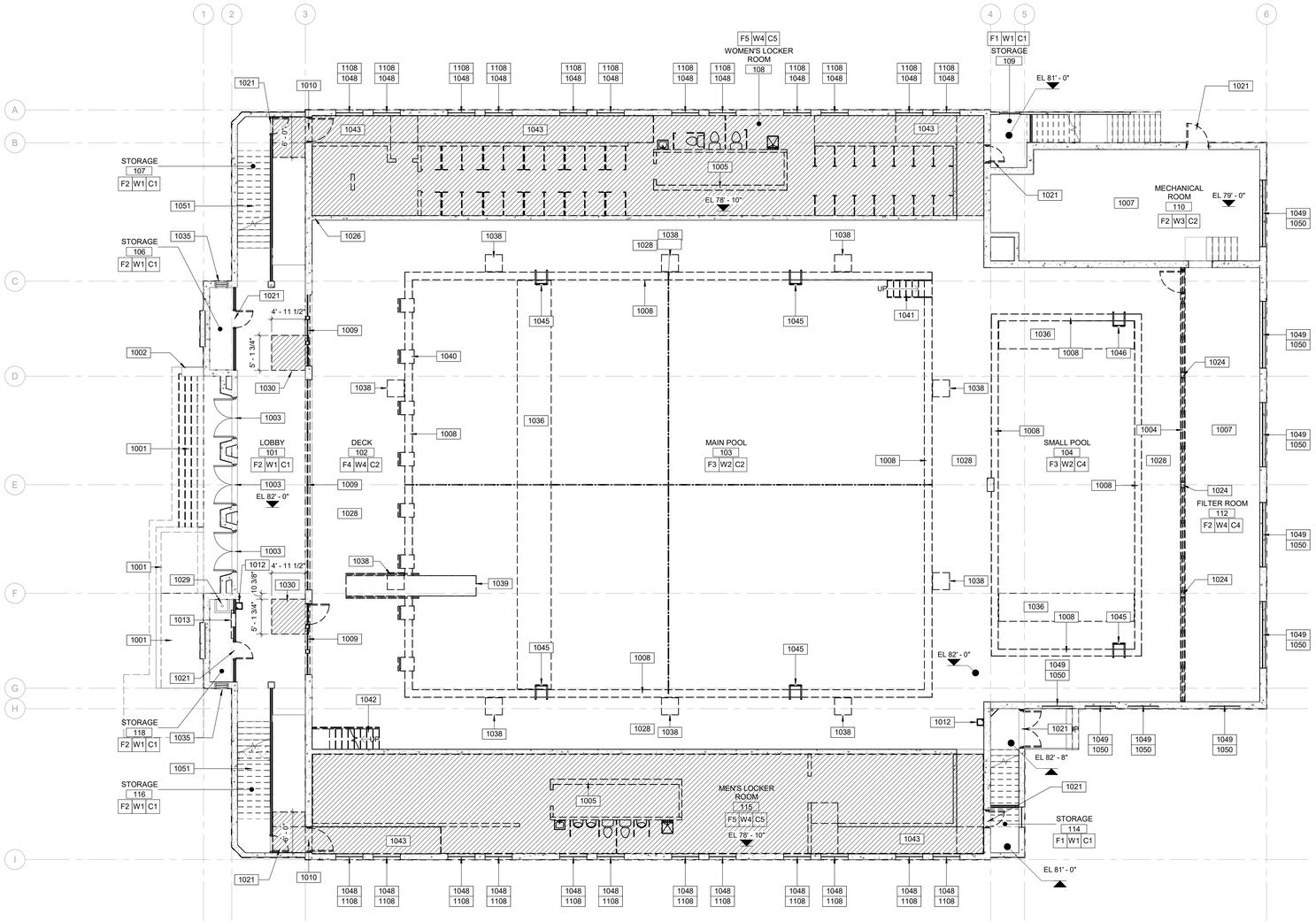

1 AD1101 DEMOLITION MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO G0002 FOR SCOPE OF WORK
2. NO DEMOLITION SHALL BEGIN UNTIL PLANS INCLUDING THE DEMOLITION WORK HAS BEEN APPROVED BY DSA
3. PATCH ALL WALLS AT LOCATIONS WHERE (E) EQUIPMENT OR ACCESSORIES HAVE BEEN REMOVED / REPLACED.

KEYNOTES:

1001	(E) EXTERIOR STAIR, FRONT ENTRANCE, AND RAMP TO BE REMOVED. REFER TO CIVIL DEMOLITION PLAN C3.01
1002	(E) SITE WALL TO REMAIN. PROTECT IN PLACE
1003	REPLACE (E) DOOR WITH ACCESSIBLE PAIR DOORS
1004	(E) CURB AND WALL TO BE REMOVED. PORTION OF (E) CONC. CURB TO REMAIN AT (3) STEEL POST LOCATIONS TYP.
1005	(E) LOCKER ROOM WALLS, FIXTURES, AND PARTITIONS TO BE REMOVED
1007	ALL (E) POOL AND MECHANICAL EQUIPMENT, PIPING AND RELATED COMPONENTS TO BE REMOVED. REFER TO MECHANICAL, PLUMBING AND POOL DRAWINGS
1008	REMOVE (E) POOL GUTTER AND CURB. REFER TO POOL CONSULTANT DRAWING 1/SP-5 AND 2/SP-5
1009	(E) WINDOW TO BE REMOVED ALONG WITH BASE & WALL
1010	(E) DOOR AND FRAME TO BE REMOVEED. INCREASE OPENING HEIGHT TO 6' - 8". REFER TO STRUCTURAL SHEET S2.01
1012	(E) DRINKING FOUNTAIN TO BE REMOVED
1013	(E) ABANDONED FIRE CABINET TO BE REMOVED.
1021	REMOVE AND REPLACE DAMAGED (E) DOOR AND FRAME.
1024	(E) STEEL COLUMN WITH CURB PORTION TO REMAIN. PROTECT IN PLACE
1026	CORE (E) CONCRETE WALL FOR DRINKING FOUNTAIN PLUMBING PIPING
1028	(E) POOL DECK TILE TO REMAIN. CLEAN AND PROTECT IN PLACE.
1029	REMOVE AND REPLACE (E) UTILITY SINK
1030	PARTIAL DEMOLITION OF (E) CONCRETE FLOOR SLAB IN PREPARATION FOR WHEELCHAIR LIFT. REFER TO STRUCTURAL.
1035	REMOVE AND REPLACE (E) WINDOW WITH HALF-LOUVER
1036	SAWCUT AND REMOVE EXISTING POOL FLOOR AND PLUMBING. REFER TO POOL CONSULTANT SHEET DP-1
1038	(E) DECK TO BE SAWCUT AND PREPARED FOR NEW SKIMMERS. REFER TO POOL CONSULTANT 7/SP-5
1039	(E) DIVING BOARD TO BE REMOVED
1040	(E) DIVING STANDS TO BE REMOVED
1041	(E) POOL STAIR TO BE REMOVED AND REPLACED. REFER TO POOL CONSULTANT 2/SP-6
1042	(E) STAIR TO BLEACHERS TO BE REMOVED
1043	(E) LOCKER ROOM RAMP TO BE REMOVED
1045	(E) POOL LADDERS TO BE REMOVED AND REPLACED
1046	(E) POOL LADDER TO BE REMOVED
1048	(E) LOCKER ROOM WINDOW TO BE REMOVED AND REPLACED.
1049	(E) WINDOW TO REMAIN. REPLACE DAMAGED SCREENS.
1050	(E) REMOVE AND REPLACE DAMAGED WINDOW TRIM.
1051	(E) STAIR TO REMAIN. REMOVE AND REPLACE (E) HANDRAILS
1108	(E) SECURITY SCREENS TO REMAIN. CLEAN AND PAINT

DEMOLITION NOTES:

C1	(E) CEILING TO REMAIN. PROTECT IN PLACE.
C2	EXPOSED STRUCTURE. PROTECT IN PLACE.
C4	REMOVE (E) ACOUSTICAL FIBER CEILING PANELS
C5	(E) EXPOSED CONCRETE JOISTS. PREPARE TO RECEIVE NEW PAINT FINISH.
F1	(E) FLOOR AND BASE TO REMAIN. PATCH AS REQUIRED.
F2	(E) CONCRETE FLOOR & BASE TO REMAIN. PROTECT IN PLACE.
F3	(E) POOL FLOOR TILE TO REMAIN. PROTECT IN PLACE, PATCH AS REQUIRED.
F4	(E) POOL DECK TILE TO REMAIN AND BE CLEANED. PATCH AS REQUIRED
F5	REMOVE (E) FLOOR AND BASE. REMOVE CONCRETE SLAB, PREPARE NEW LOWERED SLAB PER STRUCTURAL
W1	(E) WALLS TO REMAIN. PREPARE (E) PLASTER OR GYPSUM WALLS TO RECEIVE NEW PAINT FINISH. PATCH AS REQUIRED.
W2	REMOVE AND REPLACE ALL (E) POOL WALL TILES.
W3	(E) WALLS TO REMAIN. PATCH AS REQUIRED
W4	(E) WALLS TO REMAIN. PREPARE WALLS TO RECEIVE NEW PAINT FINISH. PATCH AS REQUIRED

LEGEND:

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

- (E) CONCRETE WALL TO REMAIN
- (E) WALL TO REMAIN
- (E) DOOR & FRAME TO REMAIN
- (E) WINDOW TO REMAIN
- REMOVE (E) WALL OR PORTION OF WALL IN ITS ENTIRETY
- REMOVE (E) CONCRETE SLAB
- REMOVE (E) DOOR & FRAME IN ITS ENTIRETY
- REMOVE (E) WINDOW & FRAME IN ITS ENTIRETY
- REMOVE (E) CONSTRUCTION, REFER TO REMOVAL KEYNOTES FOR ADDITIONAL INFORMATION

0 4' 12' 20'
Scale: 1/8" = 1' - 0"

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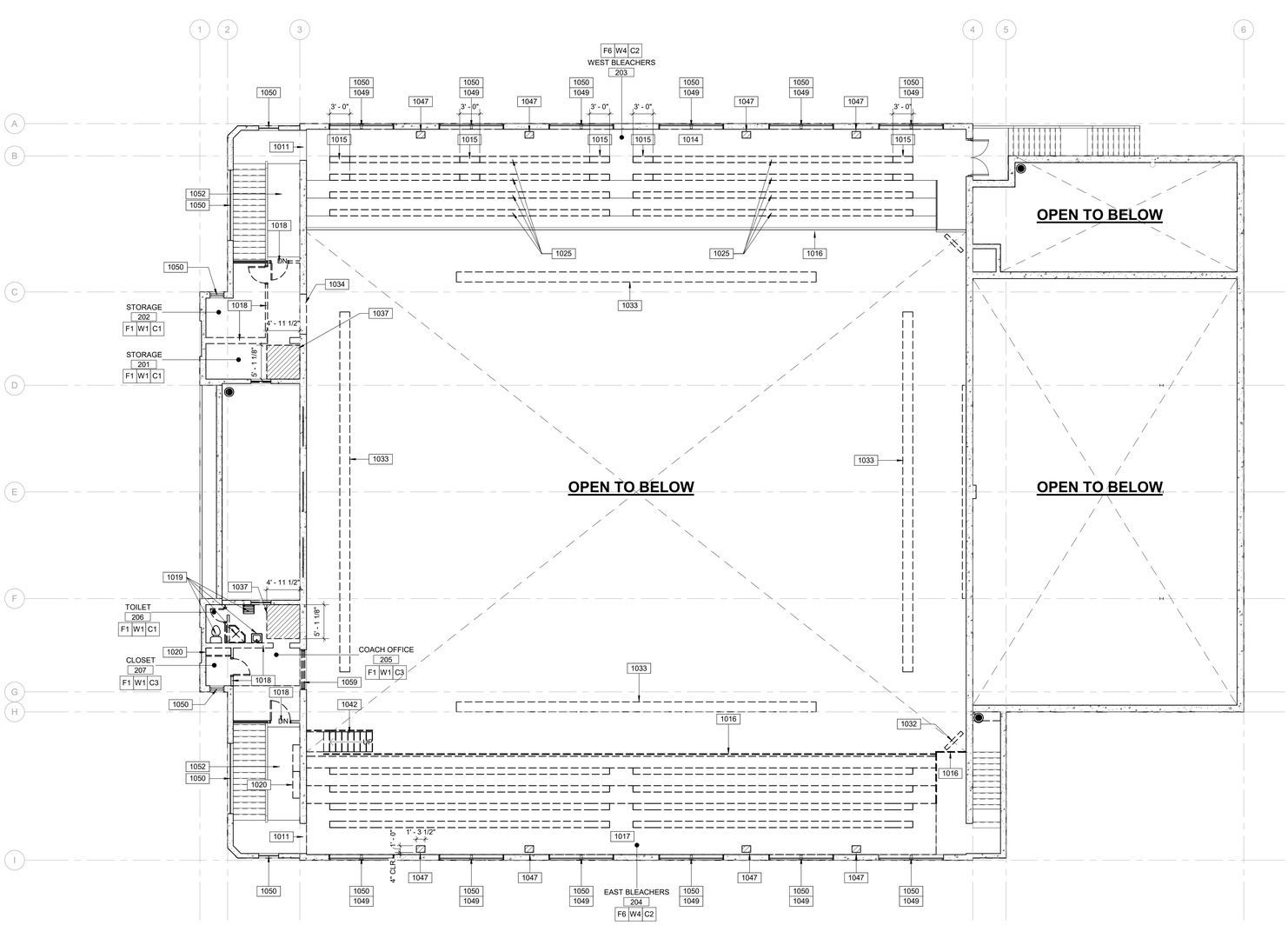

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KEYNOTES:

1011	INCREASE OPENING HEIGHT TO 6' - 8". REFER TO STRUCTURAL SHEET S2.02
1014	REMOVE (E) 1X T&G FLOORING AND RISERS. PREPARE FOR REPLACEMENT DECKING
1015	REMOVE PORTION OF (E) BLEACHER SEATING AND PREP FOR ACCESSIBLE SPACE
1016	(E) GUARDRAIL TO BE REMOVED
1017	(E) BLEACHERS TO BE REMOVED
1018	(E) PARTITIONS TO BE REMOVED
1019	(E) PLUMBING AND ACCESSORIES TO BE REMOVED
1020	(E) CASEWORK TO BE REMOVED
1025	REMOVE AND REPLACE (E) BLEACHER FINISH. (E) STRUCTURE BELOW TO REMAIN
1032	REMOVE AND REPLACE (E) TIME CLOCKS AND ASSOCIATED ACCESSORIES
1033	REMOVE SUSPENDED HEATER AND ASSOCIATED ACCESSORIES
1034	DEMO PORTION OF WALL FOR WINDOW
1037	REMOVE (E) FLOOR IN PREPARATION FOR WHEELCHAIR LIFT SHAFT
1042	(E) STAIR TO BLEACHERS TO BE REMOVED
1047	REMOVE PORTION OF (E) SLAB FOR MECHANICAL DUCT. LOCATE OPENING BETWEEN (E) LOCKER ROOM CONCRETE BEAMS
1049	(E) WINDOW TO REMAIN. REPLACE DAMAGED SCREENS.
1050	(E) REMOVE AND REPLACE DAMAGED WINDOW TRIM.
1052	(E) RAMP TO REMAIN. REMOVE AND REPLACE (E) HANDRAILS
1059	(E) WINDOW TO BE REMOVED. ROUGH OPENING TO BE MAINTAINED. PREPARE TO RECEIVE NEW WINDOW

DEMOLITION NOTES:

C1	(E) CEILING TO REMAIN. PROTECT IN PLACE.
C2	EXPOSED STRUCTURE. PROTECT IN PLACE.
C3	REMOVE (E) GYPSUM BOARD TO CEILING FRAMING
F1	(E) FLOOR AND BASE TO REMAIN. PATCH AS REQUIRED.
F6	REMOVE (E) 1X T&G BLEACHER FLOORING
W1	(E) WALLS TO REMAIN. PREPARE (E) PLASTER OR GYPSUM WALLS TO RECEIVE NEW PAINT FINISH. PATCH AS REQUIRED.
W4	(E) WALLS TO REMAIN. PREPARE WALLS TO RECEIVE NEW PAINT FINISH. PATCH AS REQUIRED

LEGEND:

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

- (E) CONCRETE WALL TO REMAIN
- (E) WALL TO REMAIN
- (E) DOOR & FRAME TO REMAIN
- (E) WINDOW TO REMAIN
- REMOVE (E) WALL OR PORTION OF WALL IN ITS ENTIRETY
- REMOVE (E) CONCRETE SLAB
- REMOVE (E) DOOR & FRAME IN ITS ENTIRETY
- REMOVE (E) WINDOW & FRAME IN ITS ENTIRETY
- REMOVE (E) CONSTRUCTION, REFER TO REMOVAL KEYNOTES FOR ADDITIONAL INFORMATION

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

True North

CLIENT
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350 Main Steet
El Segundo, CA 90245

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ISSUES

No.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03/20/23
2	50% CD	05/15/23
3	PROGRESS SET	07/28/23
4	90% CD	08/25/23

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888 S. Figuerora St.
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(800) 938 - 0542

HISTORIC CONSULTANT
HISTORIC RESOURCES GROUP
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Pasadena, CA 91105
(626) 793 - 2400

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LICENSED ARCHITECT THOMAS R. GISLER NO. C21306 10-31-23 RENEWAL STATE OF CALIFORNIA

PRIME CONSULTANT

ARCADIS
ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO: 138147	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
DEMOLITION SECOND FLOOR PLAN

SHEET NUMBER	ISSUE
AD1102	4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R2022/138147_UrhoSaari-Plunge_A_V2022.rvt

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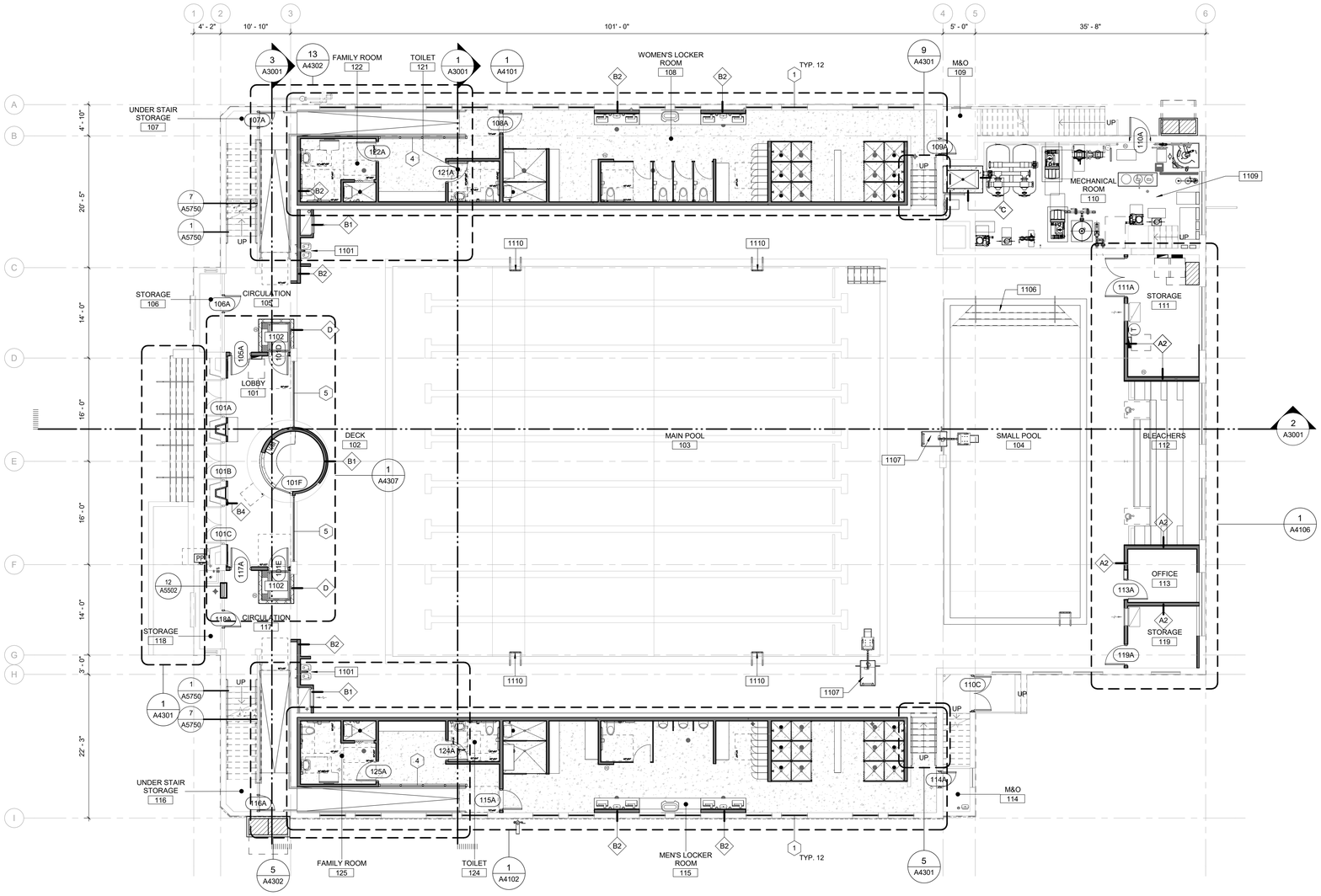

GENERAL NOTES:

1. REFER TO DEMOLITION PLAN, AD1101 FOR EXISTING CONTRUCTION TO BE REMOVED
2. REFER TO SHEET A9101 FOR FINISH SCHEDULE
3. REFER TO INTERIOR ELEVATIONS FOR ALL WALL MOUNTED ITEMS AND CABINET TYPES
4. REFER TO STRUCTURAL DRAWINGS FOR FRAMING OF OPENINGS
5. EXPOSED WATER / WASTEWATER LINES WHICH ARE TO REMAIN MUST BE CLEANED, PRIMED AND PAINTED.

KEYNOTES:

1101	HI-LO DRINKING FOUNTAIN
1102	WHEELCHAIR LIFT. REFER TO A4305 FOR ENLARGED PLANS AND SECTIONS
1106	SMALL POOL ACCESS STAIRS. REFER TO POOL CONSULTANT SHEET AQ-3.1
1107	PROVIDE ACCESSIBLE POOL LIFT, SEE SPECIFICATIONS
1109	REFER TO MEP AND AQUATIC PLANS FOR ADDITIONAL INFORMATION
1110	(N) POOL LADDER, SEE AQUATIC DRAWINGS

LEGEND:

- (E) WALL TO REMAIN
- METAL STUD WALL FRAMING. REFER TO A5101 FOR WALL TYPE
- CONCRETE WALL PER WALL TYPE "C"
- 6" CMU BLOCK WALL PER WALL TYPE "D"
- (N) 5" CONCRETE SLAB ON GRADE.
- 30" X 48" ACCESSIBLE FLOOR SPACE LOCATION
- 60" X 60" ACCESSIBLE FLOOR SPACE LOCATION
- A — WALL TYPES, SEE SHEET A5101 FOR ADDITIONAL INFORMATION
- 1 — DOOR NUMBERS, SEE SHEET A6101 FOR ADDITIONAL INFORMATION
- 1 — WINDOW NUMBERS, SEE SHEET A6101 FOR ADDITIONAL INFORMATION
- LIMITS OF WATERPROOFING. REFER TO DETAIL 4/A5001

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

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

0 4' 12' 20'

True North

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ISSUES

No.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03/20/23
2	50% CD	05/15/23
3	PROGRESS SET	07/28/23
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(213) 596 - 4500

STRUCTURAL ENGINEER
ENGLEKIRK
888 S. Figuerora St.
Los Angeles, CA 90017
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Encino, CA 91436
(323) 825 - 9955

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1711 Sixteenth St.
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(310) 450 - 1733

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(310) 694 - 5917

POOL CONSULTANT
AQUATIC DESIGN GROUP
2226 Faraday Ave.
Carlsbad, CA 92008
(800) 938 - 0542

HISTORIC CONSULTANT
HISTORIC RESOURCES GROUP
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Pasadena, CA 91105
(626) 793 - 2400

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PRIME CONSULTANT

ARCADIS

ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT

Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO: 138147

DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

MAIN FLOOR PLAN

SHEET NUMBER A1101

ISSUE 4

QA/QC CHECK

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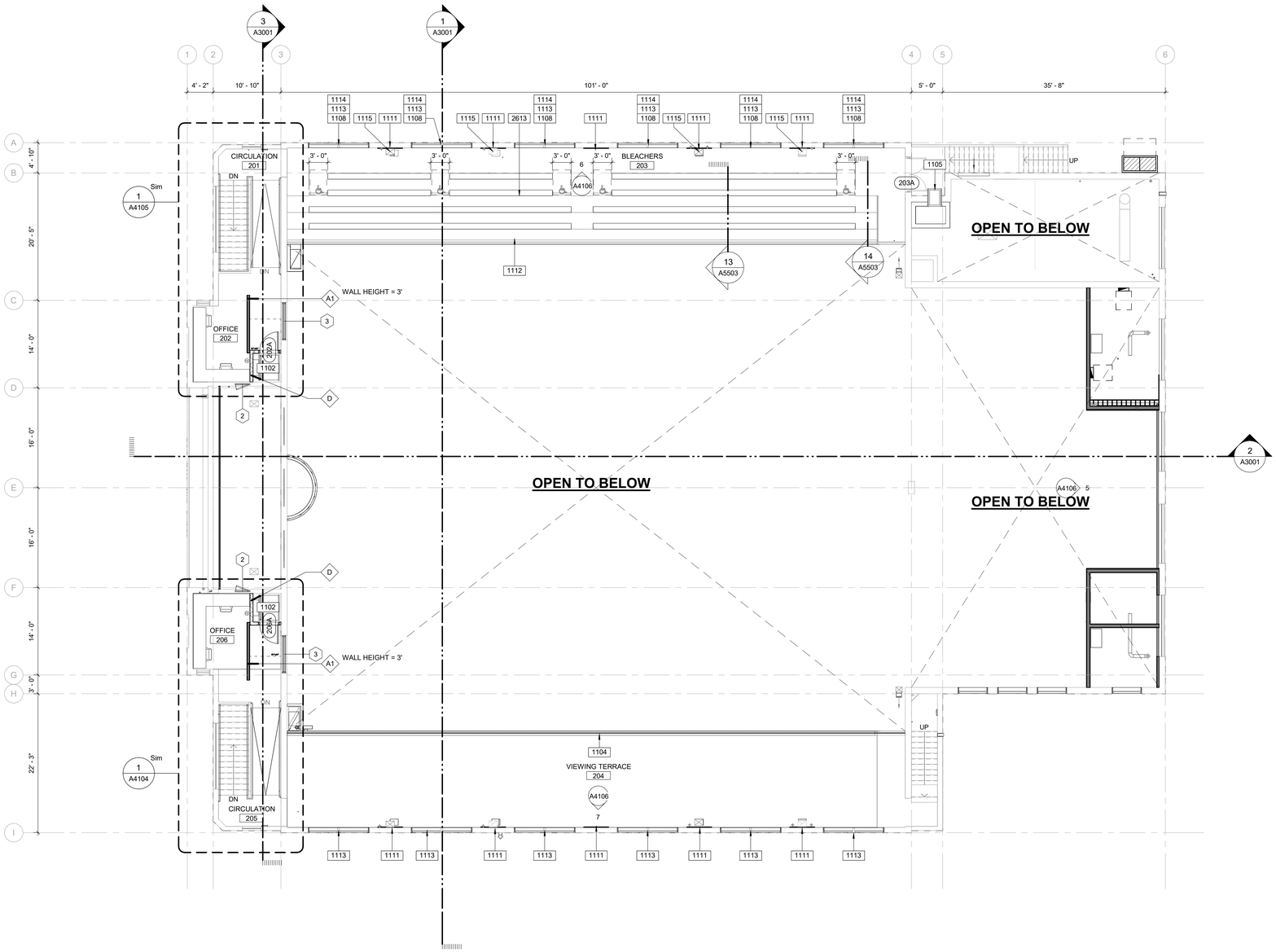

GENERAL NOTES:

1. REFER TO DEMOLITION PLAN, AD1101 FOR EXISTING CONTRUCTION TO BE REMOVED
2. REFER TO SHEET A9101 FOR FINISH SCHEDULE
3. REFER TO INTERIOR ELEVATIONS FOR ALL WALL MOUNTED ITEMS AND CABINET TYPES
4. REFER TO STRUCTURAL DRAWINGS FOR FRAMING OF OPENINGS
5. EXPOSED WATER / WASTEWATER LINES WHICH ARE TO REMAIN MUST BE CLEANED, PRIMED AND PAINTED.

KEYNOTES:

1102	WHEELCHAIR LIFT. REFER TO A4305 FOR ENLARGED PLANS AND SECTIONS
1104	GLASS GUARDRAIL
1105	ROOF ACCESS LADDER
1108	(E) SECURITY SCREENS TO REMAIN. CLEAN AND PAINT
1111	ACOUSTIC PANELS, SEE SPECIFICATIONS
1112	(E) RAIL TO REMAIN. PAINT
1113	(E) DAMAGED TRIM TO BE REPLACED. (E) WINDOWS TO BE CLEANED AND REMAIN
1114	(N) ROLLER SHADES TO BE INSTALLED
1115	SHAFT. SEE MECHANICAL DRAWINGS
2613	NEW BLEACHERS. SEE DETAILS 13 / A5503 AND 14/A5503

LEGEND:

- (E) WALL TO REMAIN
- METAL STUD WALL FRAMING. REFER TO A5101 FOR WALL TYPE
- CONCRETE WALL PER WALL TYPE "C"
- 6" CMU BLOCK WALL PER WALL TYPE "D"
- (N) 5" CONCRETE SLAB ON GRADE.
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- 1 — DOOR NUMBERS, SEE SHEET A6101 FOR ADDITIONAL INFORMATION
- 1 — WINDOW NUMBERS, SEE SHEET A6101 FOR ADDITIONAL INFORMATION
- LIMITS OF WATERPROOFING. REFER TO DETAIL 4/A5001

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

0 4' 12' 20'

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

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700 South Flower St. Suite 1800
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(213) 596 - 4500

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ENGLEKIRK
888 S. Figuerora St.
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Encino, CA 91436
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Santa Monica, CA 90404
(310) 450 - 1733

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Los Angeles, CA
(310) 694 - 5917

POOL CONSULTANT
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Carlsbad, CA 92008
(800) 938 - 0542

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HISTORIC RESOURCES GROUP
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Pasadena, CA 91105
(626) 793 - 2400

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LICENSED ARCHITECT THOMAS H. MOSER STATE OF CALIFORNIA
NO. C21306
12-31-23
RENEWAL DATE

PRIME CONSULTANT

ARCADIS

ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO: 138147	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER	ISSUE
A1102	4

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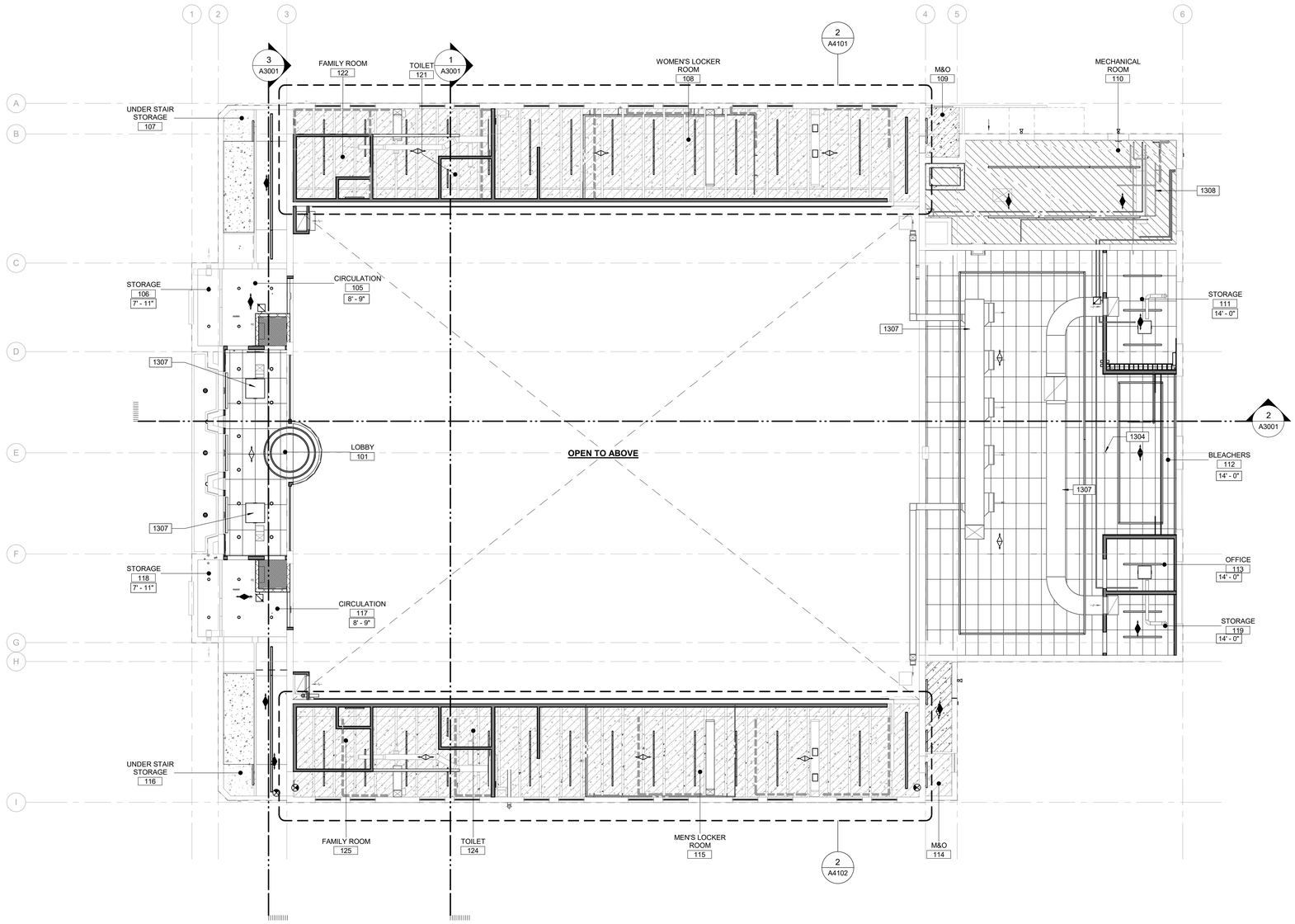

GENERAL NOTES:

1. CEILING HEIGHTS GIVEN ON REFLECTED CEILING PLANS ARE RELATIVE TO TOP OF FLOOR ELEVATION OF THAT ROOM; ASSUME TOP OF FLOOR ELEVATION OF +0'-0"
2. AT SUSPENDED ACOUSTICAL CEILINGS, 2'x4' GRID IS TO BE CENTERED BETWEEN WALLS IN BOTH DIRECTIONS
3. MECHANICAL AND ELECTRICAL ITEMS ARE SHOWN ON THIS PLAN FOR PLACEMENT PURPOSES ONLY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILED INFORMATION AND ADDITIONAL ITEMS NOT SHOWN.
4. ALL CEILING MOUNTED ITEMS OCCURRING WITHIN SUSPENDED ACOUSTICAL CEILING PANELS ARE TO BE CENTERED ON 2'x4' PANEL MODULES.
5. CONTRACTOR TO CAREFULLY COORDINATE AND ROUTE LOCATIONS OF FIRE SPRINKLERS TO NOT INTERFERE WITH CEILING LIGHTS, MECHANICAL DUCTS, GRILLS, CEILING CLOUDS, ETC.
6. ALL INTERIOR FINISHES APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN CBC 2022, SECTION 803 WHERE APPLICABLE

KEYNOTES:

1304	STEEL COLUMN, SEE STRUCTURAL DRAWINGS
1307	EXPOSED MECHANICAL EQUIPMENT, PAINT. SEE MECHANICAL DRAWINGS
1308	EXPOSED PIPING, REFER TO PLUMBING DRAWINGS

LEGEND:

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

- EXPOSED (E) STRUCTURE PAINT.
- (E) GYPSUM CEILING FINISH TO REMAIN. PATCH AND PAINT
- ADHERED ACOUSTIC CEILING TILE
- GYPSUM CEILING
- ADHERED ACOUSTIC CEILING TILE. PAINT. SEE DETAIL 10/A5567
- EXPOSED CONCRETE
- CONCRETE. PAINT
- LIGHT FIXTURES . SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- AIR TERMINAL . SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

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

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4	90% CD	08/25/23

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Los Angeles, CA 90017
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537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO:
138147

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
MAIN FLOOR REFLECTED CEILING PLAN

SHEET NUMBER
A1301

ISSUE
4

TEXT CHECK
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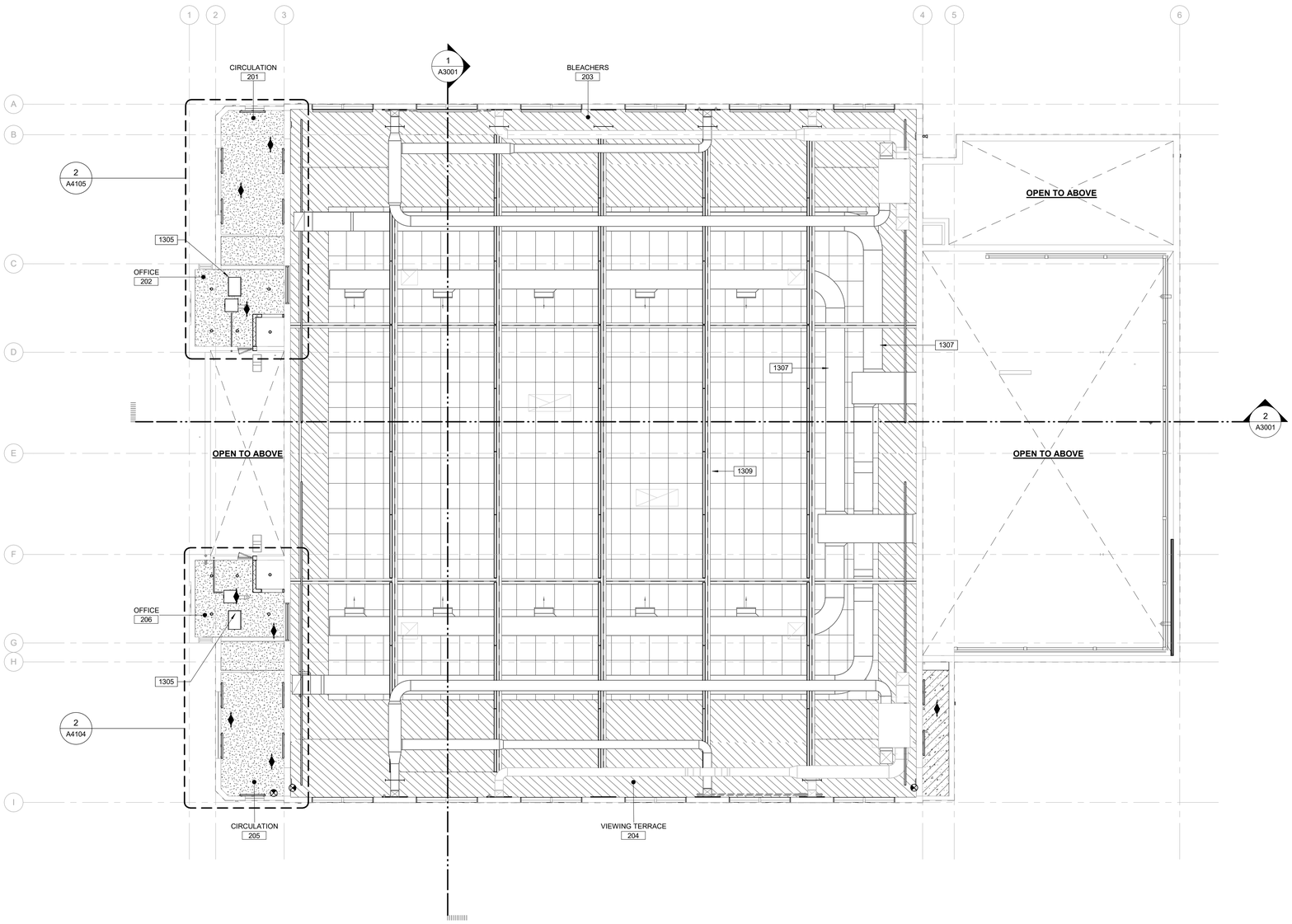

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5. CONTRACTOR TO CAREFULLY COORDINATE AND ROUTE LOCATIONS OF FIRE SPRINKLERS TO NOT INTERFERE WITH CEILING LIGHTS, MECHANICAL DUCTS, GRILLS, CEILING CLOUDS, ETC.
6. ALL INTERIOR FINISHES APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN CBC 2022, SECTION 803 WHERE APPLICABLE

KEYNOTES:

1305	(E) SKYLIGHT TO REMAIN
1307	EXPOSED MECHANICAL EQUIPMENT, PAINT. SEE MECHANICAL DRAWINGS
1309	(E) ROOF FRAMING. CLEAN AND PAINT

LEGEND:

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

- EXPOSED (E) STRUCTURE PAINT.
- (E) GYPSUM CEILING FINISH TO REMAIN. PATCH AND PAINT
- ADHERED ACOUSTIC CEILING TILE
- GYPSUM CEILING
- ADHERED ACOUSTIC CEILING TILE. PAINT. SEE DETAIL 10/A5567
- EXPOSED CONCRETE
- CONCRETE. PAINT
- LIGHT FIXTURES . SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- AIR TERMINAL . SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

0 4' 12' 20'

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

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ENGLEKIRK
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(323) 733 - 6673

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HISTORIC RESOURCES GROUP
12 S. Fair Oaks Ave., Suite 200
Pasadena, CA 91105
(626) 793 - 2400

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LICENSED ARCHITECT THOMAS R. GLOVER RENEWAL DATE 12-31-23 NO. C21336 STATE OF CALIFORNIA

PRIME CONSULTANT

ARCADIS

ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
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El Segundo, CA 90245

PROJECT NO: 138147

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER	ISSUE
A1304	4

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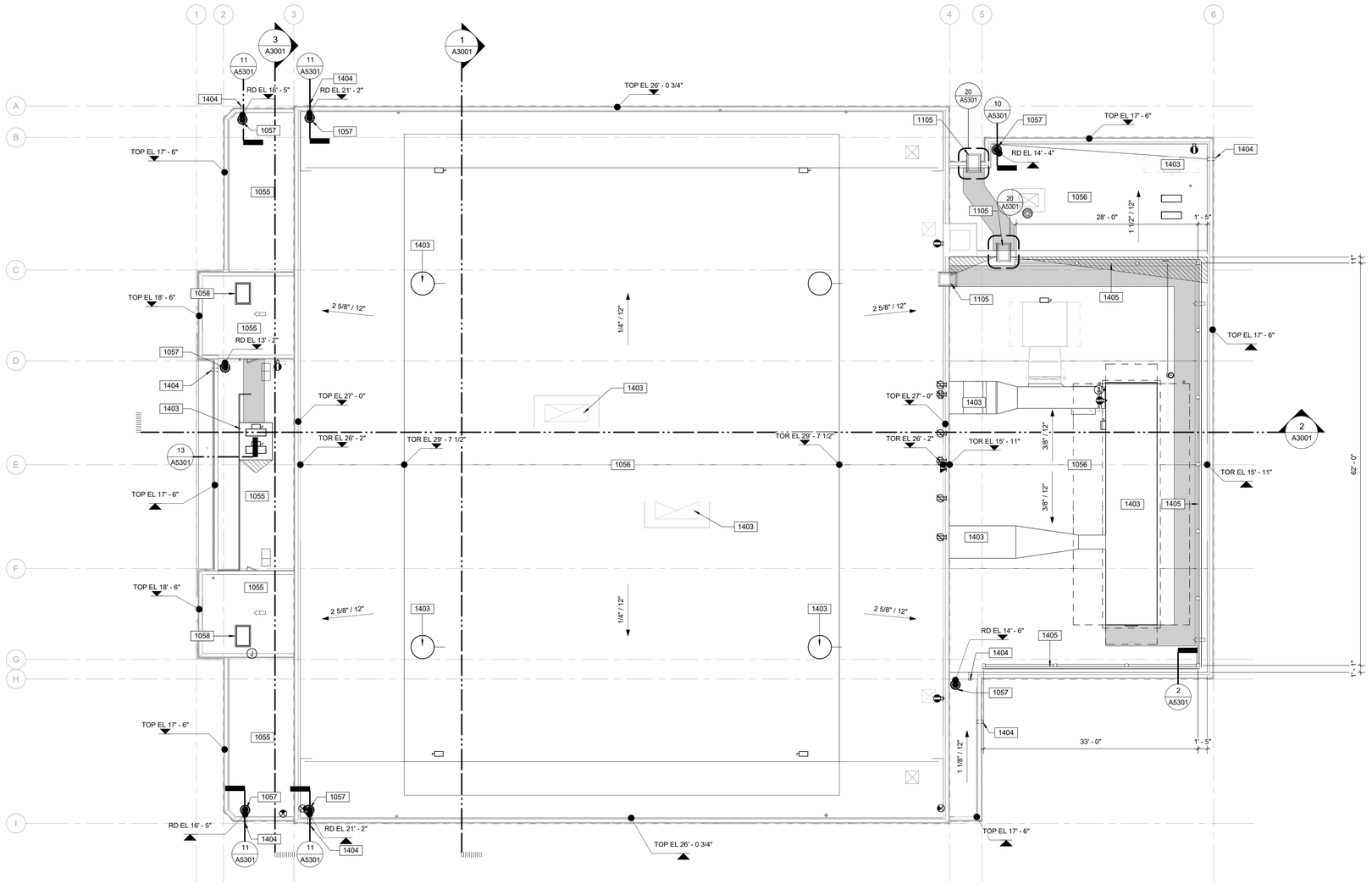

1 A1401 ROOF PLAN

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

GENERAL NOTES:

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
2. LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
3. PROVIDE CRICKETS AT HIGH SIDE OF ALL ROOF MOUNTED EQUIPMENT.

KEYNOTES:

1055	(E) COMPOSITION ROOFING OVER CONCRETE TO BE REMOVED AND REPLACED WITH NEW ROOFING
1056	(E) COMPOSITION ROOFING OVER WOOD SHEATHING TO BE REMOVED AND REPLACED WITH NEW ROOFING
1057	(E) ROOF DRAIN TO BE REMOVED AND REPLACED
1058	(E) SKYLIGHT TO REMAIN. PROTECT IN PLACE
1105	ROOF ACCESS LADDER
1402	(E) SKYLIGHT TO REMAIN
1403	MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
1404	(E) OVERFLOW SCUPPER
1405	PERFORATED MECHANICAL SCREEN PANEL, PAINT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

LEGEND:

EL XX'-XX" — ELEVATION VALUE AND POINT OF ELEVATION

TOP = TOP OF PARAPET
TOC = TOP OF CRICKET
TOS = TOP OF STRUCTURE
TOR = TOP OF RIDGE
RD = ROOF DRAIN
RWL = RAIN WATER LEADER

ROOF SLOPE AS INDICATED

CLASS 'A' SINGLE PLY ROOFING OVER TAPERED INSULATION. SLOPE AT 1/4" PER FOOT U.O.N.

ROOF WALKING PAD

TAPERED INSULATION CRICKET , SLOPE AT 1/4" PER FOOT U.O.N..

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

True North

CLIENT

City of El Segundo

350 Main Steet
El Segundo, CA 90245

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Arcadis, A California Partnership

ISSUES

No.	DESCRIPTION	DATE
2	50% CD	05/15/23
3	PROGRESS SET	07/28/23
4	90% CD	08/25/23

NOT FOR CONSTRUCTION

CONSULTANTS

CIVIL ENGINEER
BRANDOW & JOHNSTON
700 South Flower St. Suite 1800
Los Angeles, CA 90017
(213) 596 - 4500

STRUCTURAL ENGINEER
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888 S. Figuerora St.
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Encino, CA 91436
(323) 825 - 9955

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HISTORIC RESOURCES GROUP
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SEAL

LICENSED ARCHITECT THOMAS R. WISEMAN NO. C21306 12-31-23 RENEWAL STATE OF CALIFORNIA

PRIME CONSULTANT

ARCADIS

ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT

Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO: 138147	
DRAWN BY: **Author**	CHECKED BY: **Checker**
PROJECT MGR: **Designer**	APPROVED BY: **Approver**

SHEET TITLE

ROOF PLAN

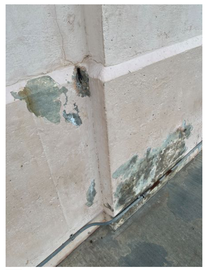
SHEET NUMBER	ISSUE
A1401	4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R2022/138147_UrhoSaari-Plunge_A_V2022.rvt

QA/QC CHECK
Date
Comm
Init.

1

2



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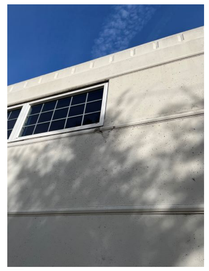

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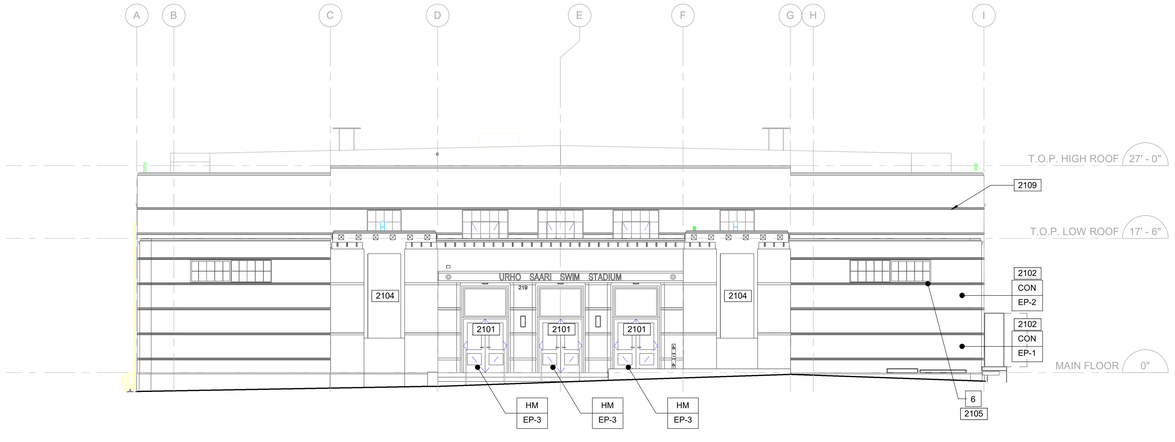
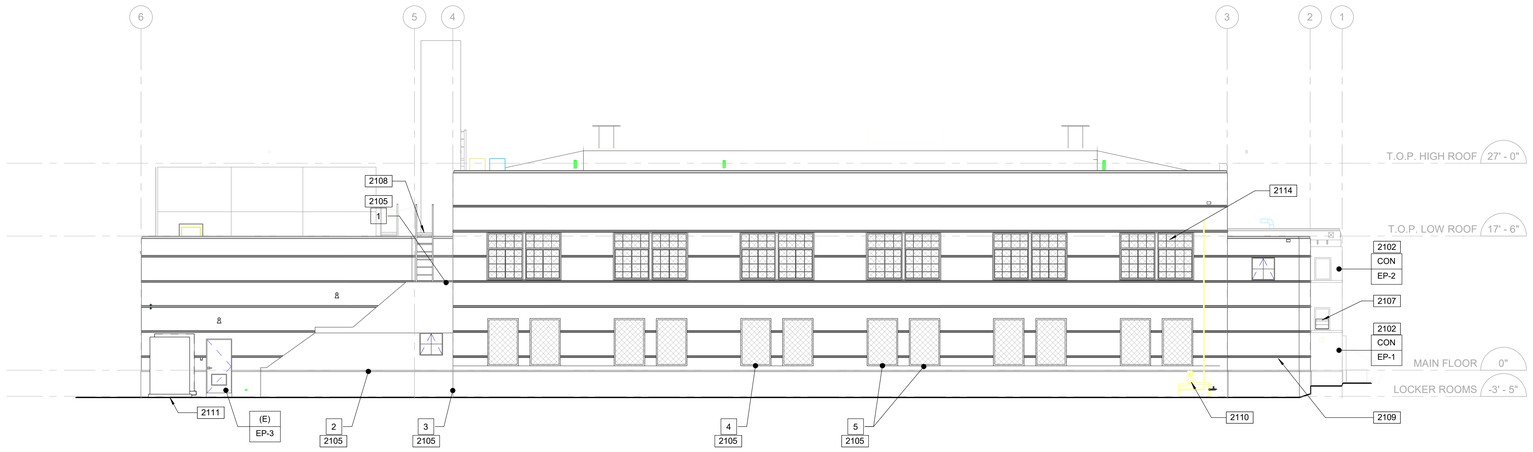


2 A2101 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 A2101 WEST ELEVATION
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR FINISHES EXPOSED TO VIEW SHALL BE PAINTED AS INDICATED ON DRAWINGS.
2. REFER TO OTHER DISCIPLINES FOR ADDITIONAL INFORMATION NOT SHOWN.
3. ALL SPALLING LOCATIONS TO BE PATCHED AND REPAIRED. DRAWINGS DO NOT SHOW EVERY LOCATION.

KEYNOTES:

2101	(N) DOOR
2102	PAINT TO MATCH EXISTING
2104	(E) PLASTER MURAL TO REMAIN. PROTECT IN PLACE
2105	SPALLING. PATCH AND REPAIR
2107	REMOVE AND REPLACE (E) WINDOW WITH HALF-LOUVER
2108	ROOF LADDER, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2109	(E) MOLDINGS TO REMAIN. PROTECT IN PLACE
2110	(E) GAS METER TO REMAIN. PROTECT IN PLACE
2111	SWTICHBOARD, REFER TO ELECTRICAL DRAWINGS
2114	(E) SECURITY SCREENS TO REMAIN. CLEAN AND PAINT

LEGEND:

XX-# / XX-#	MATERIAL DESIGNATION / COLOR DESIGNATION
CON	CONCRETE
HM	HOLLOW METAL
EP-#	EXTERIOR PAINT
X	LOCATION OF SPALLING. SEE KEYNOTES FOR ADDITIONAL INFORMATION
	SECURITY SCREEN

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

0 4' 12' 20'
Scale: 1/8" = 1' - 0"

CLIENT
City of El Segundo
350 Main Steet
El Segundo, CA 90245

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Arcadis, A California Partnership

ISSUES

No.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03/20/23
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CIVIL ENGINEER
BRANDOW & JOHNSTON
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Los Angeles, CA 90017
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STRUCTURAL ENGINEER
ENGLEKIRK
888 S. Figuerora St.
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Encino, CA 91436
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HISTORIC RESOURCES GROUP
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Pasadena, CA 91105
(626) 793 - 2400

SEAL

LICENSED ARCHITECT THOMAS R. RUTHE NO. C21306 10-31-23 RENEWAL DATE STATE OF CALIFORNIA

PRIME CONSULTANT

ARCADIS
ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

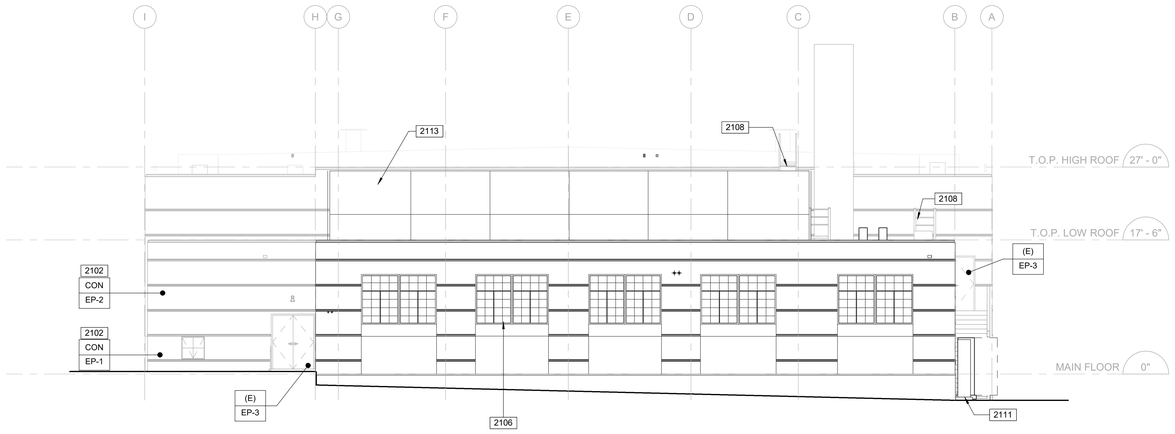
PROJECT NO: 138147

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

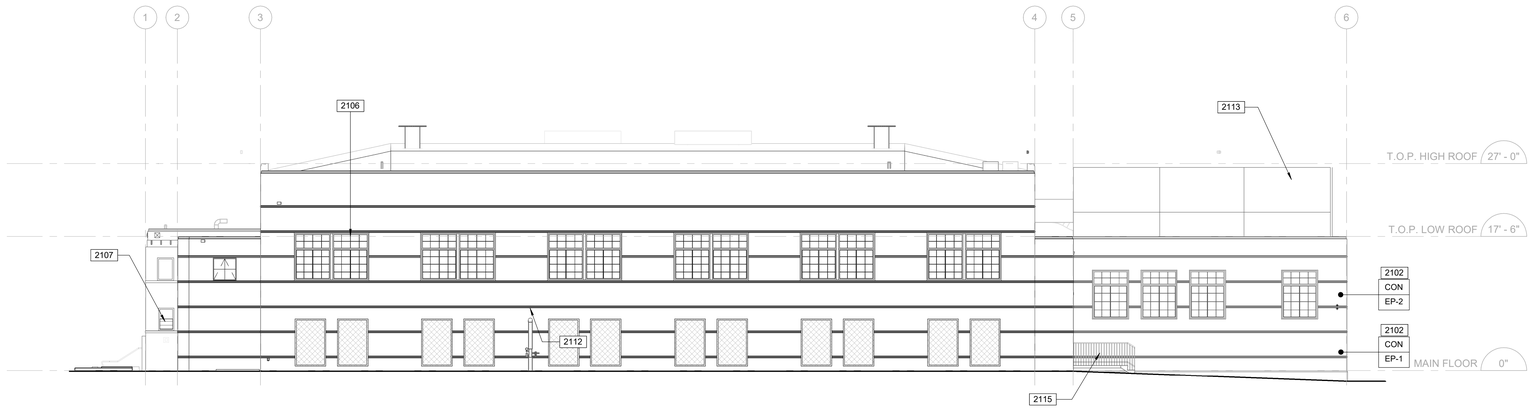
SHEET TITLE
ELEVATIONS

SHEET NUMBER A2101
ISSUE 4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R2022/138147_UrhoSaariPlunge_A_v2022.rvt
10mm
SCALE CHECK



2 A2102 NORTH ELEVATION
Scale: 1/8" = 1'-0"



1 A2102 EAST ELEVATION
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR FINISHES EXPOSED TO VIEW SHALL BE PAINTED AS INDICATED ON DRAWINGS.
2. REFER TO OTHER DISCIPLINES FOR ADDITIONAL INFORMATION NOT SHOWN.
3. ALL SPALLING LOCATIONS TO BE PATCHED AND REPAIRED. DRAWINGS DO NOT SHOW EVERY LOCATION.

KEYNOTES:

2102	PAINT TO MATCH EXISTING
2106	REPLACE DAMAGED WINDOW SCREEN
2107	REMOVE AND REPLACE (E) WINDOW WITH HALF-LOUVER
2108	ROOF LADDER, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2111	SWTICHBOARD, REFER TO ELECTRICAL DRAWINGS
2112	FIRE RISER, REFER TO FIRE PROTECTION DRAWINGS
2113	MECHANICAL SCREEN
2115	(E) RAIL TO REMAIN. PAINT

LEGEND:

XX-# / XX-#	MATERIAL DESIGNATION / COLOR DESIGNATION
CON	CONCRETE
HM	HOLLOW METAL
EP-#	EXTERIOR PAINT
X	LOCATION OF SPALLING. SEE KEYNOTES FOR ADDITIONAL INFORMATION
	SECURITY SCREEN

NOTE: ALL SYMBOLS AND PATTERNS MAY NOT NECESSARILY OCCUR ON THIS SHEET.

0 4' 12' 20'
Scale: 1/8" = 1' - 0"

CLIENT
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350 Main Steet
El Segundo, CA 90245

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Arcadis, A California Partnership

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STRUCTURAL ENGINEER
ENGLEKIRK
888 S. Figuerora St.
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(310) 450 - 1733

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HISTORIC RESOURCES GROUP
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Pasadena, CA 91105
(626) 793 - 2400

SEAL

LICENSED ARCHITECT — JOSEPH S. PAN — NO. C21306 — 10-31-23 RENEWAL DATE — STATE OF CALIFORNIA

PRIME CONSULTANT

ARCADIS
537 South Broadway, Suite 500
Los Angeles, CA 90013, USA
tel 213 769 0011
www.arcadis.com

PROJECT
Urho Saari Swim Stadium Renovation
219 W. Mariposa Ave.
El Segundo, CA 90245

PROJECT NO: 138147

DRAWN BY:	CHECKED BY:
Author	**Checker**
PROJECT MGR:	APPROVED BY:
Designer	**Approver**

SHEET TITLE
ELEVATIONS

SHEET NUMBER A2102 | ISSUE 4

Autodesk Docs://138147-UrhoSaariSwim_Stadium R20222/138147_UrhoSaariPlunge_A_V2022.rvt

FRONT ENTRANCE

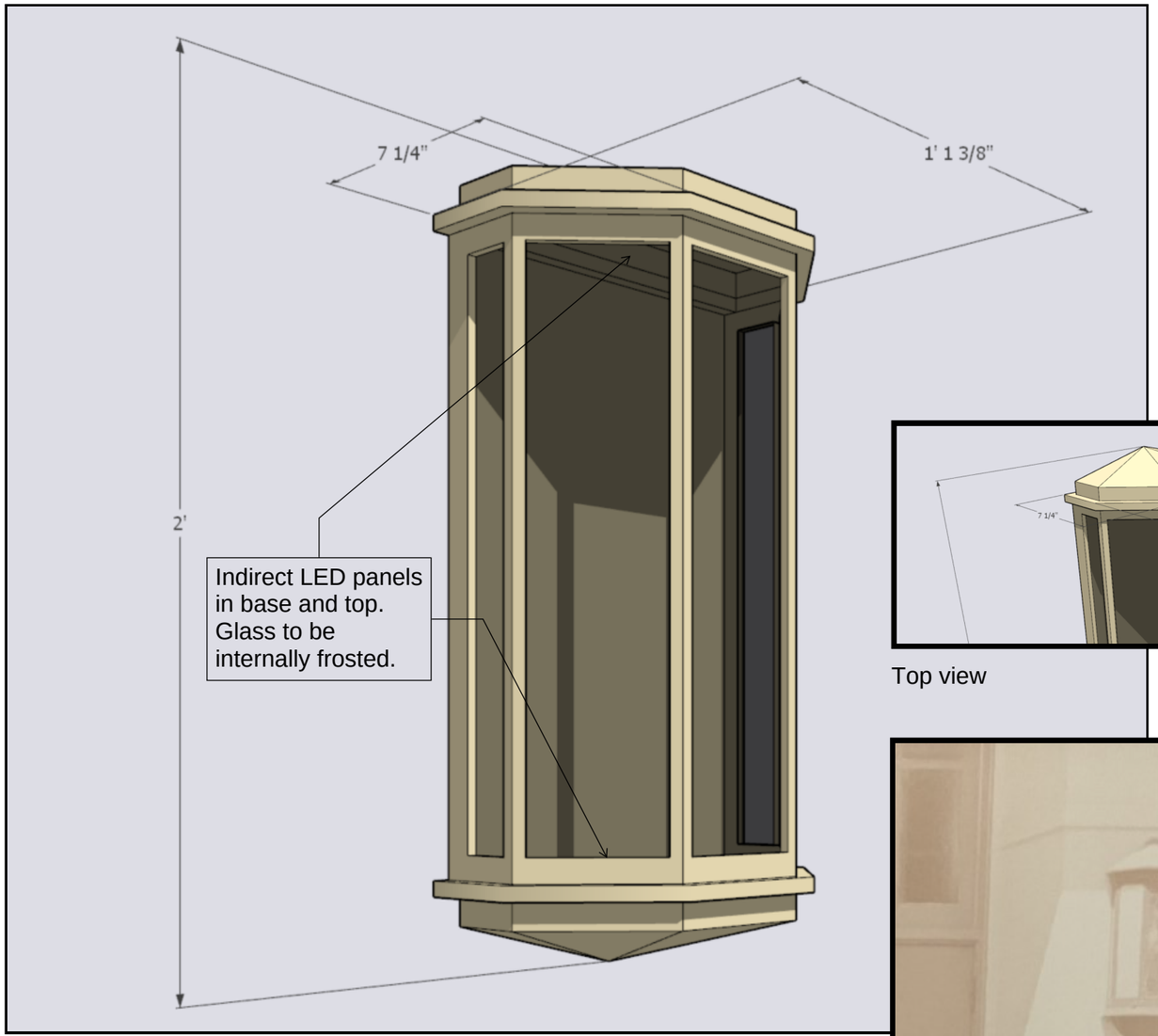
SIDE ALLEY WITH NEW FIRE LINE

XL-L04

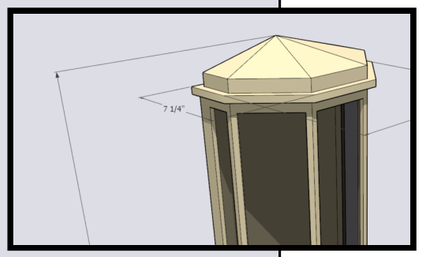
65.0W Ea.

Seeded laminated glass

Oil-Rubbed bronze (US-10B)

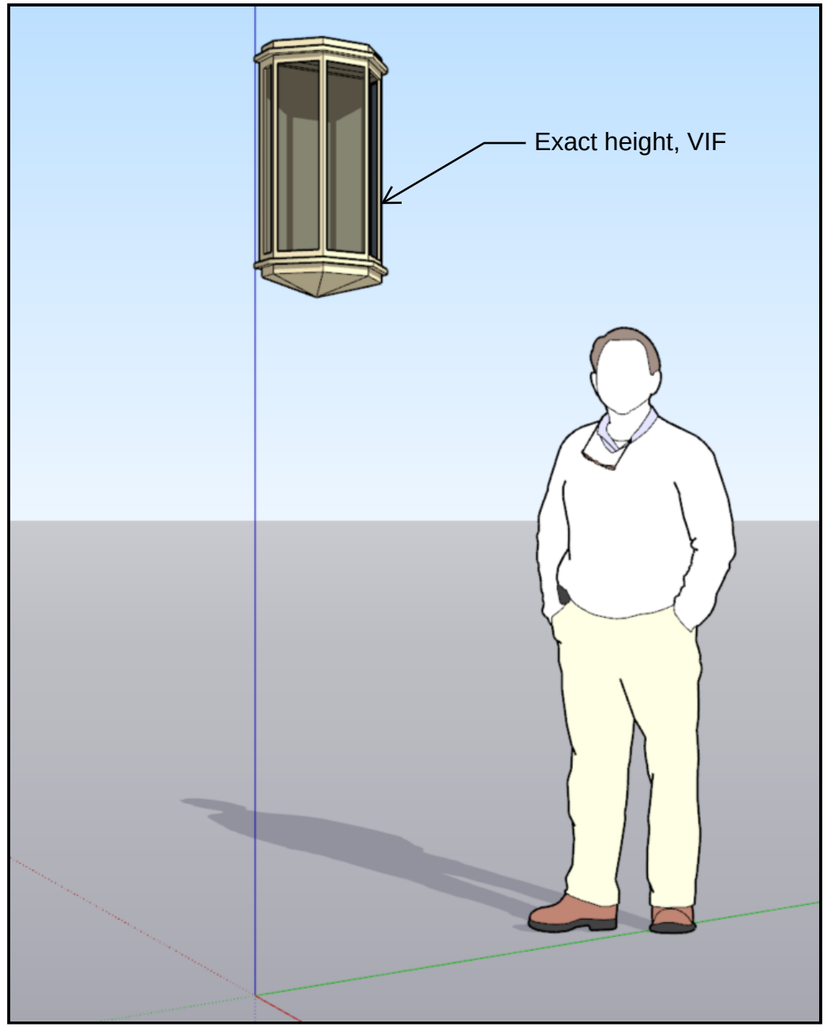


Octagonal Exterior Sconce



Top view

Original image



Exterior wall sconce, similar to original, precise details tbd.
Fixture to be minimum IP67 Wet rated.
Materials to be Oil-rubbed bronze (US10B) with Seeded laminated glass with interior frosting, density tbd.
Vandal-resistant performance.
Non-rusting, non-corrosive parts and hardware.
Interior LED panels on top and bottom to have variable CCT, 2200K-4000K at 5000lm and 90+CRI.
Provide recessed 2" 1000lm LED downlight in bottom.
Provide sensors and controls per MEP engineer.

Urho Saari Swim Stadium - Custom Entry Sconce

insight lighting

SCOPE ME
CYLINDER UP O

XL-L07

PROJECT: SSM-DN-MO-40K-A3T-WM-volt-dim-finish-HCRI

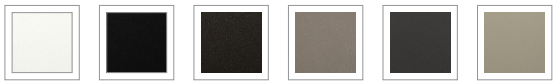
PROFILE

WATTAGE	LO (10.0W), MO (20.0W)
OPTICS	20°, 30°, 55°, ASYMMETRIC
CCT	2700K, 3000K, 3500K, 4000K (82 CRI)
CRI	82+ CRI
PERFORMANCE	UP TO 12457 PEAK CANDELA (20.0W)
VOLTAGE	120V OR 277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	0-10V (DIMS DOWN TO 1%), DMX DIMMING
DIMENSIONS	10.00" X 3.00", 16.00" X 3.00"
HOUSING	EXTRUDED ALUMINUM HOUSING
LENS	TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
WARRANTY	5-YEAR LIMITED
OPERATING TEMP	-30° C TO 50° C
LUMEN MAINTENANCE	84,000 HOURS
CERTIFICATION	ETL/cETL WET LOCATION, IP66, 3G
	MEETS ADA REQUIREMENTS

FIXTURES SHOWN:

SSM-UD-MO-40K-30-UNV-DIM-WM-TBL

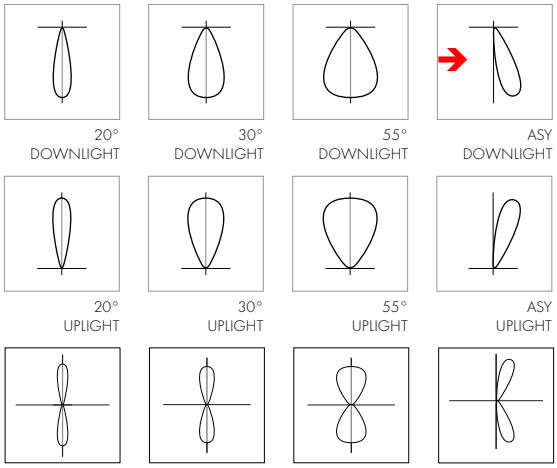
STANDARD FINISHES



TEXTURED WHITE | TEXTURED BLACK | TEXTURED BRONZE | TEXTURED L. BRONZE | TEXTURED GRAY | TEXTURED S. STONE

OPTICS

NOT ALL AVAILABLE OPTICS SHOWN

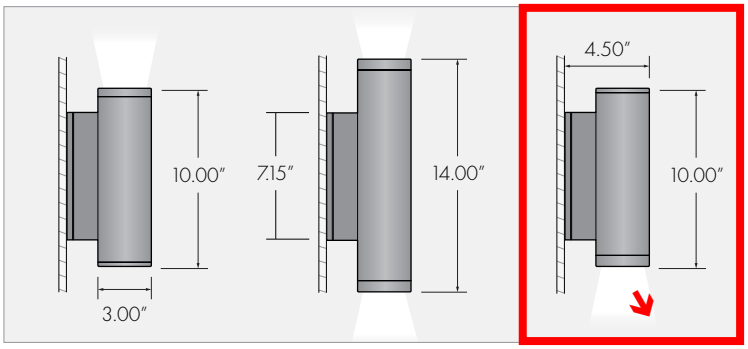


20° DOWNLIGHT | 30° DOWNLIGHT | 55° DOWNLIGHT | ASY DOWNLIGHT

20° UPLIGHT | 30° UPLIGHT | 55° UPLIGHT | ASY UPLIGHT

20°/ 20° UPLIGHT/ DOWNLIGHT | 30°/ 30° UPLIGHT/ DOWNLIGHT | 55°/ 55° UPLIGHT/ DOWNLIGHT | ASY/ ASY UPLIGHT/ DOWNLIGHT

PROFILE



Surface Mtd Downlight

Throughout

IL-L08

Mfg: Integer Lighting - "Prime 4"" Cylinder"
Part No: (See Fixture Schedule)
Features: 4000k
Note:

30.0W Ea.

PRIME

integer Lights

PRIME 4" LED ARCHITECTURAL CYLINDER

USE OF PRODUCT
PRIME Cylinder Series may be used in hospitality, commercial, retail, and residential applications. This product will reduce energy consumption, emits little heat, and reduces cooling loads for added costs savings. Approximately 75% in energy savings compared to incandescent light source

LED ENGINE
LED engine available with CREE LE2s in 2700K, 3000K, 3500K, or 4000K in standard 80+ CRI. 2 Step MacAdam ellipse allows for color consistency between fixtures. LED mounted to aluminum heat sink for maximum life output and thermal management.

HOUSING
Rugged aluminum housing.

LED DRIVER
Durable dimmable driver provides high power factor with optimum thermal management to prevent damage caused by high temperature.

OPTICS
Field replaceable optical lens available in 18º, 30º, 50º, and 80º. Easily achieve narrow spot to wide flood beam pattern. Option for frosted, honeycomb, or soltie filter (2 Maximum).

MOUNTING
The PRIME Cylinder Series may be cable hung, stem mount, surface mount or wall mounted.

DIMMING
Available in 10 driver selections. (ID) Standard all-inclusive ELV, Triac, and 0-10V dimming driver called Intelligent Drive, L20-277V (PEQD) Lutron Hi-Lume Premier Ecosystem 0.1% w/soft on, fade to black dimming, 120-277V (PEQS) Lutron Hi-Lume Premier Ecosystem 1% w/soft on, fade to black dimming, (LDE1) Lutron Hi-Lume 1% Ecosystem with soft on, fade to black dimming, 120-277V (LTE) Lutron Hi-Lume 1% 2-wire, 120V (LSDA) Hi-lume 1% EcoSystem/3-Wire L3D Driver

(EE1) eldoLED Eco 1% Dim (0-10V), 120-277V (EDIO) eldoLED Solo 0.1% Dim(0-10V), 120-277V (EDID) eldoLED Solo 0.1% Dim(DALI), 120-277V

LABELS / COMPLIANCE
- CSA Listed for US and Canada
- 5 year limited warranty

ORDERING INFORMATION

RPA - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

Series	Diameter	Shape	Length	Directional	Lumens	Color Temperature	Voltage	Dimming
RPA PRIME Series	4 - 5"	CY - Cylinder	10 - 10"	DL - Down Light UP - Up Light	10L - 1055 lm 12L - 1250 lm 18L - 1645 lm 23L - 2170 lm 24L - 2495 lm	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	UNV - 120-277	ID* Standard all-inclusive ELV, Triac, and 0-10V dimming driver (Intelligent Drive) PEQD Lutron Hi-Lume Premier Ecosystem 0.1% w/ soft on, fade to black dimming LDE1 Lutron Hi-Lume 1% Ecosystem with soft on, fade to black dimming LDE5 Lutron Hi-Lume 1% Ecosystem LTE* Lutron Hi-Lume 1% 2-wire LSDA Hi-lume 1% EcoSystem/3-Wire L3D Driver EE1** eldoLED Eco 1% Dim (0-10V) EDID** eldoLED Solo 0.1% Dim (0-10V) EDID** eldoLED Solo 0.1% Dim (DALI)

Optical Lens*	Filter	Bevel Finish	Cylinder Finish	Mounting	Option
18 - 18° 30 - 30° 50 - 50° 80 - 80°	None - Leave blank F - Frosted Filter H - Honey comb S - Soltie filter	W - White B - Black H - Haze S - Specular Clear W - Wheat MTO - Made to order	BL - Black WH - White SL - Silver MTO - Made to order	PH - Pendant SC - Single Cable DC - Double Cable TC - Triple Cable SM - Surface Mount WM - Wall Mount	EM* - Emergency Battery

integer Lights

02-0470 - Uhro Saari Swim Stadium
8/25/2023 - 90% CD

chromatic

Surface Mtd Linear Downlight

Open Areas

IL-L02

Mfg: SPI Lighting - "Pavo 2"" Wall"
Part No: (See Fixture Schedule)
Features: 4000k
Note: 3 ft fixture

20.0W Ea.

Pavo 2" - Wall

SIW12169 2 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME:
TYPE:
NOTES:

DESCRIPTION

This sleek 2" cylindrical form is a pure expression of light and proof that great design is rooted in simplicity. Pavo 2" Wall is fully illuminated with no housing or metal accents to interrupt its minimalist form. It looks uniform from every angle. Its round diffuser emits a soft gradual display of light on the wall behind the fixture. This low-profile sconce is ADA-compliant and a great choice for hallways, elevator bays, vanities, or anywhere you want to add a simple yet sophisticated line of light. Available in 1' to 6' sizes.

FEATURES & BENEFITS

- The design element you've been missing
- Linearly lit wall sconce provides even illumination along the entire length of the lens
- Meticulously designed ends have no visible shadowing
- Minimal bracketry and hardware for an exceptionally clean look
- An expression of light in its most basic form
- Provides functional light, up to 750 lumens per foot, with comfortable luminance levels
- Pairs well with the entire Pavo family of pendants
- Mount vertically or horizontally on walls or ceilings
- Compliant with Americans with Disabilities Act (ADA) requirements
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** White LED light engine
- **CRI:** 80+ (contact factory for 90+)
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 107 lm/W delivered
- **CCT:** 3000K, 3500K, or 4000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Remote or integral Class 2 power supply. Max distance to the driver is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 1%
- **INTEGRATED SURGE PROTECTION:** LED components are

SPI LIGHTING [illegible]

Surface Mtd Linear Downlight

Open Areas

IL-L04

Mfg: SPI Lighting - "Pavo 2"" Wall"
Part No: (See Fixture Schedule)
Features: 4000k
Note: 6 ft fixture

21.0W Ea.

Pavo 2" - Wall

SIW12169 2 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME:
TYPE:
NOTES:

DESCRIPTION

This sleek 2" cylindrical form is a pure expression of light and proof that great design is rooted in simplicity. Pavo 2" Wall is fully illuminated with no housing or metal accents to interrupt its minimalist form. It looks uniform from every angle. Its round diffuser emits a soft gradual display of light on the wall behind the fixture. This low-profile sconce is ADA-compliant and a great choice for hallways, elevator bays, vanities, or anywhere you want to add a simple yet sophisticated line of light. Available in 1' to 6' sizes.

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- **CCT:** 3000K, 3500K, or 4000K
- **VOLTAGE:** 120-277V standard
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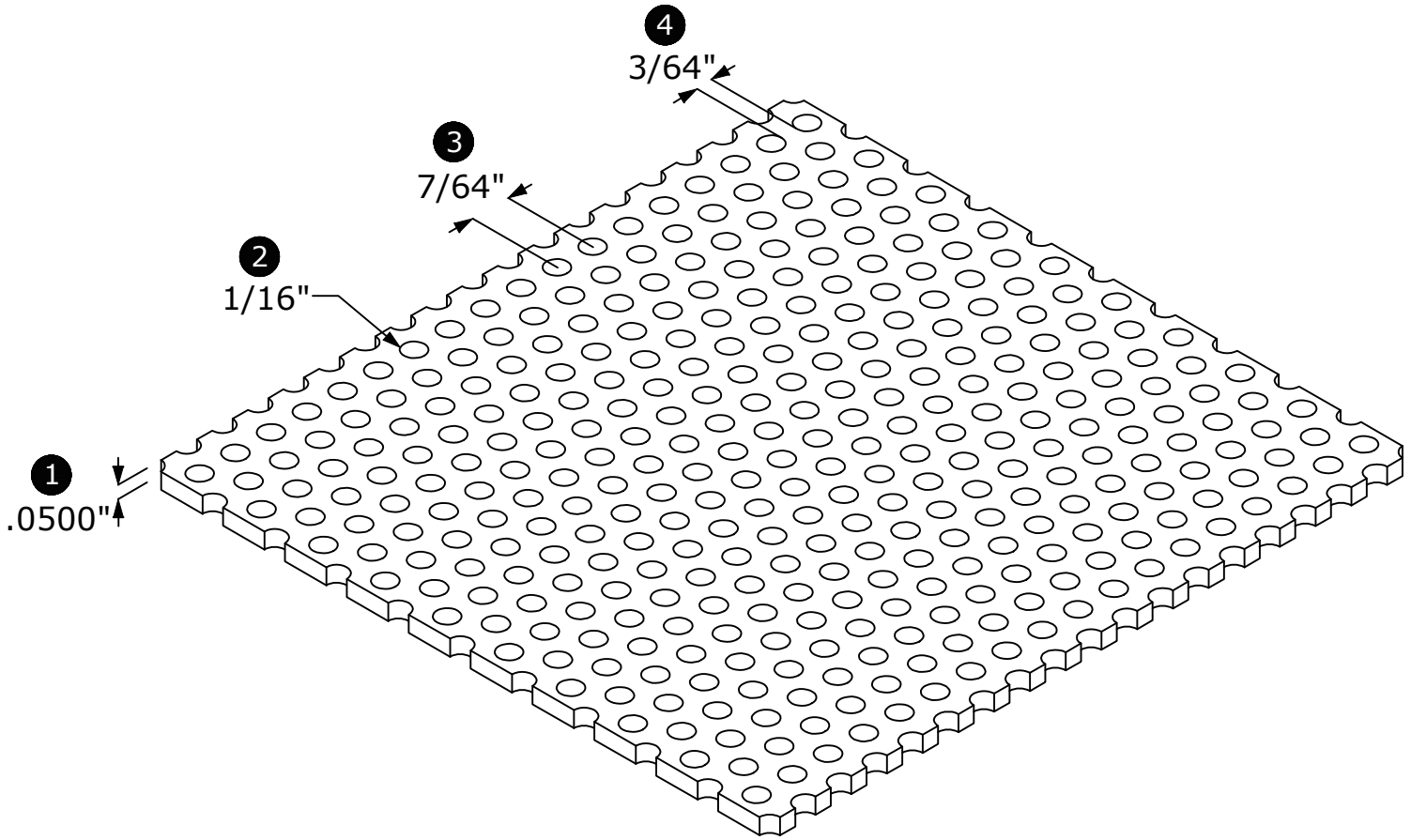

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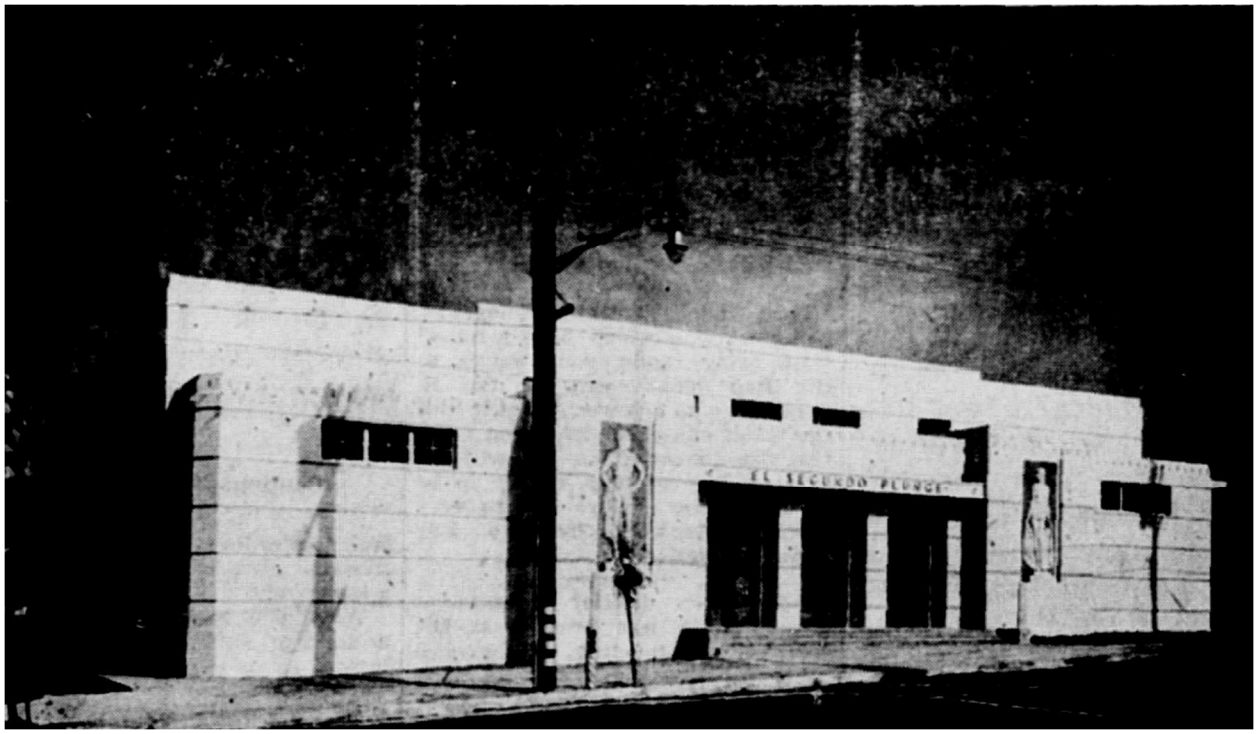
HISTORIC RESOURCES GROUP

HISTORICAL RESOURCE EVALUATION REPORT
EL SEGUNDO PLUNGE/URHO SAARI SWIM STADIUM

SEPTEMBER 2023



12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

Arcadis/IBI Group

1001 Wilshire Blvd., Suite 100-3100
Los Angeles, CA 90017

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1.0 EXECUTIVE SUMMARY

The City of El Segundo (the "Applicant") is proposing accessibility, pool, and HVAC upgrades (the "Project") to the Urho Saari Swim Stadium, formerly known as the El Segundo Plunge, located at 219 West Mariposa Avenue in the City of El Segundo, California (the "Project Site"). The purpose of this report is to identify potential impacts to historical resources associated with the Project as defined by the California Environmental Quality Act (CEQA).[1] This report is intended to inform environmental review of the Project.

The Urho Saari Swim Stadium was designated a local Cultural Resource by the City of El Segundo in 1994. This report evaluates the El Segundo Plunge/Urho Saari Swim Stadium for eligibility for listing in the National Register of Historic Places and the California Register of Historical Resources.

This evaluation has determined that the El Segundo Plunge/Urho Saari Swim Stadium appears eligible for listing in the National Register and the California Register under Criterion A/ 1 for its association with El Segundo's extraordinary role as a leading center of aquatic sports in the 1940s, 1950s, and 1960s; and Criterion B/2 for its association with legendary swimming and water polo coach Urho Saari; and is eligible for listing under Criterion C/3 as an excellent and rare example of PWA Moderne architecture in El Segundo, designed by master architect John C. Austin with decorative bas-relief panels by renowned muralist Anthony B. Heinsbergen. Because it is designated a local Cultural Resource and appears eligible for listing in the National Register and California Register, the El Segundo Plunge/Urho Saari Swim Stadium is considered a "historical resource" as defined by CEQA for purposes of this report.

Under CEQA, a project that follows the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is considered as mitigated to a level of less than significant impact on historical resources. Therefore, this report evaluates the proposed Project against the Standards for Rehabilitation to identify potential impacts to the El Segundo Plunge/Urho Saari Swim Stadium. This evaluation has determined that the Project follows the Standards for Rehabilitation and therefore would not result in a substantial adverse change in the significance of the El Segundo Plunge/Urho Saari Swim Stadium. Thus, the Project meets the findings required by the City of El Segundo for issuance of a certificate of appropriateness.

[1] California PRC, Section 21084.1.

2.0 METHODOLOGY

The field methods and analysis in this report are based on guidance from the National Park Service and the California Office of Historic Preservation; and an identification of physical features and historic integrity ascertained through building records and observation of existing conditions. This report was prepared using sources related to the history and development of the Urho Saari Swim Stadium (the Plunge). The following sources were consulted:

- Building permits
- Sanborn Fire Insurance maps
- Historic newspaper articles
- Historic photographs
- Field inspection of the Project Site
- Other primary and secondary sources relevant to the history and development of the Project Site and surrounding area
- "Urho Saari Swim Stadium Renovation 90% Construction Documents" prepared by Arcadis, August 28, 2023.

Research, field inspection, and analysis were performed by John LoCascio, AIA, Principal Architect, who meets the Secretary of the Interior's Professional Qualifications Standards in Architecture and Historic Architecture. See Appendix B for resumes of contributing authors.

3.0 REGULATORY FRAMEWORK

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal and State laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment."[2] The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.[3] Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.[4]

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[5] A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries.

[2] 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2021).
[3] The identification of archaeological sites and traditional cultural properties is outside the scope of this report.
[4] United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm. (accessed September 2021).
[5] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

A resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the National Historic Preservation Act.

Criteria
To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- **A.** Are associated with events that have made a significant contribution to the broad patterns of our history;
- **B.** Are associated with the lives of persons significant in our past;
- **C.** Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D.** Have yielded, or may be likely to yield, information important in prehistory or history.[6]

Context
To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific…property or site is understood and its meaning… is made clear."[7] A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity
In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as "the ability of a property to convey its significance."[8] The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where

[6] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

[7] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 7-8.

[8] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

the historic event took place.

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[9]

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[10] The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.[11] Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
B. It is associated with the lives of persons important to local, California or national history; or
C. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[12]

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the

[9] U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.
[10] California Public Resources Code, Section 5024.1[a]. http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2021).
[11] California Public Resources Code, Section 5024.1[b] http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2021).
[12] Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

4.0 PREVIOUS DESIGNATIONS/EVALUATIONS

El Segundo Cultural Resource

The El Segundo Plunge, later renamed Urho Saari Swim Stadium, was designated a local Cultural Resource by the City of El Segundo on May 17, 1994. The building was designated for its association with Urho Saari, an internationally recognized Olympic coach who coached water polo and swimming at the Plunge for more than thirty years; and as an embodiment of the distinctive characteristics of PWA Moderne architecture.

Built Environment Resources Directory (BERD)

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. The El Segundo Plunge/Urho Saari Swim Stadium is listed in the BERD with a status code of 7W ("submitted to OHP for action -withdrawn") assigned as the result of a 1996 evaluation.[13]

[13] California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2021.

5.0 ARCHITECTURAL DESCRIPTION

The El Segundo Plunge/Urho Saari Swim Stadium is located on the north side of West Mariposa Avenue between Richmond Street and Virginia Street in the City of El Segundo. The parcel is flanked on the west, north, and east by the campus of Richmond Street Elementary School. The building occupies almost the entire parcel, with narrow setbacks on all sides. The front setback on Mariposa Avenue is paved in concrete.

The Stadium is a one- and two-story building constructed of cast-in-place concrete walls supporting a roof system of steel trusses and wood joists. It has a roughly rectangular plan and complex, stepped massing composed of three volumes of differing heights: a shallow, two-story front volume facing Mariposa Avenue; the taller central volume housing the main pool, bleacher seating, and locker rooms; and a lower rear volume housing a secondary children's' pool and mechanical rooms. The primary (south) façade is symmetrically composed and articulated into stacked horizontal bands with narrow stringcourses, ending in a crenellated frieze at the parapet. The banding continues on the secondary west and east façades. The recessed central entrance is flanked by wide projecting piers with concrete bas-reliefs of a male (west) and female (east) swimmer; these were designed by muralist Anthony Heinsbergen.[14] Each pier has a row of pyramidal bosses at the parapet. The primary entrance consists of three pairs of flush metal doors with transom lights, accessed by a wide flight of concrete stairs with a parastus on the south and an access ramp on the north. Fenestration consists primarily of vinyl and aluminum replacement windows in what appear to be the historic window openings. Fenestration on the south façade is minimal and consists of high strip windows flanking the main entrance and large, square clerestory windows above and behind it. Fenestration on the secondary west and east façades consists of coupled rectangular windows at the lower (locker room) level, and large, square windows at the upper (bleacher) level above.

The primary entrance opens to a narrow vestibule with scored concrete flooring, plaster walls and ceiling, and large windows overlooking the pool. At each end, concrete stairs lead up to mezzanine offices, and concrete ramps lead down to the men's (east) and women's (west) locker rooms tucked under the bleacher seating. The pool deck is finished in ashlar-patterned mosaic quarry tile; the raised coping is finished in smaller mosaic tiles. The interiors of both pools are finished in glazed ceramic tile; the smaller children's pool is accented with colored tile bands above the waterline with decorative tile inserts depicting various types of fish. A paneled wood screen behind the children's pool conceals equipment. Flanking the main pool to west and east are raised bleacher seating with concrete risers, aluminum bench seats, and steel pipe guardrails. The ceiling above the main pool and bleachers is open to the exposed steel and wood roof framing; the lower ceiling over the children's pool is finished with acoustical tiles.

The locker rooms below the bleachers have mosaic quarry tile flooring in a basketweave pattern; quarry tile bases; plaster walls with ceramic tile wainscots; marble toilet and shower partitions; and board-formed concrete ceilings, the exposed underside of the seating bleachers above.

[14] *Public Art in Public Places*, https://www.publicartinpublicplaces.info/PUBLIC-ART-BY-CITY/Cities-A-to-K (accessed June 2022).

Existing Conditions Photographs

Historic Resources Group, May 2022

Image 1: West and south façades, view northeast from West Mariposa Avenue

Image 2: South and east façades, view northwest from West Mariposa Avenue

Image 3: West façade, view northeast from West Mariposa Avenue

Image 4: East façade, view northwest from West Mariposa Avenue

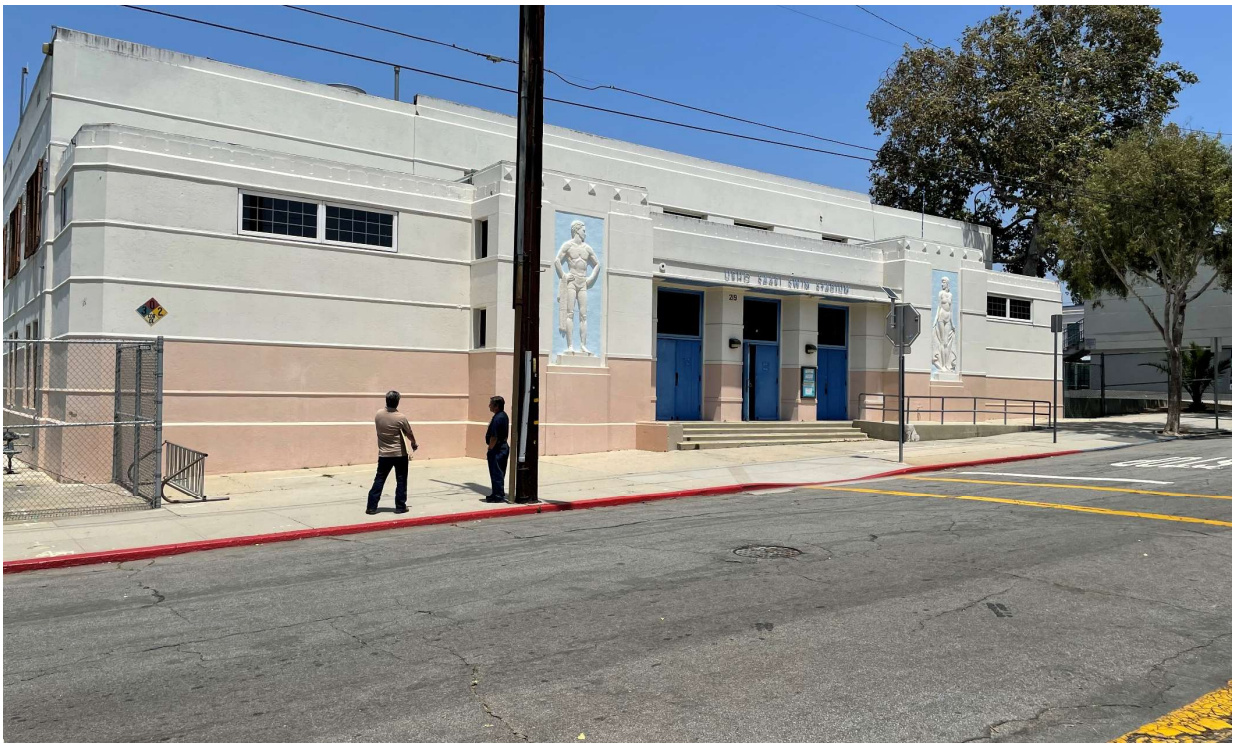

Image 5: South (primary) façade, view northeast from West Mariposa Avenue

Image 6: South (primary) façade, view north from West Mariposa Avenue

Image 7: South (primary) façade, view northwest from West Mariposa Avenue

Image 8: Primary entrance, view north from West Mariposa Avenue

Image 9: South (primary) façade, west bas-relief, view north from West Mariposa Avenue

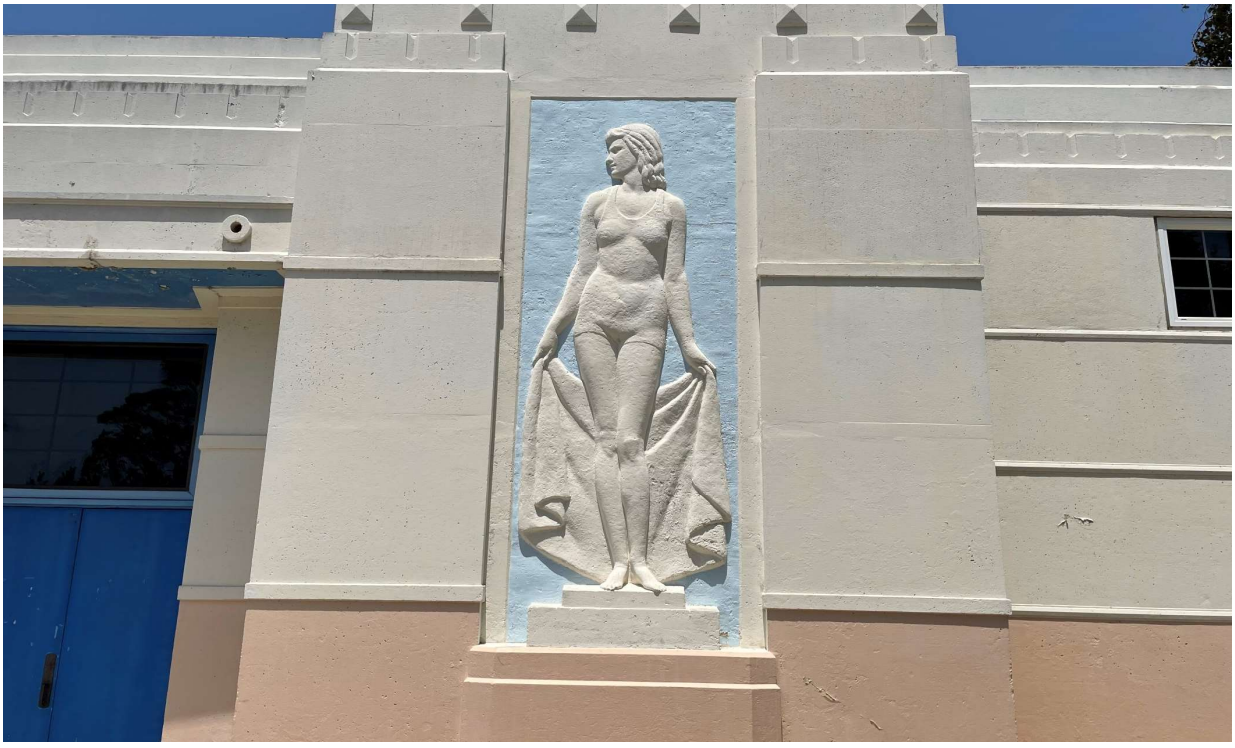

Image 10: South (primary) façade, east bas-relief, view north from West Mariposa Avenue

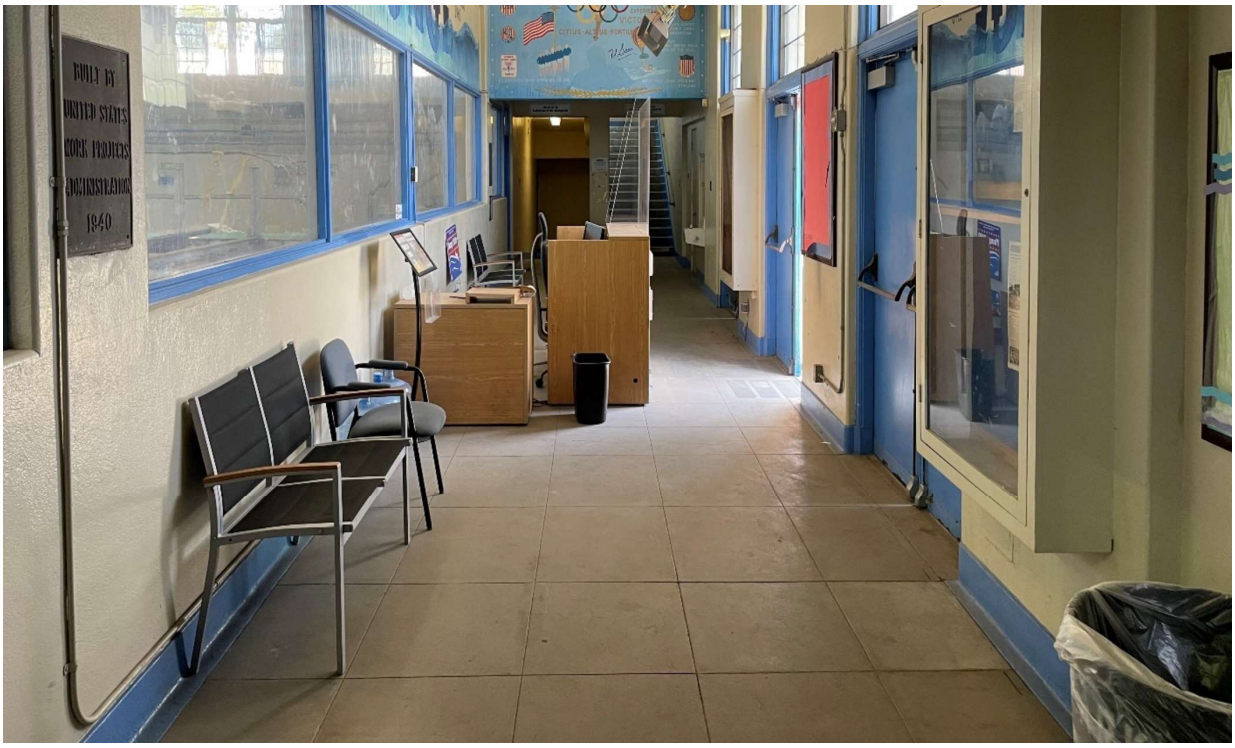

Image 11: Vestibule, view east

Image 12: Vestibule, view southwest

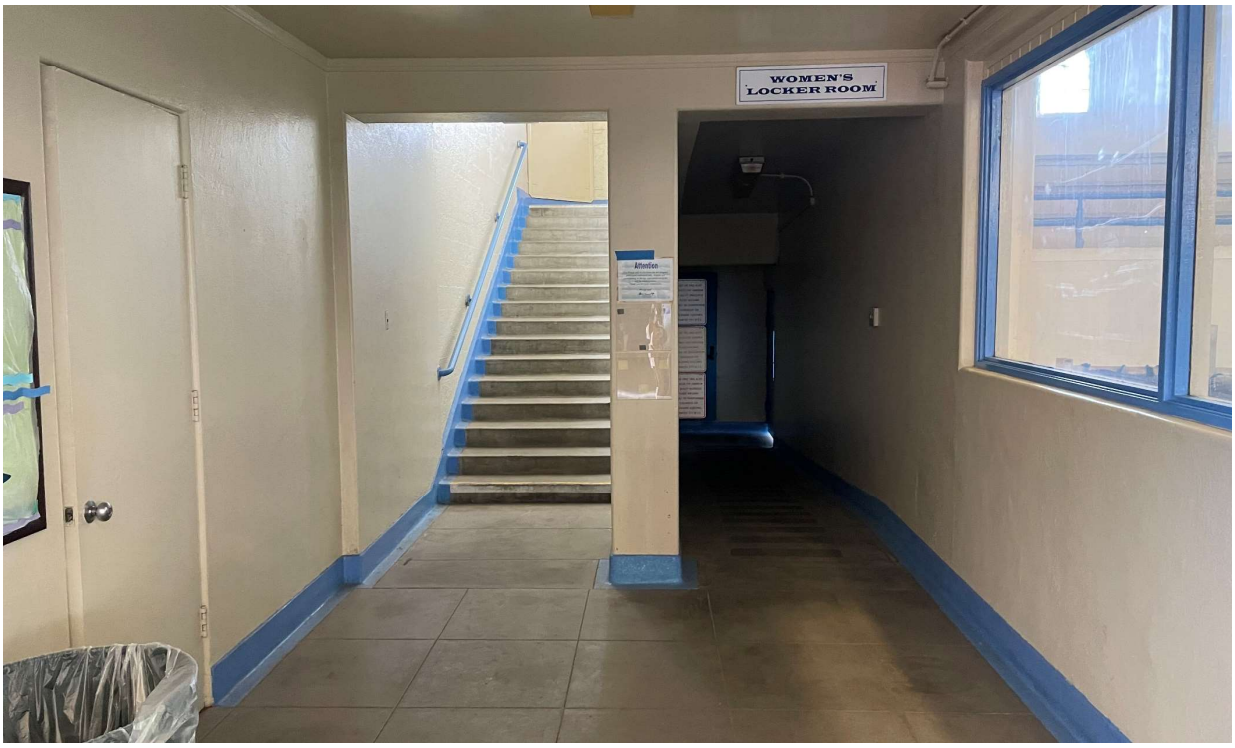

Image 13: West stair and ramp, view west from vestibule

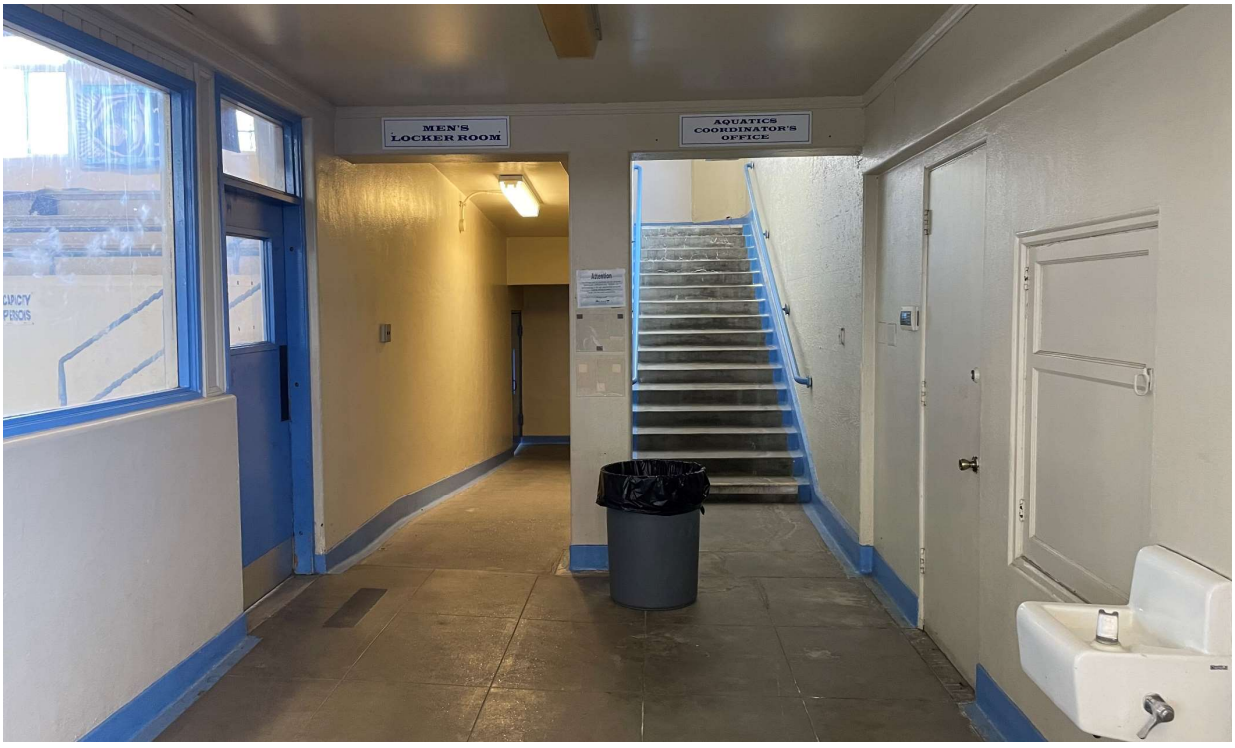

Image 14: East stair and ramp, view east from vestibule

Image 15: Main pool, view northwest from pool deck

Image 16: Children's pool, view northwest from pool deck

Image 17: Detail of pool deck and coping tile

Image 18: Detail of decorative tile

Image 19: Main pool, view southwest from east bleachers

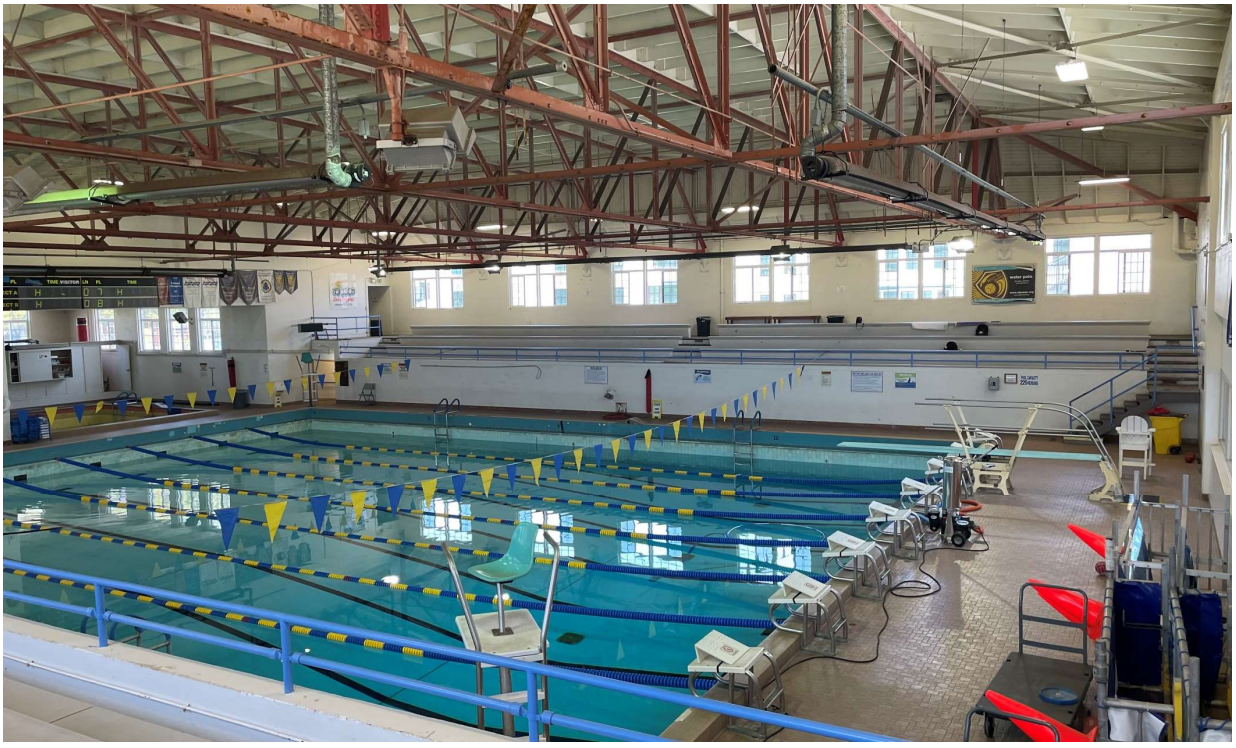

Image 20: Main pool, view northeast from west bleachers

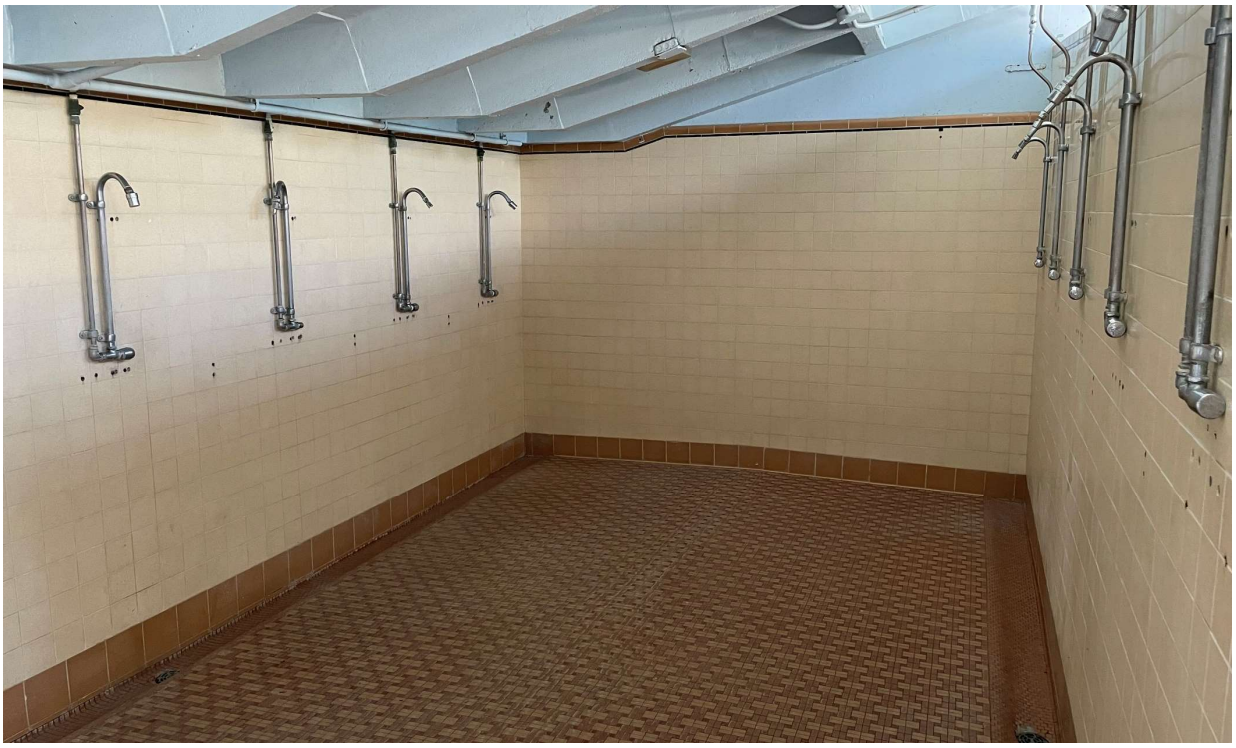

Image 21: Men's lock room, showers, view northwest

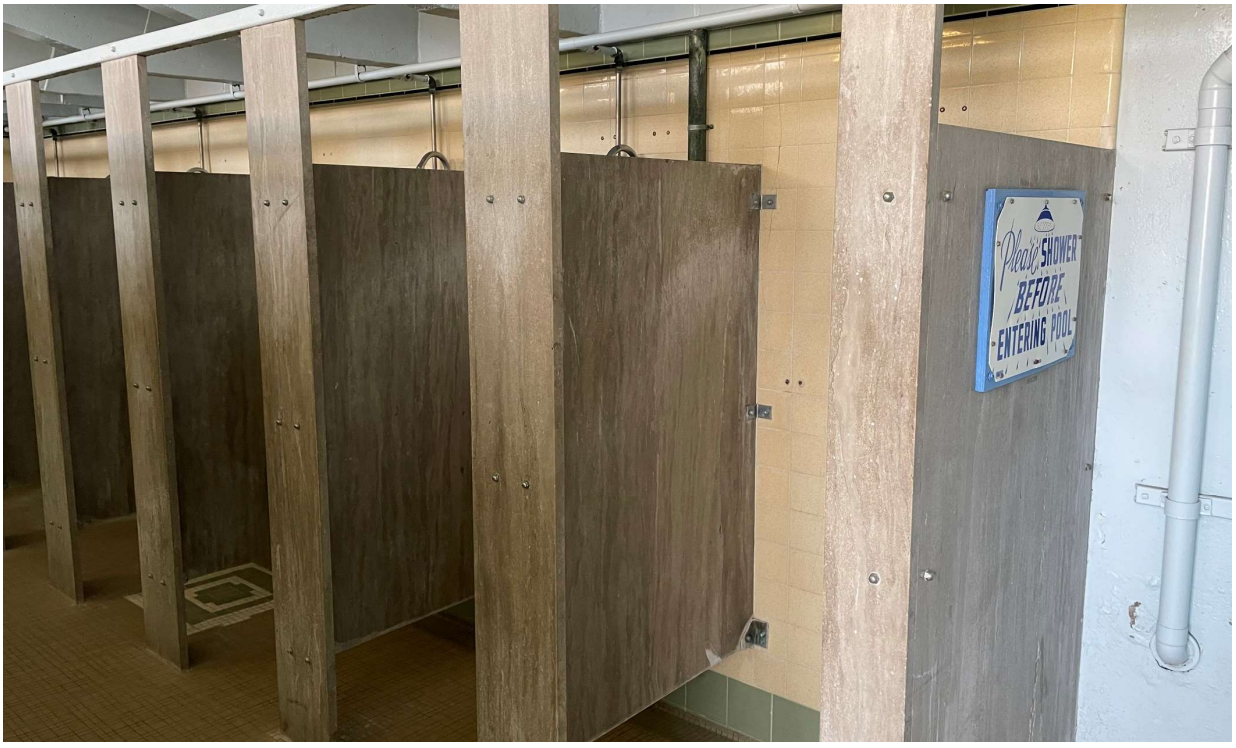

Image 22: Women's locker room, showers, view northeast

6.0 HISTORIC CONTEXT

According to National Park Service guidance, the significance of a historic property can be judged and explained only when it is evaluated within its *historic context*. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) with history or prehistory is made clear.[15]

The El Segundo Plunge was constructed with a $45,204 allotment in November 1940 from the Works Progress Administration.[16] It is one of only two WPA projects in El Segundo, the other being the adjacent Richmond Street Elementary School, constructed in 1936.[17] The then state-of-the-art Plunge was designed in the prevailing PWA Moderne style by Los Angeles master architect John C. Austin, with cast bas-reliefs designed by noted muralist Anthony B. Heinsbergen, and a column-free steel truss roof spanning 110 feet. It was constructed by H.R. Armory, administrator of the WPA Southern California.[18] The Plunge opened on November 13, 1941, with a swimming exhibition featuring USC swimming star Jimmy Gilhula, organized by the Plunge's director, Urho Saari.[19] Saari managed and coached swimming and water polo at the Plunge for three decades, and the facility was later renamed in his honor. During Saari's tenure thirty-three of his players made U.S. Olympic teams, and seventeen made Pan American teams. In 1988 several of Saari's alumni founded the U.S. Water Polo Masters National Championship tournament, the first of which was played at Urho Saari Swim Stadium.[20]

Urho Saari Swim Stadium is therefore evaluated within the following contexts:

PWA Moderne Architecture[21]

The architecture known as "PWA Moderne" was an adaptation of the Streamline Moderne style that developed beginning in the early-1930s. The constraints of the Great Depression cut short the development of the ornate, highly stylized Art Deco style of the 1920s but replaced it with a purer expression of modernity, the Streamline Moderne. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne was inspired by the industrial designs of the period and was perceived as expressing an austerity more appropriate for Depression-era architecture. The origins of the Streamline Moderne are rooted in transportation design; product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners.

Generally speaking, and with some notable exceptions, the Streamline Moderne style was best suited to commercial and residential property types and was not applied with regularity to civic and institutional buildings. In part this was practical, and due to the fact that Streamline

[15] U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington, DC: 1990; revised for Internet 1995), 7.
[16] "Four W.P.A. Jobs Approved," *Los Angeles Times*, November 27, 1940, 14.
[17] *The Living New Deal*, "El Segundo," https://livingnewdeal.org/us/ca/el-segundo-ca/?post_type=projects (accessed June 2022).
[18] "New Plunge Building Embraces Latest Ideas," *El Segundo Herald*, November 13, 1941, 1-6.
[19] "New Plunge Opening Thursday," *El Segundo Herald*, November 6, 1941, 1.
[20] Greg Mescall, "25 Years Of Masters Nationals: A Look Back At The Start," June 28, 2012, *USA Water Polo*, https://usawaterpolo.org/news/2012/6/28/25_Years_Of_Masters_Nationals_A_Look_Back_At_The_Start (accessed June 2022).
[21] Excerpted and adapted from City of Los Angeles Department of City Planning, Office of Historic Resources, "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980," August 2021, 79-87.

Moderne's distinguishing characteristics proved somewhat incongruent with the large, monumental edifices in which civic institutions tended to be housed. However, it also alluded to the fact that the style's sleek, industrial aesthetic and overt visual references to the future were not particularly well aligned with government agencies' overarching goal at the time, which was to reaffirm their authority and promote an image of stability amid the financial turmoil associated with the Great Depression.

The more visually conservative PWA Moderne style, also sometimes referred to as Classical Moderne or Stripped Classicism, emerged to fill this void. Its name is derived from the "alphabet soup" of federal assistance programs – most notably, the Public Works Administration (PWA), but also the Works Progress Administration (WPA), Civilian Conservation Corps (CCC), and others – that arose as part of the New Deal and funneled federal dollars into urban capital improvements. Most of the buildings associated with these programs exhibited a common architectural vocabulary that not only exuded authority, stability, and solvency, but also effectively branded them as products of the New Deal.

In spite of its name, the PWA Moderne style was not just applied to buildings and infrastructure projects that were financed by federal agencies. As the 1930s progressed, and the style became more recognizable and widely accepted, it was also adapted to other types of buildings. It specifically emerged as a favorite stylistic choice among telephone companies and other utility providers and quickly attained a close visual association with telephone exchanges, water and power substations, and various other buildings for municipal infrastructure. PWA Moderne was also sometimes applied to some commercial properties, usually office buildings and financial institutions, whose occupants sought to evoke the same overarching sense of power, authority, stability, and security as the government.

Stylistically, PWA Moderne architecture struck a middle ground between the formality of the Beaux Arts tradition and the contemporary aesthetic of the Art Deco and Moderne styles. What resulted was an idiom that was equal parts familiar and new, as described by architectural historian Elizabeth McMillian:

> *[PWA Moderne] buildings were formal and fundamentally Classical with enough Moderne details to convey a contemporary feeling. Their characteristics include balanced and symmetrical form and classical horizontal proportions. Rather than columns, they used piers, which were occasionally fluted, but usually had no capitals or bases. Surfaces were smooth and often sheathed in sturdy materials like stone, polished marble, granite and terrazzo with terra-cotta detail. Ornament was frequently a program of traditional-style relief sculpture. Windows were rhythmically arranged as vertical, recessed panels and, on the interiors, rich materials, relief work and murals adorned the lobbies and major spaces.*

Decorative motifs that were specific to a particular region were often incorporated to infuse an element of visual interest and contextualize these buildings. Lettering was frequently incised into a building's primary façade to denote its use and occupancy, and consistent with relief programs' principal objective of putting skilled laborers and craftsmen back to work, integral sculpture, bas relief, friezes, and other artisanal elements were frequently incorporated into the building or the surrounding site.

Together, these features produced an aesthetic that was grand and monumental, yet was also restrained, somber, austere, and befitting of the soured state of the economy. As such, these buildings were intended to invoke a sense of security among an American population that increasingly expressed trepidation about the nation's – and their own – future. These buildings stood as overt symbols of the government's largesse, its unwavering commitment to its citizens in times of crisis and duress, and the strength and fortitude underpinning the nation's core institutions.

Both nationally and in the Los Angeles area, the "stripping down" of Classicism began in the very late 1920s, several years before the PWA and other New Deal agencies were conceived. Following the Stock Market Crash of 1929, and the economic downturn that ensued and eventually devolved into the Great Depression, architects were forced to work within tighter constraints and did so by stripping buildings of unnecessary ornament and paring down their designs. Reflecting the prevailing movement away from Classicism and toward more modern idioms, they also incorporated elements of the Art Deco and Streamline Moderne styles as to render these buildings of good taste.

Some of the earliest examples of the PWA Moderne style in the Los Angeles area were not publicly affiliated at all, but rather were privately commissioned by banks and financial institutions. One of the earliest local examples of the style was constructed in 1929 as the Southern California branch of the Federal Reserve Bank of San Francisco (listed in the National Register). Designed by John and Donald Parkinson (Parkinson and Parkinson) and located at the southern end of Downtown's central business district, the building exudes a sense of austerity that was befitting of a Depression-era institution. The building exhibits elements of both Beaux Arts Classicism and the Art Deco movement but does not bear a strong singular connection to either idiom; its monumental massing, balanced proportions, and fluted pilasters resemble abstracted columns were a nod to Beaux Arts, while its sense of verticality, tall and narrow fenestration channels, and incised geometric motifs are a clear reference to Art Deco.

Another notable early example of the PWA Moderne aesthetic was the Los Angeles Stock Exchange Building built in 1931 (L.A. Historic-Cultural Monument No. 205), which was also privately funded. Designed by a team comprising Parkinson and Parkinson and Samuel Lunden, the building was erected to house the operations of the Los Angeles Stock Exchange. It was designed around an "imposing, fortress-like street façade [that] rises the equivalent of five stories." Consistent with the aesthetic of the PWA Moderne style, the building also features bas relief sculpture and massive fluted pilasters that subtly reference Classicism but evoke an image that, on the whole, is modern. Electing to design their buildings in the PWA Moderne style was a strategic move on the part of the Stock Exchange and the Federal Reserve Bank, as it demonstrated to the trepid public, clearly and overtly, that these institutions were here and that they were here to stay.

However, it was within the context of civic and institutional buildings that the PWA Moderne style shined. The amalgamation of federal programs, public work projects, financial reforms, and regulations constituting the New Deal was in place between 1933 and the early 1940s. Through these programs the federal government invested heavily in the built environments of cities across the nation and provided funding for myriad new institutional buildings and public works

endeavors, many of which were located in the Los Angeles area. A number of new public buildings were constructed in Los Angeles in the mid-1930s under the auspices of these New Deal programs. Consistent with architectural trends of the era and the architectural vocabulary that came to define New Deal structures, most of the public buildings erected at the height of the Depression exhibited characteristics of the PWA Moderne style.

The PWA Moderne style was almost always used in the design of federally funded public buildings in the 1930 and early 1940s. Post offices tended to be excellent expressions of the style and its application to an institutional setting. It was applied in the context of other public buildings including transportation infrastructure and military installations such as the Naval and Marine Corps Reserve Center in Elysian Park (1940, L.A. Historic-Cultural Monument No. 1101).

Given the era's soured economic climate, relatively few grand civic monuments were erected at the height of the Depression – the buildings and infrastructure projects financed under the New Deal tended to be smaller and neighborhood oriented – but when such monuments were erected, the PWA Moderne style was the idiom of choice. In 1940, a new U.S. Court House and Post Office was constructed in the Downtown Los Angeles civic center by Gilbert Stanley Underwood and Louis A. Simon (Listed in the National Register). Rising seventeen stories, the structure managed "to remain snugly within the classical tradition, albeit in an abstracted manner," and is widely recognized as one of the city's most "convincingly carried out" PWA Moderne buildings. Its stepped massing, prevailing sense of verticality, and integral sculptures and murals are all characteristic of the PWA Moderne movement and have rendered it an architectural icon. The building is an excellent example of how the style aimed to strike a balance between the familiar and the new and how, through architecture, it symbolized government agencies' endurance and largesse.

Underwood and Simon are among the architects whose bodies of work are closely associated with the PWA Moderne style in Los Angeles. Both worked in tandem with federal agencies – Underwood is well known for his work with the National Park Service (NPS) and for designing a number of National Park lodges, and Simon was the Supervising Architect for the Department of the Treasury. Both were well versed in the design principles and aesthetic standards that were espoused by the federal government. However, many local architects, some of whom had established solid reputations prior to the Depression, also embraced the PWA Moderne aesthetic and incorporated it into their repertoire to stay abreast of current trends in architecture. Noted local architects including John C. Austin, Claud Beelman, Stiles Clements, John and Donald Parkinson, and Allison and Allison designed buildings in the PWA Moderne style, though none of these practitioners necessarily made it a point to master this aesthetic.

The federal government was a progenitor of the PWA Moderne style, but it was not the only branch of government to embrace its aesthetic. State and local agencies were also drawn to the style's monumentality and abstracted references to Classicism, and incorporated these stylistic elements into public buildings and infrastructure projects within their purview. In the Los Angeles area, the style became synonymous with the architecture of public school campuses and public utility buildings that were erected during the Depression era. Consistent with that era's prevailing trends in civic and institutional architecture, the myriad buildings and campuses

that were associated with this building program exuded the formality and austerity that so strongly characterized the PWA Moderne style, featuring monumental massing, fluted pilasters, vertical fenestration channels, and other characteristic design features.

While it became visually synonymous with civic architecture, and its name may suggest that it was used exclusively by government agencies, the PWA Moderne style was also a popular architectural idiom among private institutions. Telephone service expanded rapidly amid the industrial furor of the Machine Age, and telephone companies often turned to the PWA Moderne style when designing offices, switching stations, and other buildings associated with their operation. Other private institutions including hospitals were housed in PWA Moderne style buildings. Also in 1940, a team of architects comprising Cram and Ferguson, C. Raimond Johnson, and Samuel Lunden designed a monumental new building for the University of Southern California (USC) that was compatible in scale and materiality to its existing building stock, but "is in reality a version of the classical PWA Moderne." Constructed to house the university's Hancock Foundation, this building is vertically oriented and symmetrically composed with an abstracted Classical base and portico, commanding piers, and integral sculpture.

Since one of the prevailing goals of the New Deal was to put unemployed and underemployed Americans back to work, many of the architects who were commissioned by institutional clients worked alongside skilled artists, artisans, and craftsmen. It was not uncommon, then, for these Depression era buildings to feature sculpture, bas relief, murals, and other types of public art installations as part of their design. Many, and perhaps all of these public art pieces may also be individually significant for their artistic merits.

In Los Angeles and elsewhere, it was uncommon for the PWA Moderne style to be applied to non-institutional property types apart from banks and financial institutions, largely because the large scale commercial properties that would have been most compatible with the Moderne aesthetic were simply not constructed when the style reached its zenith. But on rare occasion, architects adapted the style to a smattering of mid-rise commercial office buildings that were constructed during the Depression era.

By the mid-1940s, the PWA Moderne style had started to fall out of favor. The two federal programs most closely associated with the style, the WPA and PWA, were dissolved in 1943 and 1944, respectively, as the nation transitioned into a wartime economy. Building moratoria and restrictions imposed during the war halted new construction, and by the time that the nation emerged from the war architects and the American public had developed a taste for new forms of architectural expression that were entirely devoid of references to Classicism and other historically derived styles. The PWA Moderne style was seen as outmoded and reminiscent of a past era.

John C. Austin, Architect

Urho Saari Swim Stadium was designed by Los Angeles architect John C. Austin. John Corneley Wilson Austin (1870-1963) was born in Bodicote near Oxfordshire, England. In 1890, he relocated to San Francisco, and then to Los Angeles in 1895. Austin became a member of the American Institute of Architects (AIA) in 1902 and an AIA Fellow in 1913. Over his long career,

he came to be regarded as "among the most distinguished of California architects,"[22] leading and serving on numerous technical, civic, and professional committees, while also designing many of Los Angeles' most notable buildings. Austin had various business partnerships over the years, practicing as Austin & Skilling (1896-1899); Austin & Brown (1906); Austin & Pennell (1910-1914); Austin & Ashley (1929-1935); and Austin, Field & Fry (1953-1958). In addition, he practiced under his own name as John C. W. Austin (1902-1909, 1920-1929).[23] For over twenty years, he was part of Allied Architects Association of Los Angeles (1921-1944), a consortium of the city' best architects providing the highest design possible at reasonable cost for municipal, county, state, and national government projects.[24]

While Austin completed several residential projects early on, his career focused on large-scale commercial, intuitional and civic commissions, including churches, libraries, hospitals, schools, and government buildings. A number of Austin's projects have been listed in the National Register of Historic Places and/or designated locally. Among his major projects are the Fremont Hotel in Los Angeles (1902); Grace Methodist Episcopal Church in Boyle Heights (1906); Carnegie Library in Anaheim (1909); Hollywood Masonic Temple (1921, listed in the National Register); Guaranty Building in Hollywood (1923); County of Los Angeles Hall of Justice (1925); Shrine Auditorium in Los Angeles (1925-26, listed in the National Register); Los Angeles City Hall (1926-28, with John Parkinson and Albert C. Martin, Sr.); Memorial Branch of the Los Angeles Public Library (1930, listed in the National Register); Beverly Hills City Hall (1932); Griffith Observatory in Los Angeles (1933-35); NBC Radio City Studios in Hollywood (1936-38, demolished); the UCLA Humanities Building (1953); and the County of Los Angeles Superior Court of California (1956-58).

Austin designed many school buildings and campuses over the course of his career. His 1947 biography for the American Institute of Architects noted that he had designed over $25 million in school projects, working throughout Southern California, and especially for the Los Angeles Unified School District.[25] His extensive list of school projects in and around Los Angeles includes San Fernando Middle School (San Fernando), Alexander Hamilton Senior High School, Florence Nightingale Middle School, Venice High School, John Muir Middle School, Walter Reed Middle School, Los Angeles High School, Ventura Union High School, Wiggins Trade School, Vermont Junior High School, Glendale Union High School, McKinley School (Pasadena), Monrovia High School, American Avenue School (Long Beach), Jefferson School (Santa Barbara), Fillmore Union High School, Citrus Union High School (Glendora), Antelope Valley Union High School, Alameda School (Downey), Franklin Junior High School (Long Beach), and Lincoln High School (Santa Barbara). Austin is also directly credited with at least six buildings at Compton High School.[26]

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[22] "John C. Austin, Dean of Architects, Dies," Los Angeles Times, September 5, 1963.

[23] "John Corneley Wilson Austin (Architect)," Pacific Coast Architecture Database, http://pcad.lib.washington.edu/person/107/, accessed November 2017.

[24] "Finding Aid for the Allied Architects Association of Los Angeles Records, 1921-1944," Online Archive of California, http://www.oac.cdlib.org/findaid/ark:/13030/kt5870193p/, accessed January 2018.

[25] Biography of John C. Austin for American Institute of Architects, 1947, John C. Austin Papers, 1890-1963, Department of Special Collections, Charles E. Young Research Library, University of California Los Angeles.

[26] Building A (Administration Building) was designed by Austin & Ashley; Building Q (CUSD Truancy Center & Teen Court), Building X (Memorial Physical Science Building), and Building Y were designed by John C. Austin; and Building H and Building M (Eddie Thomas Gymnasium) were designed by Austin, Field & Fry. Building C

In addition to being a prolific architect, Austin was also an engaged public citizen, serving in a leadership capacity on numerous boards and commissions. As President of the Los Angeles Chamber of Commerce, he initiated a city-wide public art campaign and advocated to expand the city's water system. He lobbied for increased Federal spending on construction as an economic stimulant during the Depression, and coordinated the Federal government's unemployment relief efforts in ten Southern California counties. He was affiliated with the Public Works Committee of Southern California, Citizens Committee of the Metropolitan Water District, State Board of Architectural Examiners, San Francisquito Dam Claims Committee, President Hoover's organization for Unemployment Relief, California State Planning Commission, Los Angeles Chamber of Commerce, Construction Industries Department of the Los Angeles Chamber of Commerce, President Roosevelt's Mediation Board, State Legislative Advisory Committee on Defense and Employment, Los Angeles County Art Institute, Board of Appeals of the County Board of Building and Safety, and the Economic Council of Southern California.[27]

Immediately after the 1933 Long Beach Earthquake, Austin led a team of engineers in an inspection of all school buildings in unincorporated Los Angeles County.[28] In addition, Austin was appointed to the Los Angeles Chamber of Commerce Earthquake Hazard and Earthquake Protection Joint Technical Committee. The Committee's team of leading architects and engineers assessed the patterns of seismic failure across Los Angeles, focusing in particular on the weakness and failure of school buildings, which had failed disproportionally. Because so many schools had been built after 1920 to serve a booming population, they tended to share similar construction methods; thus, it was assumed that the patterns of failure would be similar across schools. The Committee's final report suggested rigorous new standards of construction, adding weight to other post-earthquake studies including research by San Diego architect Louis John Gill, President of the California State Board of Architectural Examiners. This work generated immediate changes to the building code and spurred the region's massive post-earthquake school rebuilding campaign.[29] Austin was particularly active in school rebuilding curing this period including work at Nightingale Middle School, Walter Reed Middle School, Venice High School, and Compton High School. John C. Austin died in 1963 at his home in Pasadena.

Anthony B. Heinsbergen[30]

The bas-reliefs flanking the main entrance of Urho Saari Swim Stadium were created by the nationally acclaimed Dutch-born muralist Anthony (Antoon) B. Heinsbergen (1894-1981). Heinsbergen was born in the Netherlands on December 13, 1894. He began his craft as an apprentice in the Netherlands before emigrating to Los Angeles in 1906. Heinsbergen continued his art education in Los Angeles while working five years in the trades and studying

(Professional Development Center) and Building E were also likely designed by Austin & Ashley, but this could not be confirmed.

[27] Biography of John C. Austin.

[28] "Drive to Begin on Remodeling," Los Angeles Times, October 3, 1932.

[29] Joint Technical Committee on Earthquake Protection, Earthquake Hazard and Earthquake Protection (Los Angeles: Los Angeles Chamber of Commerce, June 1933), 5-8.

[30] Excerpted and adapted from John Edward Powell, "Anthony B. Heinsbergen (1894-1981)," 1996, *A Guide to Historic Architecture in Fresno, California*, http://historicfresno.org/bio/heinsber.htm (accessed June 2022).

at the Chouinard Art Institute.

In 1922, after traveling and working throughout the U.S. and Canada to gain practical experience, Heinsbergen founded the A.B. Heinsbergen Decorating Company in Los Angeles. Over the next six years, he captured an impressive catalogue of commissions including architectural ornamentation and mural contracts for Elks Clubs in Los Angeles and San Francisco; the Pacific Coast Club, Long Beach; Gables Club, Santa Monica; Union Trust & Savings Bank, Los Angeles; Tower Theatre, Los Angeles; Roosevelt Hotel, Hollywood; the Beverly-Wilshire Hotel and, most notably, the soaring new Los Angeles City Hall in 1928.

That same year Heinsbergen undertook designing the interior decor for the new Hotel Tioga in Merced, California. For dramatic effect, he drew upon such diverse sources as Native American, Spanish and Italian design traditions. Borrowing from the indigenous designs of hand-woven baskets, he created boldly-patterned geometric borders richly painted in authentic hues of red, blue, black, yellow and white. Portraits of King Ferdinand V, Vasco Nuñez de Balboa and Hernando de Soto he rendered in the heroic Spanish tradition. His Italian-inspired beams, panels and mouldings were lavishly trimmed in gold leaf, then hand-detailed using Tiffany-derived coloration in elephant-hide grey, purple and green. Other surfaces were adorned with Italian ribbon motifs polychromed in red, blue, gray, green and gold. Heinsbergen's keen sense of color and vivid palette, along with his innate ability to combine distinctively different architectural vocabularies into a visually cohesive mixed idiom, were handsomely illustrated in the Hotel Tioga. During this period of tremendous artistic output, Heinsbergen's firm often employed a work force of more than one hundred artists and artisans.

Throughout his career Heinsbergen collaborated with the most prominent architects of his day on buildings of all types, but his artistic reputation is indelibly linked to theater decors. Legendary impresario Alexander Pantages presented the 30-year-old artist with his first theater commission in 1924, and Heinsbergen went on to decorate over 750 theaters nationwide during America's golden age of theater construction. He was most proud of his classically-inspired murals for the Orpheum Theater in Vancouver, B.C., but is largely remembered for his "delightful mish-mash of byzantine sumptuousness, Art Deco cubism and pure kitsch, perfect for the timeless and vulgar opulence of movie-going." Notable among his major Art Deco-inspired commissions in Los Angeles was his work for the Wiltern Theatre in the serpentine-towered Zigzag-Moderne Pellissier Building of 1930-31. Heinsbergen also created the highly-stylized "Leda and Swan" wall murals and the gracefully curvilinear "Leaf and Vine" ceiling motifs for Fresno's Tower Theater of 1939.

Reflecting on his career and commenting on the demise of grand movie theater design, Heinsbergen said, "They stopped building them in the 1940s, when there was a depression in the movie business. There were no good pictures coming out and television was just coming in. But you know what really killed them? No parking. People started going to the suburban theaters so they could park their cars. It's as simple as that." Nevertheless, Heinsbergen still completed theater commissions in the 1940s, including the Lorenzo Theater in San Lorenzo, California.

During the latter years of his career, Heinsbergen participated in the restoration of a number of fine theaters, including the Oakland Paramount during the early 1970s. Anthony Heinsbergen

died on June 14, 1981, at age eighty-six. His son subsequently assumed management of the firm as A. T. Heinsbergen & Company, specializing in the restoration of historic buildings and, quite fittingly, historic theaters.

Urho Saari

Urho Saari (1912-1990) was born in Buffalo, New York, the son of Finnish immigrants. In high school Saari competed on the varsity swim team for three years and was placed on the all-city team. He won a national YMCA championship in the 50-yard free style event in 1930 and held several swimming records during and after high school. He majored in English at Buffalo State Teachers College before moving to Los Angeles in 1939 to pursue graduate work in physical education at UCLA. While attending UCLA Saari worked as a swimming instructor at the Hollywood YMCA and for the City of Beverly Hills as a lifeguard and swimming instructor.[31]

In 1941 Saari was hired by the City of El Segundo as a swimming and water polo coach, and director of the city's newly constructed Plunge. Saari coached and managed the Plunge for 32 years, during which time his water polo teams won twelve California Interscholastic Federation (CIF) championships, and his swim teams won six. Saari coached the U.S. water polo team to a third-place finish at the 1952 Pan American Games in Buenos Aires; twice coached the U.S. Olympic Water Polo Team, at the Games of the XVth Olympiad in Helsinki in 1952, and the Games of the XVIIth Olympiad in Tokyo in 1964 where his son Roy won a gold medal in the 800-meter relay; and was the team's assistant coach and manger at the Games of the XVIth Olympiad in Rome in 1960.[32]

Over the course of his years coaching El Segundo, thirty-three of Saari's players made U.S. Olympic teams, and seventeen made Pan American teams. Saari served as Chairman of the U.S. Olympic Water Polo Committee from 1957 to 1964, and was recognized as National Water Polo Coach of the Year in 1964 and 1965. He was inducted into the USA Water Polo Hall of Fame in 1976.[33]

Saari retired as full-time swim coach in June 1973, and the Plunge was immediately renamed Urho Saari Swim Stadium in his honor. He remained a part-time consultant to the program until 1977, when he and his wife Wanda moved to Camarillo. Saari died on December 29, 1990.[34]

[31] "New Plunge Building Embraces Latest Ideas," 1.
[32] Sam Gnerre, "South Bay History: Urho Saari Swim Stadium," *Daily Breeze*, June 1, 2011, http://blogs.dailybreeze.com/history/2011/06/01/urho-saari-swim-stadium/; and "Urho Saari," *USA Water Polo Hall of Fame*, https://usawaterpolo.org/hof.aspx?hof=57 (accessed June 2022).
[33] *USA Water Polo Hall of Fame.*
[34] Gnerre.

7.0 HISTORICAL RESOURCE EVALUATION

Urho Saari Swim Stadium was designated a City of El Segundo Cultural Resource in 1994 for its PWA Moderne architecture and for its association with longtime El Segundo water polo and swim coach Urho Saari. This report therefore does not re-evaluate the property for eligibility for local designation.

This report evaluates the Urho Saari Swim Stadium for eligibility for designation at the national and State levels. The property is evaluated against the relevant contexts and according to established criteria for listing in the National Register of Historic Places and the California Register of Historical Resources.

Evaluation of Eligibility

To be listed in the National Register of Historic Places, a property must be shown to be significant under one or more of the National Register criteria; and it must retain historic integrity.

EVALUATION OF HISTORIC SIGNIFICANCE

NR Criterion A/CR Criterion 1

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion A/1 for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well. Mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.[35]

The El Segundo Plunge/Urho Saari Swim Stadium appears to have made a significant contribution to the development of El Segundo as a local and national leader in aquatic sports in the 1940s, 1950s, and 1960s. During those decades, under the leadership of legendary local coach Urho Saari, El Segundo's water polo teams won twelve California Interscholastic Federation (CIF) championships, and its swim teams won six. In 1951 Saari coached the U.S. water polo team, composed mostly of his own El Segundo High swimmers, to a bronze medal at the Pan American Games in Buenos Aires; and the following year to an extraordinary fourth-place finish at the Olympic Games in Helsinki. Between the mid-1940s and the mid-1960s the little town of El Segundo, which had about 4,000 residents in 1941 and less than 15,000 in the 1960s, produced 33 Olympians and 17 Pan American athletes, all coached by Urho Saari at the Plunge. The property therefore appears significant under National Register Criterion A/California Register Criterion 1. The period of significance under Criterion A/1 is 1941 to 1973, reflecting the years when the Plunge was the center of aquatic sports in El Segundo under the management of coach Urho Saari.

[35] *National Register Bulletin 15*, 12.

NR Criterion B/CR Criterion 2

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion B/2 for association with individuals significant in our past, a property must be associated with individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance; and it must the property that best represents the person's historic contributions.[36]

The El Segundo Plunge/Urho Saari Swim Stadium is associated with legendary swimming and water polo coach Urho Saari, who managed the facility and coached there for more than thirty years. During those years Saari's water polo teams won twelve California Interscholastic Federation (CIF) championships, and his swim teams won six. In 1951 Saari coached the U.S. water polo team, composed mostly of his own El Segundo High swimmers, to a bronze medal at the Pan American Games in Buenos Aires; and the following year to an extraordinary fourth-place finish at the Olympic Games in Helsinki. He coached the US water polo Olympic team a second time at the 1964 Games in Tokyo. In all, thirty-three of Saari's players made U.S. Olympic teams, and seventeen made Pan American teams. Saari served as Chairman of the U.S. Olympic Water Polo Committee from 1957 to 1964 and was recognized as National Water Polo Coach of the Year in 1964 and 1965. He was inducted into the USA Water Polo Hall of Fame in 1976. Throughout those years Saari's center of operations was the Plunge, which was renamed in his honor in 1973. The property therefore appears significant under National Register Criterion B/California Register Criterion 2. The period of significance under Criterion B/2 is 1941-1973, the years in which Urho Saari worked as full-time swimming and water polo coach for the City of El Segundo and managed the Plunge.

NR Criterion C/CR Criterion 3

According to guidance from the National Park Service, in order to be considered eligible for designation under Criterion C/3 for architectural merit, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of the architectural style or building type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.

Urho Saari Swim Stadium is an excellent example of PWA Moderne architecture in El Segundo and is one of only two WPA projects in the city. Its design by master architect John C. Austin possesses high artistic value and embodies the distinctive characteristics of PWA Moderne architecture, including its stepped massing, symmetrical façade, cast concrete construction, horizontal banding with simple stringcourses, crenelated frieze, projecting piers, and decorative bas-reliefs by renowned muralist Anthony B. Heinsbergen. Therefore, it is significant under National Register Criterion C and California Register Criterion 3.

EVALUATION OF HISTORIC INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the

[36] *National Register Bulletin 15*, 15.

"authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[37] The National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of Urho Saari Swim Stadium is evaluated below based on these seven aspects. The property's period of significance under Criteria A/1 and B/2 is 1941-1973, the years in which it was a leading center of aquatic sports under coach Urho Saari. Its period of significance under Criterion C/3 is 1941, the year of its construction.

Location: Urho Saari Swim Stadium, originally known as the El Segundo Plunge, remains on its original site on West Mariposa Avenue. The property therefore retains integrity of *location*.

Design: The property has undergone some alterations, including removal of its original steel sash windows and paneled entrance doors, but it retains most of the distinctive features of its original PWA Moderne design including its stepped massing, symmetrical façade, horizontal banding with simple stringcourses, crenellated frieze, recessed main entrance with three pairs of doors, projecting piers with cast bas-reliefs, interior configuration and spatial relationships, exposed roof structure, ceramic tile pools, coping, and pool deck, and raised bleacher seating. Although all the original steel sash windows were replaced with incompatible vinyl and aluminum units, the window openings retain their original sizes, shapes, and configurations. The property therefore retains integrity of *design*.

Setting: The physical environment and character of the area around the Stadium is largely unchanged since the period of significance. The Stadium is flanked on three sides by the campus of Richmond Street Elementary School and faces a primarily single-family residential neighborhood to the south of West Mariposa Avenue, as it did in when it was originally constructed. It therefore retains integrity of *setting*.

Materials: Apart from its original steel sash windows, Urho Saari Swim Stadium retains most of the physical elements from its initial construction, including its cast-in-place concrete walls, steel roof trusses, and ceramic tile interior finishes. It therefore retains integrity of *materials*.

Workmanship: The property retains the physical evidence of the crafts and aesthetic principles of Depression-era WPA projects, including cast concrete walls and bleacher risers, decorative bas-relief panels, and ceramic tile pools and pool decks. It therefore retains integrity of *workmanship*.

Feeling: The Swim Stadium retains integrity of *location*, *design*, *setting*, *materials*, and *workmanship*, and thus continues to convey the aesthetic and historic sense of Depression-era WPA projects. It therefore retains integrity of *feeling*.

Association: The Urho Saari Swim Stadium retains integrity of *location*, *design*, *setting*, *materials*, *workmanship*, and *feeling*, and thus continues to convey its direct link to coach Urho Saari and the decades during which El Segundo was a leading center of aquatic sports. It

[37] U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), 4.

therefore retains integrity of *association*.

SUMMARY OF ELIGIBILITY FINDINGS

The El Segundo Plunge/Urho Saari Swim Stadium appears significant under National Register Criterion A/California Register Criterion 1 for its association with El Segundo's extraordinary role as a leading center of aquatic sports in the 1940s, 1950s, and 1960s; and National Register Criterion B/California Register Criterion 2 for its association with legendary swimming and water polo coach Urho Saari. The property is significant under National Register Criterion C/California Register Criterion 3 as an excellent example of PWA Moderne architecture in El Segundo, one of only two WPA projects in the city. It was designed by master architect John C. Austin with decorative bas-reliefs created by renowned muralist Anthony B. Heinsbergen. Although it has been altered by replacement of its original steel-sash windows, it retains sufficient integrity of *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association* to convey its historic significance. The property is therefore eligible for listing in the National Register of Historic Places at the local level of significance under Criteria A, B, and C, and in the California Register of Historical Resources under Criteria 1, 2, and 3.

Character-defining Features

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property's period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project and preserved to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people. In general, retaining character-defining features retains the integrity of an historic property and maintains the property's eligibility as an historical resource. Removal or alteration of one feature does not necessarily change the eligibility of an historical resource. Significant impacts on an historical resource result from major change or many incremental changes over time.

Extant exterior character-defining features of the El Segundo Plunge/Urho Saari Swim Stadium include:

- Rectangular plan
- One- and two-story height
- Cast-in-place concrete walls supporting steel trusses and wood joists
- Complex, stepped massing composed of three volumes of differing heights
- Symmetrical composition of primary (south)
- Stacked horizontal bands with narrow stringcourses
- Crenellated frieze

- Recessed central entrance with three pairs of doors with transom lights
- Wide projecting piers with concrete bas-reliefs of a male (south) and female (north) swimmer, and rows of pyramidal bosses at the parapet
- Wide flight of concrete stairs with a parastus
- High strip window openings flanking the main entrance and large, square clerestory window openings above and behind it
- Coupled rectangular window openings at the lower (locker room) level
- Large, square window openings at the upper (bleacher) level

Extant interior character-defining features of Urho Saari Swim Stadium include:

- Configuration and spatial relationships of vestibule, main pool, bleachers with locker rooms below, and children's pool
- Scored concrete flooring, concrete stairs and ramps
- Ashlar-patterned mosaic quarry tile pool deck
- Mosaic tile raised coping
- Glazed ceramic pool tile
- Colored tile bands with decorative tile fish inserts at children's pool
- Raised bleacher seating with concrete risers and steel pipe guardrails
- Exposed roof structure

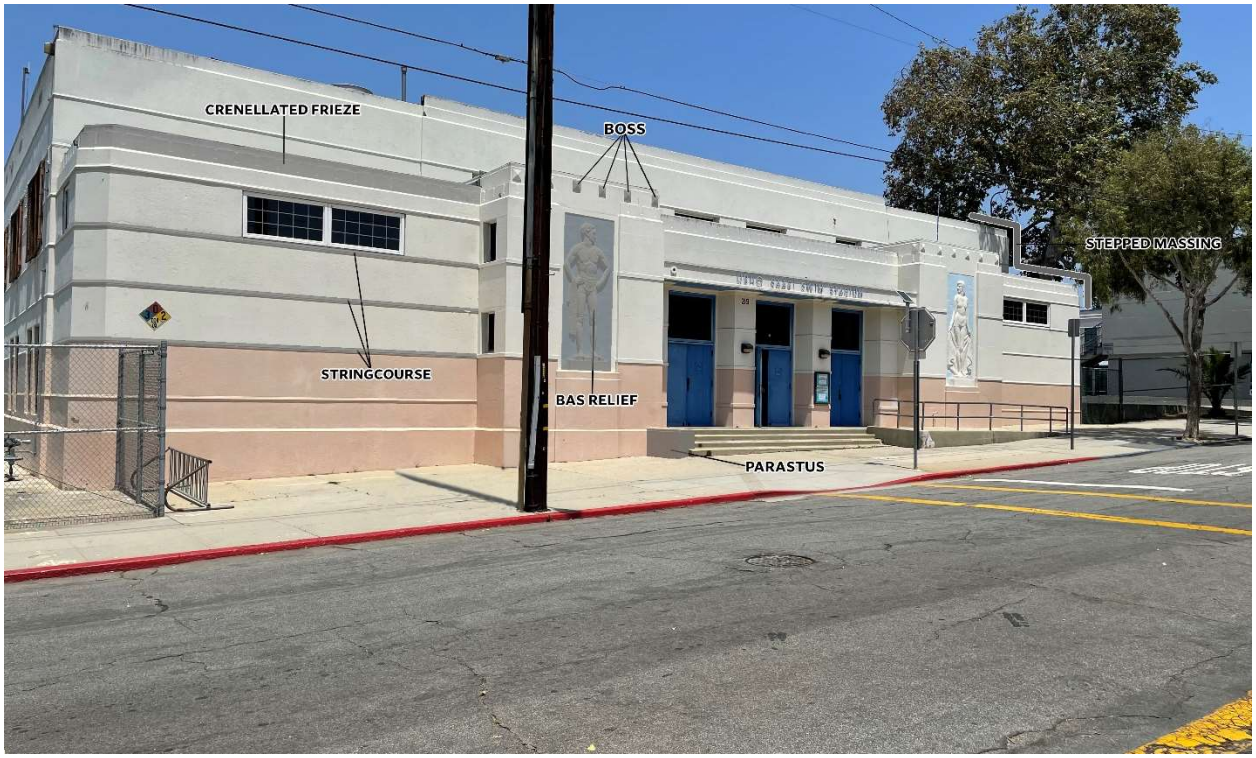

Illustration of selected exterior character-defining features of Urho Saari Swim Stadium

8.0 PROJECT DESCRIPTION

The Project proposes exterior and interior modifications to the El Segundo Plunge/Urho Saari Swim Stadium to improve accessibility to the front entrance, pools, locker rooms, and bleachers; upgrade the pool equipment; and install a new heating, ventilating and air conditioning system for the entire building. The Project's exterior scope of work includes the following:

- Re-grade and re-pave the concrete setback along Mariposa Avenue and reconstruct the concrete entrance steps to accommodate a new concrete access walk to the main entrance;
- Install a new electrical transformer in the setback, near the southeast corner of the building;
- Install a new fire riser and new electrical panel on the east (secondary) façade;
- Replace the three existing pairs of entrance doors with new accessible hollow metal paneled doors with transom lights, similar to the originals;
- Reconstruct the missing wall sconces flanking the central entrance doors, based on historic photographs;
- Replace the existing locker room (lower level) windows on the secondary east and west façades with new aluminum sash casement windows;
- Patch spalled concrete and repaint the building exterior;
- Install new roof access ladders on the north (rear) façade and the rear portion of the secondary west façade;
- Replace the existing roofing with a new polyvinyl chloride roofing system; and
- Install new mechanical equipment on the low roof of the entrance vestibule, concealed by the parapet; on the upper natatorium roof; and on the lower north (rear) portion of the roof, concealed by a perforated metal equipment screen.

The Project's interior scope of work includes the following:

- Replacement of the existing windows and wall between the lobby and pool with a new, cylindrical check-in desk and full-height glazed partition;
- Installation of a wheelchair lift at each end of the lobby to provide access to the bleacher level;

- Replacement of the existing pool curbs and gutters with new tile coping and handholds;
- Replacement of the existing diving board and blocks;
- Installation of new accessible pool lifts, ladders, and access stairs at each pool;
- Installation of new piping in both pools;
- Construction of a new storage room, bleachers, and offices in place of the existing filter room;
- Replacement of the west bleachers with new metal bleachers;
- Removal of the southeast bleacher stairs and replacement of the east bleachers and risers with a new, accessible viewing terrace;
- Installation of acoustical wall panels between the bleacher-level windows, and new acoustical ceiling tiles in the lobby and over the small pool;
- Installation of new exposed metal HVAC ductwork over the pools; and
- Reconfiguration and remodel of the men's and women's locker rooms including removal of the existing ceramic tile flooring and wainscoting and installation of new finishes, fixtures, and fittings.

The Project will retain the historic pool deck and floor tile; the pool floor tile will be patched with matching new tile where the pool floor will be trenched for new piping. The pool wall tile will be replaced with compatible new ceramic tile.

9.0 IMPACTS ANALYSIS

Significance Threshold

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."[38] According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

According to CEQA Guidelines Section 15064.4(d)(1-3), in evaluating the significance of the potential environmental effect of a project on historical resources, both direct physical changes to the environment and reasonably foreseeable indirect physical changes are considered:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
2. An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.[39]

As applied to the evaluation of potential impacts to historical resources, direct impacts are those that occur during construction and would include the demolition, material alteration, relocation, or conversion of a historical resource and/or its important character-

[38] State CEQA Guidelines, Section 15064.5(b)(1).
[39] State CEQA Guidelines, Section 15064.4(d)(1-3).

defining features. Direct impacts may also involve potential damage related to adjacent underground excavation and general construction activities that could undermine the stability of a historical resource. Indirect impacts may involve new construction that results in the alteration of the surroundings of a historical resource that could remove part or all of the associated setting of an historical resource, remove character-defining features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

The relationship of the Secretary of the Interior's Standards to the CEQA process are discussed under CEQA Guidelines Section 15064.5(b)(3):

> *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than significant impact on the historical resource.*

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for the Treatment of Historic Properties ("the Standards") provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated guidelines address four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific Standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.[40]

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

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[40] U. S. Department of the Interior, National Park Service, "Rehabilitation Standards and Guidelines," Technical Preservation Services, https://www.nps.gov/tps/standards/rehabilitation.htm (accessed October 2020). See also *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, by Kay D. Weeks and Anne E. Grimmer (1995), revised by Anne E. Grimmer (Washington, DC: 2017), https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf (accessed October 2020).

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

CITY OF EL SEGUNDO HISTORIC PRESERVATION ORDINANCE

The City of El Segundo's Historic Preservation Ordinance (Code of Ordinances, Title 15, Chapter 14) requires a certificate of appropriateness prior to issuance of a building permit for any work on a designated cultural resource (15-14-5.B). Issuance of a certificate of appropriateness for alteration, construction, or restoration of a designated cultural resource requires a finding by the Planning Commission, or City Council on appeal, that the proposed alteration, construction or restoration will not adversely affect exterior architectural features of the building or structure specified in the designation, and the proposed alteration, construction or restoration will not adversely affect the special character; special historical, architectural or aesthetic interest; nor the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, as specified in the designation (15-14-7A).

Evaluation of Potential Impacts

As noted above, the City of El Segundo's Historic Preservation Ordinance requires a finding that proposed work on a designated cultural resource will not adversely affect the property's historic character and features; and, under CEQA, a project that follows the Secretary of the Interior's Standards for Rehabilitation is considered mitigated to a level of less than significant impact. Therefore, the Project is evaluated below against the Standards to identify impacts to the El Segundo Plunge/Urho Saari Swim Stadium.

Standard 1: A property shall be used as it was historically or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The El Segundo Plunge/Urho Saari Swim Stadium will continue in its historic use as a public swimming facility. The Project consists of accessibility upgrades, new pool equipment and piping, and a new HVAC system and will require only minimal changes to the building's character-defining features. The Project will reconstruct the remaining concrete entrance steps, which were previously modified, but retain the historic west parastus; replace the existing non-historic flush entrance doors with new accessible paneled metal entrance doors that resemble the originals; install new mechanical equipment and an equipment screen on portions of the roof where they will be minimally visible from the public right-of-way; and make necessary interior improvements while retaining the building's historic interior configuration, spatial relationships, pool deck tile, and pool bottom tile. The Project follows Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The Project will retain and preserve the historic character of the El Segundo Plunge/Urho Saari Swim Stadium and will not remove distinctive materials or alter features, spaces, or spatial relationships that characterize the property. The Project will reconstruct the remaining concrete entrance steps, which were previously modified, but retain the historic west parastus; replace the existing non-historic flush entrance doors with new accessible paneled metal entrance doors that resemble the originals; install new mechanical equipment and an equipment screen on portions of the roof where they will be minimally visible from the public right-of-way; make necessary interior improvements to the locker rooms, pools, and mechanical systems; and modify the east bleachers to create an accessible viewing platform. The Project will retain the building's significant character-defining features including its stepped massing, cast-in-place concrete walls, bas-reliefs, stringcourses, crenellated frieze, recessed central entrance, fenestration pattern, interior configuration and spatial relationships, quarry tile pool deck, glazed ceramic tile at the bottom of the main pool, west bleachers, and exposed roof structure. The Project follows Standard 2.

Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The Project does not propose to add conjectural features or elements from other historic properties or make any changes that create a false sense of historical development. The Project follows Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

No alterations to the El Segundo Plunge/Urho Saari Swim Stadium have acquired historic significance in their own right. The project follows Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The Project will retain and preserve the distinctive materials, features, finishes, construction techniques, and examples of craftsmanship that characterize the El Segundo Plunge/Urho Saari Swim Stadium including its stepped massing, symmetrical composition, cast-in-place concrete walls, crenellated frieze, stacked horizontal bands with stringcourses, concrete bas-reliefs, recessed central entrance, fenestration pattern, interior configuration and spatial relationships, quarry tile pool deck, glazed ceramic tile at

the bottom of the pools, and exposed roof structure. The Project follows Standard 5.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The Project will repair the spalls and cracks in the concrete walls with compatible mortar to match the adjacent finish. The remaining entrance steps, which were previously altered, will be reconstructed to match the appearance of the originals while accommodating the altered exterior grade and new accessible entrance walkway; the historic west parastus will be retained in place. The Project will retain the historic pool deck and floor tile; the pool floor tile will be patched with matching new tile where the pool floor will be trenched for new piping. The pool wall tile will be replaced with compatible new ceramic tile. The Project follows Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The Project does not propose to undertake chemical or physical treatments that cause damage to historic materials. The Project follows Standard 7.

Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The Project Site has been graded and excavated previously, and the Project does not propose excavation that might uncover unknown archaeological resources on the site. If unexpected archaeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archaeologist, the project would follow Standard 8.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Project does not propose new exterior additions or related new construction. The Project does propose minimal exterior alterations. The remaining existing entrance steps will be reconstructed to match the originals while accommodating the raised exterior grade and new accessible entrance walkway; the remaining historic west parastus will be retained. The existing non-historic flush entrance doors will be replaced with new paneled hollow metal doors that resemble the missing originals. The existing non-historic locker

room windows on the secondary east and west façades will be replaced with new, single light aluminum sash windows that are differentiated from the original divided-light steel sash windows but retain the historic size, shape, proportions, and pattern. The new rooftop mechanical equipment will be installed where it will be minimally visible, if at all, from the public right-of-way: on the lower roof of the entrance lobby, behind the parapet; on the high roof of the natatorium, which is not visible from the street; and on the lower north roof, at the rear of the building. The new perforated metal equipment screen on the north portion of the roof will be in a simple, contemporary style to differentiate it from the Streamline Moderne style of the historic building and minimize its visual impact. The Project follows Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Project does not propose any new exterior additions or adjacent or related new construction. The Project will add an interior, accessible viewing platform in place of the existing east bleachers. The new platform will be constructed over the concrete structural frame of the existing bleachers, leaving the historic structure in place; if the platform were to be removed in the future, the essential form and integrity of the Stadium's interior would be unimpaired. The Project follows Standard 10.

10.0 CONCLUSION

The Applicant is proposing accessibility, pool, and HVAC upgrades to the El Segundo Plunge, now known as Urho Saari Swim Stadium, located at 219 West Mariposa Avenue in the City of El Segundo, California. This report has evaluated the Project to identify potential impacts to historical resources as defined by the California Environmental Quality Act (CEQA).

The Urho Saari Swim Stadium was designated a local Cultural Resource by the City of El Segundo in 1994 for its association with legendary swimming and water polo coach Urho Saari, and as an excellent example of PWA Moderne style architecture. This report has re-evaluated the property and has found that the El Segundo Plunge/Urho Saari Swim Stadium is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. It is therefore considered a historical resource as defined by CEQA for purposes of this report.

Under CEQA, a project that follows the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is considered as mitigated to a level of less than significant impact on historical resources. Therefore, this report evaluated the proposed Project against the Standards for Rehabilitation to identify potential impacts to the El Segundo Plunge/Urho Saari Swim Stadium. As demonstrated in the analysis in Section 9 of this report, the Project follows the Standards for Rehabilitation and therefore would not result in a substantial adverse change in the significance of the El Segundo Plunge/Urho Saari Swim Stadium.

The City of El Segundo's Historic Preservation Ordinance requires a certificate of appropriateness prior to issuance of a building permit for any work on a designated cultural resource. Issuance of a certificate of appropriateness for alteration, construction, or restoration of a designated cultural resource requires a finding by the Planning Commission, or City Council on appeal, that the proposed work will not adversely affect exterior architectural features of the building, and the proposed work will not adversely affect the building's special character or historical, architectural or aesthetic interest. Because the Project follows the Standards for Rehabilitation, it would not adversely affect the exterior architectural features of the El Segundo Plunge/Urho Saari Swim Stadium or the building's special character or historical, architectural, or aesthetic interest. Therefore, the Project meets the required findings for approval of a certificate of appropriateness.

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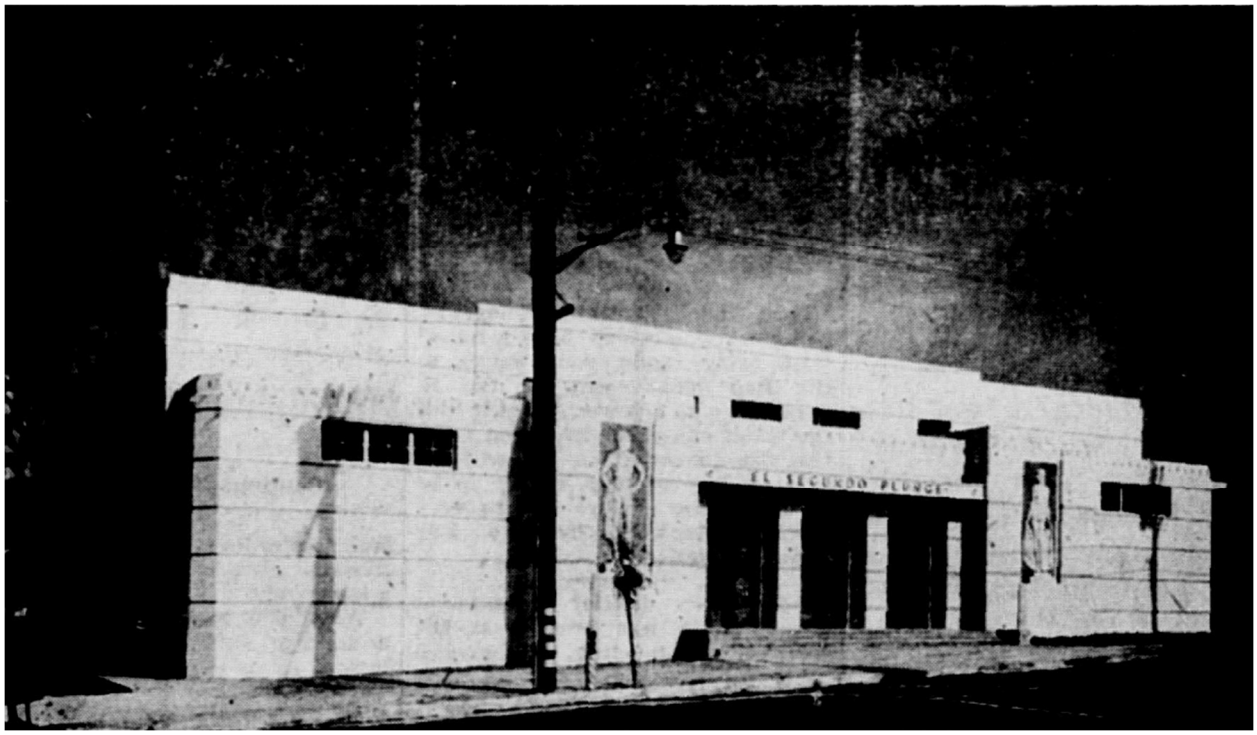
APPENDIX A

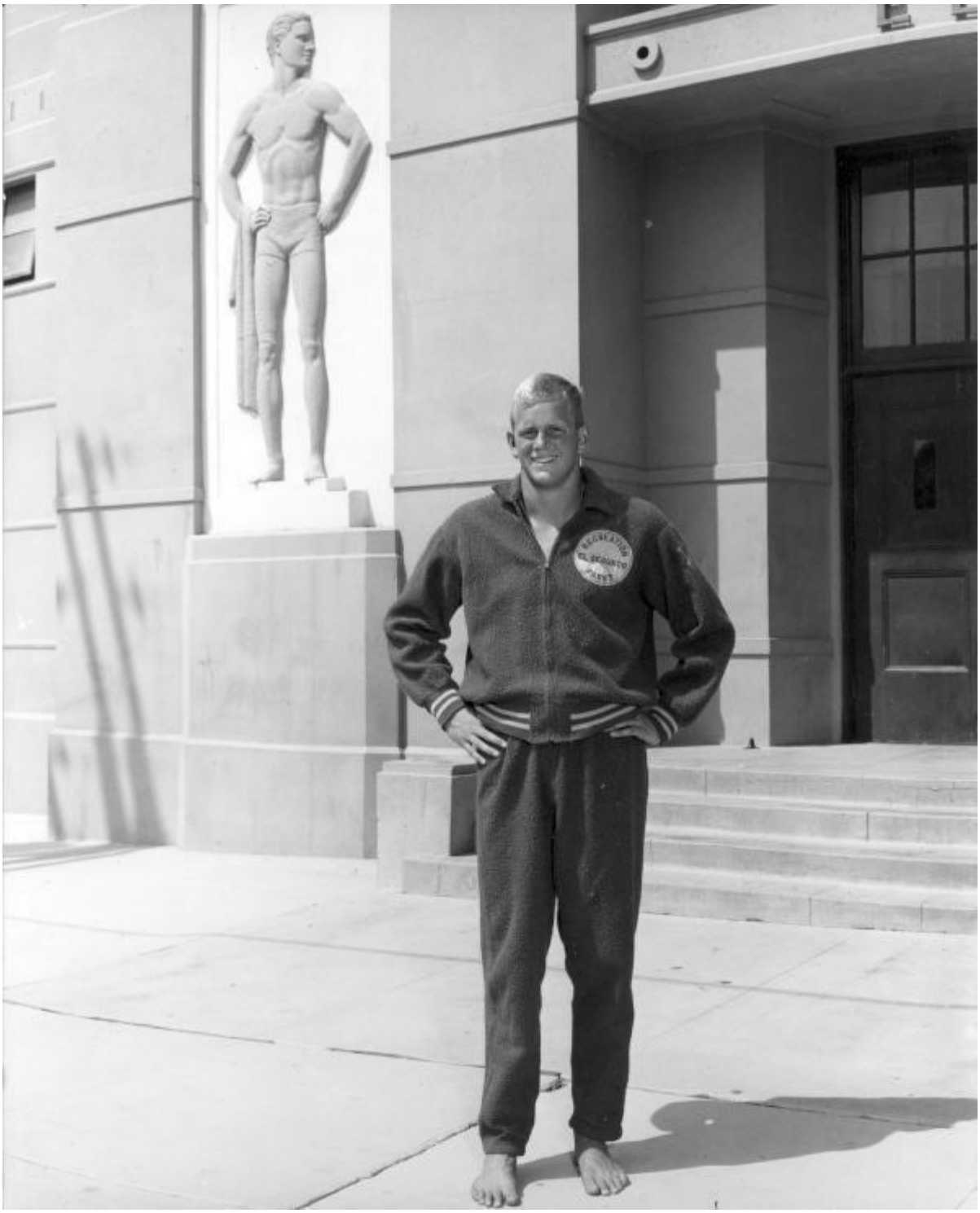
HISTORIC PHOTOGRAPHS



The Plunge, 1941 (El Segundo Herald)

El Segundo High School water polo match at The Plunge, 1948 (USC Digital Library)

El Segundo Swim Club with coach Urho Saari, 1951 (El Segundo Public Library Photo Archives)



Roy Saari, Olympic gold and silver medalist, in front of The Plunge, 1964 (El Segundo Public Library Photo Archive)

Urho Saari inside the swim stadium, 1973 (Daily Breeze Blog)

APPENDIX B

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

JOHN LOCASCIO, AIA

Principal Architect

Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

Experience Profile

Years of Experience: 30

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993. John's California Architect license number is C24223.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Century 21 Coliseum Architectural Consultation, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

RESOLUTION NO. 3866

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, FOR APPROVAL OF ENVIRONMENTAL ASSESSMENT EA-338 AND HISTORIC PRESERVATION HP 94-1 DESIGNATING THE URHO SAARI SWIM STADIUM (aka PLUNGE) AS A DESIGNATED CULTURAL RESOURCE LOCATED AT 219 W. MARIPOSA AVENUE. PETITIONED BY: THE CITY OF EL SEGUNDO.

WHEREAS, on April 4, 1994, an application was initiated by the City of El Segundo for approval of an Environmental Assessment and Historic Preservation application to designate the Urho Saari Swim Stadium (aka Plunge) located at 219 W. Mariposa Avenue as a local cultural resource; and

WHEREAS, the Planning Commission has reviewed Environmental Assessment EA-338 and the supporting evidence with the authority and criteria contained in the California Environmental Quality Act, State CEQA Guidelines, and the City of El Segundo Guidelines for the implementation of the California Environmental Quality Act (Resolution 3805); and

WHEREAS, on April 28, 1994, the Planning Commission did hold, pursuant to law, a duly advertised public hearing on such matter and notice of the public hearing was given in the time, form and manner prescribed by law; and

WHEREAS, on April 28, 1994, the Planning Commission approved Resolution No. 2355, recommending to the City Council approval of Environmental Assessment EA-338 and Historic Preservation HP 94-1; and

WHEREAS, on May 17, 1994, The City Council did hold, pursuant to law, a duly advertised public hearing on such matter and notice of the public hearing was given in the time, form and manner prescribed by law, and opportunity was given to all persons to present testimony or documentary evidence for and against proposed Environmental Assessment EA-338 and Historical Preservation HP 94-1; and

WHEREAS, at said City Council hearing the following facts were established:

1. The existing 0.46 acre site is a legal lot (Los Angeles County Assessor's Parcel Map Number 4136-004-902, and as a portion of Block 83 and 84, as recorded in Map Book 20, 22 and 23) developed with a swim stadium.

2. The existing plunge, located at 219 W. Mariposa Avenue, in the Open Space Zone, is currently used as the City's Swim Stadium. The facility continues to be a premier aquatic facility for the community of El Segundo.

NOW, THEREFORE, BE IT RESOLVED that after consideration of the above facts and study of proposed Environmental Assessment EA-338 and Historical Preservation HP 94-1, the City Council finds as follows:

ENVIRONMENTAL ASSESSMENT

1. The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, as the continued operation of an existing facility; and

2. That when considering the whole record, there is no evidence that the project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends; and

3. That the City Council thereby authorizes and directs the Director of Planning and Building Safety to file with the appropriate agencies a Certificate of Fee Exemption and de minimus finding pursuant to AB 3158 and the California Code of Regulations. Within ten (10) days of approval, the City of El Segundo shall submit, a fee of $25.00 required by the County of Los Angeles for the filing of this Certificate along with the required Notice of Exemption. As approved for in AB 3158, the statutory requirements of CEQA will not be met and no vesting shall occur until this condition is met and the required notices and fees are filed with the County.

HISTORIC PRESERVATION/ DESIGNATION OF CULTURAL RESOURCE

1. The proposed designated cultural resource is fifty-four (54) years old, built by the Work Projects Administration (WPA) in 1940.

2. The building is associated with Mr. Uhro Saari, a significant person in local history. Mr. Saari was an Olympic coach recognized nationally and internationally, who coached water polo and swimming for the City at the Plunge from 1941-1973, and whose water polo and swim team members won regional, national and international titles.

3. The building reflects and exemplifies a particular period of national history, since the architectural style is Classical Moderne (aka PWA Moderne) and typical of the 1930's Work Projects Administration (WPA) projects, built by the United States Public Works Administration (PWA) during the Depression.

4. The building embodies the distinctive characteristics of a style and period of architecture, and method of construction. The construction is unique for the time period due to the lack of roof support columns, and the inclusion of roof trusses which span one-hundred ten (110) feet. The structure and the pool is still located at the original site, the exterior and interior of the building have not been altered, and the original architectural integrity of the building has been preserved.

GENERAL PLAN

The proposed cultural resource designation of the Plunge is consistent with the City's General Plan Land Use, and Open Space and Recreation Elements. The Land Use goal, objectives and policies are designed to encourage preservation and enhancement of the City's cultural, historical, and architectural sites and monuments (Goal LU2 and Objective LU2-2). Policy LU2-1.1 calls for preservation of publicly-owned buildings of cultural, historical, or architectural significance within the City. The Open Space and Recreation goal, objectives and policies are designed to prevent future loss of existing recreation resources, as well as to preserve existing public recreation facilities which are adequate for serving the existing and future resident population (Goal OS1,Objectives OS1-1, and Policy OS1-2.1).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council hereby approves Environmental Assessment EA-338 and Historical Preservation HP 94-1, to designate the Plunge as a designated cultural resource and to mark the site with a uniform and distinctive marker.

PASSED, APPROVED AND ADOPTED this 17th day of MAY, 1994.

Carl Jacobson, Mayor
of the City of El Segundo,
California

ATTESTED:

Cindy Mortesen,
City Clerk

APPROVED AS TO FORM:

Leland C. Dolley,
City Attorney

STATE OF CALIFORNIA]
COUNTY OF LOS ANGELES] SS
CITY OF EL SEGUNDO]

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, DO HEREBY CERTIFY that the whole number of members of the City Council of the said City is five; that the foregoing resolution, being **RESOLUTION NO. 3866** was duly passed and adopted by the said City Council, approved and signed by the Mayor or said City, and attested by the City Clerk of said City, all at a **regular meeting** of the said Council held on the **5th day of April 1994,** and the same was so passed and adopted by the following vote:

AYES: Mayor Jacobson, Mayor ProTem Weston, Councilman Switz, Councilman Robbins, and Councilwoman Friedkin.

NOES: None

ABSENT: None

ABSTAINING: None

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this **19th day of May, 1994.**

Cindy Mortesen

CINDY MORTESEN
City Clerk of the
City of El Segundo,
California

(SEAL)

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: September 28, 2023
Agenda Heading: New Public Hearing
Item No.: G2

TITLE:

Conditional Use Permit for a New Major Wireless Communication Facility at 216 East Imperial Avenue. (Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02)

Applicant: Maverick Becker representing DISH Wireless LLC

RECOMMENDATION:

1. Adopt Resolution No. 2943, conditionally approving Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02.

BACKGROUND:

On February 22, 2001, Planning Commission approved Environmental Assessment No. EA-529 and Conditional Use Permit No. CUP 00-08 to allow Sprint PCS to construct and operate a major Wireless Communication Facility ("WCF") at the subject property. The approval included 12 antenna panels behind a 5-foot-high parapet wall on the roof of a three-story apartment complex and associated ground-mounted mechanical equipment inside an existing 6-foot-high, 10'-6" by 20'-6" concrete masonry wall enclosure at the northeast corner of the property. The WCF operated at the subject property until 2022 when Sprint PCS obtained a permit to dismantle the facility. The permit to dismantle the existing Sprint PCS WCF was finaled on March 16, 2023.

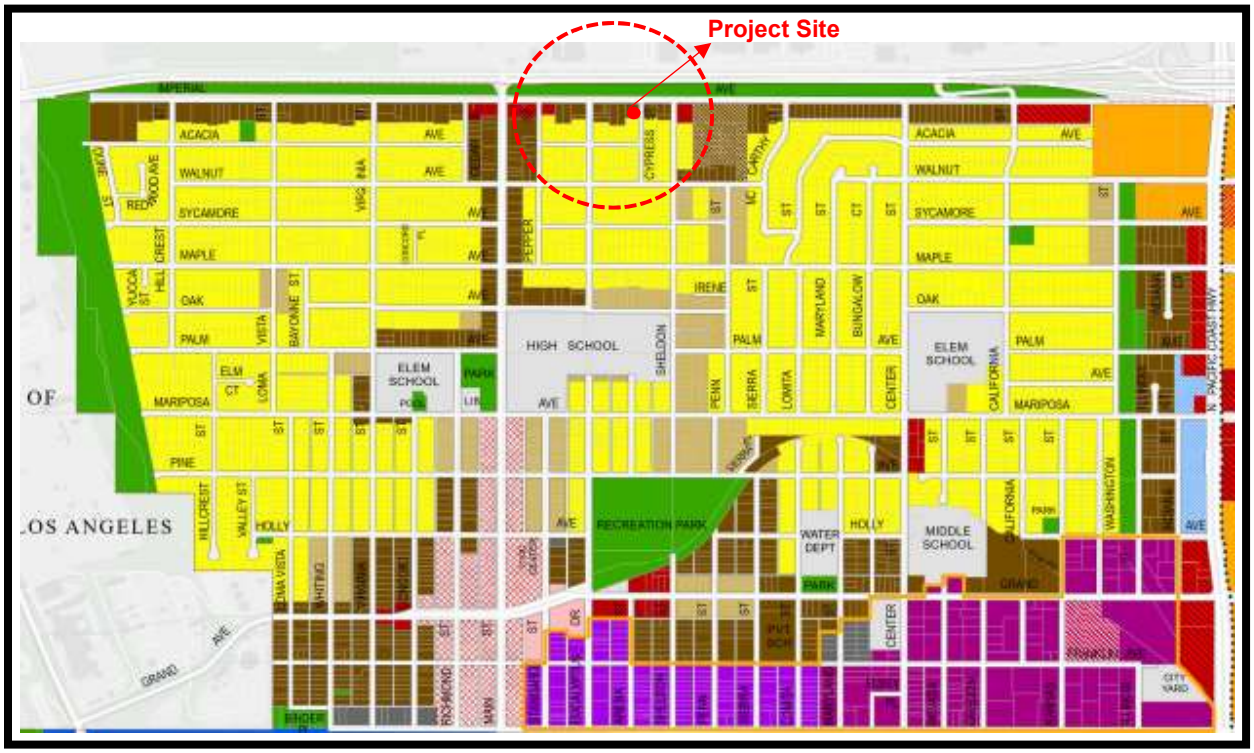
On August 9, 2023, DISH Wireless LLC (the "Applicant") submitted applications for Environmental Assessment ("EA") No. EA-1349 and Conditional Use Permit ("CUP") No. 23-02 to the Planning Division to provide coverage for their customers in the area via a new major WCF on the subject property, similar to the WCF approved for Sprint PCS. The application was deemed complete on August 16, 2023 Subsequently, notice was published in the El Segundo Herald on September 14, 2023 and notice mailed to property owners within 300-foot radius from the exterior boundaries of the Project Site and occupants150-foot radius from the boundaries of the Project Site.

SITE DESCRIPTION:

The subject property is in the northwest quadrant of the City and is zoned Multi-Family Residential (R-3). The property is developed with a legal non-conforming three-story apartment building on a sloping lot bounded by an Open Space (OS) Zone to the north, Multi-Family Residential (R-3) Zone to the east and west, and Single-Family Residential (R-1) zone to the south (illustrated in Figure 1). The structure was constructed on a sloping lot, which creates a structure with terraced heights that vary from 34-feet to 40-

feet. The 5-foot-high parapet wall above the perimeter of the existing roofline and a 6-foot-high concrete masonry wall enclosure pad with lid at the northeast corner of the property remain from the previous WCF, which will be reused for this project to screen equipment from public view.

Figure 1: Aerial View of Site



The proposed site is located at the northeast corner of Imperial Avenue and Eucalyptus Drive. Specifically, it is located above and upslope of Imperial Highway near the city border with Los Angeles. As illustrated in Figure 2 below, the site is comprised of a three-story apartment complex, electrical utility poles, and overhead wires.

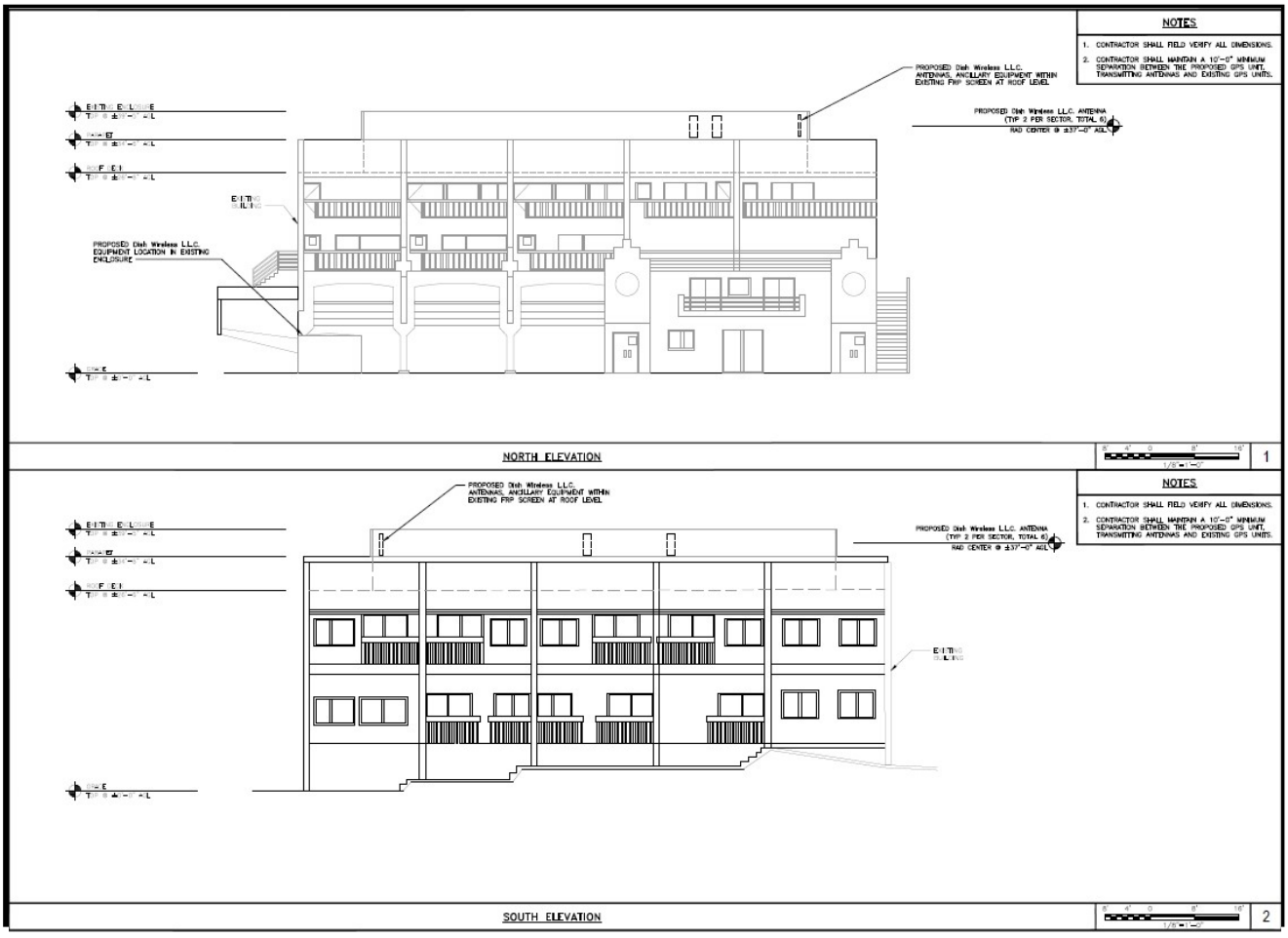
Figure 2: Proposed Project Site

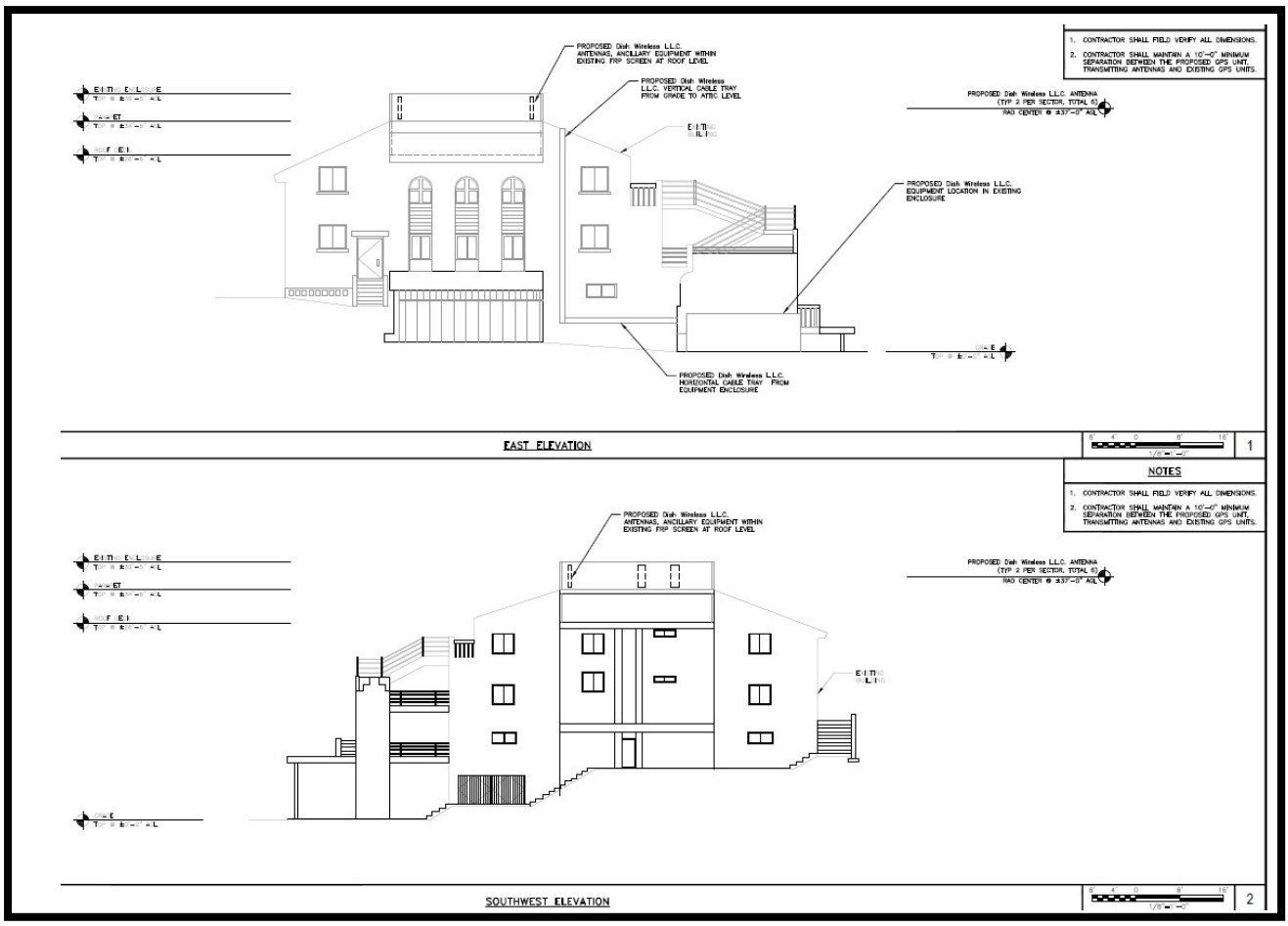
PROJECT DESCRIPTION:

As illustrated in Figure 3, the proposed Major WCF includes 6 antenna panels (2 per sector), jumpers, 12 remote radio units, 3 surge suppression devices (1 per sector), 3 power cables (1 per sector), 3 fiber cables (1 per sector), rooftop conduit on sleepers, and 1 cable tray. Each antenna panel measures 48.1-inches in height, 25.1-inches width and 9.2-inches in depth. The panel antennas will be mounted behind an existing 5-foot-high parapet wall on the roof of a three-story apartment complex.

Associated ground-mounted equipment includes 1 equipment cabinet, 1 BBU, 1 PPC, 1 telco-fiber box, 1 power conduit, 1 telco conduit, 1 GPS unit,1 safety switch, and 1 Ciena box. Ground-mounted equipment shall be installed inside the existing a 6-foot-high 10-feet 10-inches by 20-feet 6-inches concrete masonry wall equipment enclosure pad with lid at the northeast corner of the property. Service vehicles are expected to visit the site infrequently several times during the year, and the existing roadway is adequate to serve the needs of the occasional service vehicles of Applicant.

Figure 3: Elevations





DISCUSSION:

Pursuant to ESMC Section 15-19-7(A), a roof-mounted Major Wireless Communication Facility that exceeds the maximum building height for the applicable zoning district requires approval of a CUP by the Planning Commission. Further, ESMC Chapter 15-19 also contains provisions that regulate WCF. Specifically, the Municipal Code contains general requirements for WCF and requirements for Major WCF. Since the project includes mounting three antenna sectors (a total of 6 antenna panels) behind an existing 5-foot-tall parapet wall at a rad center height of 37-feet the project is considered a WCF that required a Conditional Use Permit.

Conditional Use Permit

In considering a conditional use permit application, ESMC § 15-24-6A requires that the Planning Commission make <u>all</u> three findings in reference to the property and project under consideration.

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

The Project Site is in the Multi-Family Residential (R-3) Zone. This zone provides areas suitable for the development of multi-family complexes with amenities for children and adults and promote a safe and healthy environment for existing and future residents. The proposed WCF is smaller than the previously approved WCF as they are only proposing 6 antenna panels and will not introduce new uses to the site nor new structures. Reinstating a WCF at the project site will provide an increased and improved connectivity to the communications network in the area for years to come. Further, the proposed Project will not change the overall land use of the site and will be subordinate to the primary use of the property as an apartment complex.

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 project is located within an area that is already developed and will not alter or interfere with the existing residential use of the site. The subject property is a sloped lot developed with a legal non-conforming three-story structure, which diminishes the property owners right to expand. Further, the sloping topography results in a structure with terraced heights that vary from 34-feet to 40-feet, which exceeds the 32-foot height limit in the R-3 Zone. The applicant will mount three antenna sectors (a total of 6 antenna panels) behind an existing 5-foot-tall parapet wall along the perimeter of the existing roofline. Although the height of the antenna panels exceed the 32-foot height limit, Section 15-19-7 of the El Segundo Zoning Code gives the Planning Commission authority to approve Major WCF proposals without the approval of a height variance.

The proposed antenna panels will be mounted on the roof behind the existing parapet wall, which will screen the panels so the proposed facility is not readily visible to the public from along Imperial Avenue nor from the residential neighborhood and commercial abutting streets. Further, the existing foliage and topography also ensure the facility is not readily visible.

The ground-mounted equipment cabinets will also be completely screened from public view since the equipment is proposed within an existing 6-foot-high block wall structure. The surface level equipment will be additionally screened by existing mature vegetation that surrounds the equipment enclosure.

Lastly, the Applicant's technicians will periodically visit the site to maintain the equipment as needed by accessing the site from Imperial Avenue. Service vehicles are expected to visit the site infrequently several times

during the year, and the existing roadway is adequate to serve the needs of the occasional service vehicles of Applicant.

For the reasons stated above, the proposed conditions under which the major WCF will operate will not be detrimental to the public health, safety, and welfare, or materially injurious to properties or improvements in the vicinity. Therefore, this finding can affirmatively be made.

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.

General Development Requirements:

ESMC § 15-19-5(B) contains Development Requirements for all Wireless Communication Facilities. The ESMC requires any and all accessory equipment, including transmission cables be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located. In addition, if equipment is located above ground, it shall be visually compatible with the surrounding buildings and either: a) shrouded by sufficient landscaping to screen the equipment from view; or b) designed to match the architecture of adjacent buildings. If no recent and/or reasonable architectural theme is present, the Director may require a particular design that is deemed suitable to the subject location.

The proposed project complies with the General Development Requirements in the ESMC since the project site is located in Multi-Family Residential (R-3) Zone. This zone provides areas suitable for the development of multi-family complexes with amenities for children and adults and promote a safe and healthy environment for existing and future residents. The proposed WCF will utilize existing enclosures that were previously used by Sprint PCS to host and enclose the ground equipment and antenna sectors. The panel antennas will be mounted behind an existing 5-foot-high parapet wall on the roof of a three-story apartment complex at a rad center height of 37-feet, with each sector containing two antenna panels. The existing 5-foot-high parapet wall continues to be visually compatible with the building, its surroundings and completely conceals the facility from public view.

The accessory support equipment for the facility will be located within the existing a 6-foot-high concrete masonry wall equipment lid enclosure pad. The proposed Project will be located within an area that is already developed and will not alter or interfere with the existing uses of the site. Moreover, the electronic equipment cabinets are not anticipated to interfere with vehicular or pedestrian-oriented traffic since they are not proposed within

the driveway visibility triangles of the nearby driveways. Thus, the proposal conforms to the General Development Requirements.

Requirements for Major Wireless Communications Facilities

ESMC § 15-19-7(B) and (C) contains Additional Location and Design Requirements for Major Wireless Communication Facilities. The intent of these guidelines is to ensure that any proposed screening is compatible with the existing design and architecture of the building where the antennas are placed. These guidelines ensure that the proposal is made to conform to the sensitive aesthetic thresholds identified in the Zoning Code.

Pursuant to ESMC 15-19-7(B)(2), no portion of a major facility shall protrude beyond the boundary property lines of the apartment complex or into areas where it is not permitted. The proposed facility does not protrude beyond the boundary property lines and does not prevent the utility of the intended function of the apartment complex or the area as required by ESMC §15-19-7(B)(2).

ESMC 15-19-7(B)(3) requires that a ground mounted facility equipment not be in a required parking area, a vehicle maneuvering area, vehicle/pedestrian circulation area or area of landscaping such that it interferes with, or in any way impairs, the utility or intended function of such area. No part of the proposed ground-mounted facility equipment is located in a required parking area, vehicle maneuvering area, vehicle/pedestrian circulation area or landscaping area.

Pursuant to ESMC § 15-19-7(C)(1) requires that a ground mounted facility equipment be secured from access by the general public with a fence of a type and design approved by either the Director or the Planning Commission. The existing equipment enclosure pad is inside of a completely secure concrete masonry wall that is not accessible to the public. The existing enclosure for the new facility complies with ESMC §15-19-7(C)(1) design requirement since the proposed facility is secured from public access.

The proposed Major WCF project complies with the general and additional requirements pertaining to site selection or location, design, screening and height in ESMC §15-19-7(B) and (C). Due to the topography of the area and the existing parapet wall, the proposed roof facility will not be visible to the public from along Imperial Avenue nor from the residential neighborhood and commercial abutting streets. Additionally, since all ground-mounted equipment cabinets are proposed within an existing 6-foot-high block wall structure, the cabinets will be completely screened from public view. The surface level equipment will be additionally screened by existing mature vegetation partially surrounding the equipment enclosure.

In addition to the above requirements, additional screening and site selection guidelines shall be considered. As stated in ESMC § 15-19-7(E) roof mounted facility that extends above the existing parapet of the building on which is mounted should be screened in a manner that is compatible with the existing architecture of the building and no major facilities to be located a minimum of 500 feet away from the nearest, existing, legally

established major facility. The proposed location of the new Major WCF on the roof of a three-story apartment complex complies with the location guidelines since it will be mounted behind an existing 5-foot-high roof parapet wall, the panels will not be taller than the parapet wall, and the WCF will be more than 500 feet away from any existing major WCF. The new Major WCF is approximately 1,056 feet (0.2 miles) from another Major WCF. The proposed new WCF was not collocated on an existing roof mounted facility or any of the existing utility tower or pole in the area because they are not structurally designed to support the equipment needed for a WCF and the existing facility was dismantled. Thus, the project is visually compatible with the residential and commercial uses surrounding the area, while the existing structures, foliage and topography ensure the facility is not visible.

Figure 4: Aerial Map and Photo Simulation

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 1 categorical exemption (Existing Facilities), which consists of operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the existing or former use to provide electric, power, natural gas, sewerage, or other public utility services. The project includes re-establishing a WCF on the roof of an existing three-story apartment complex to provide utility service with no changes to the structure, site layout, and no expansion of the existing residential use or former WCF use.

PREPARED BY: Jazmin Farias, Planning Technician JF
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager
APPROVED BY: Michael Allen, AICP, Community Development Director FOR M.A.

ATTACHED SUPPORTING DOCUMENTS:

1. Draft Resolution No. 2943
2. Plans
3. Photo Simulations
4. Coverage Map

RESOLUTION NO. 2943

A RESOLUTION BY THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1349 AND CONDITIONAL USE PERMIT NO. 23-02 FOR A NEW MAJOR WIRELESS COMMUNICATION FACILITY BEHIND A PARAPET WALL ON THE ROOF OF A THREE-STORY APARTMENT COMPLEX PROPERTY AT 216 EAST IMPERIAL AVENUE.

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 February 22, 2001 the Planning Commission approved Environmental Assessment No. EA-529 and Conditional Use Permit No. CUP 00-08 to allow Sprint PCS to construct and operate a major Wireless Communication Facility ("WCF") behind proposed a 5-foot-high parapet wall on the roof of a three-story apartment complex and associated ground-mounted mechanical equipment inside an existing 6-foot-high, 10'-6" by 20'-6" concrete masonry wall enclosure with a proposed pad at the northeast corner of the property located at 216 East Imperial Avenue (the "Project Site").

B. In 2001 Building Permit 230-01 was issued for Sprint PCS to install associated roof mounted antennas, 5-foot-high roof parapet wall, and ground equipment approved through EA-529 and CUP 00-08. The Building Permit to dismantle the existing Sprint PCS WCF was finaled on March 16, 2023.

C. On August 9, 2023, DISH Wireless LLC (the "Applicant") submitted applications for Environmental Assessment ("EA") No. EA-1349 and Conditional Use Permit ("CUP") No. 23-02 to the Planning Division to provide coverage for their customers in the area via a new major WCF (the "Project") behind an existing 5-foot-high parapet wall on the roof of a three-story apartment complex and associated ground-mounted mechanical equipment inside an existing 6-foot-high, 10'-6" by 20'-6" concrete masonry wall enclosure with a proposed pad at the northeast corner of the property located at 216 East Imperial Avenue;

D. The project site is currently developed with a legal non-conforming three-story apartment building on a sloping lot.

E. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC"), 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");

F. The Project Site is in the Multi-Family Residential (R-3) Zone, surrounded by an Open Space (OS) Zone to the north, Multi-Family Residential (R-3) Zone to the east and west, and Single-Family Residential (R-1) zone to the south;

G. Pursuant to ESMC § 15-19-7(A), a Planning Commission-approved CUP is required for a roof-mounted major WCF that exceed the maximum building height for the applicable zoning district, and ESMC § 15-9-2 defines a major WCF, or "major facility" as a WCF that is roof mounted, e.g., the facility proposed in the Project;

H. On September 28, 2023, 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

I. 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 September 28, 2023, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *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 § 15301 as a Class 1 categorical exemption (Existing Facilities), which consists of operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the existing or former use to provide electric, power, natural gas, sewerage, or other public utility services. The project includes re-establishing a WCF on the roof of an existing three-story apartment complex to provide utility service with no changes to the structure, site layout, and no expansion of the existing residential use or former WCF use.

SECTION 3: *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 Multi-Family Residential and is consistent with the current zoning designation which is Multi-Family Residential (R-3).

B. The Project is consistent with Land Use Element Policy LU7-1.7, which states that the City seeks to "develop standards for Wireless Communication Facilities, to regulate their location and design, to protect the public safety, general welfare, and quality of life in the City." The proposed wireless communication facility meets the design requirements, location requirements, screening, and site selection requirements of ESMC Chapter 15-19.

C. The Project is consistent with Public Safety Element Goal PS 7 to protect public health, safety, and welfare, and minimize loss of life, injury, property damage, and disruption of vital services, resulting from earthquakes, hazardous material incidents, and other natural and man-made disasters by expanding the wireless phone, and 911 service area and capacity.

D. The Project is consistent with Public Safety Element Policy PS 7-1.6 to continue to strengthen emergency communication systems and facilitate cooperation between the media and other emergency response agencies by expanding the wireless phone, and 911 service area and capacity.

E. The Project is consistent with Air Quality Element Objective AQ15-1, to "reduce unsafe levels of air pollutants impacting the City." The construction activity prompted by the Project would not create adverse impacts on air quality. The construction of the WCF will only take a few months to complete and ensures that the air quality impacts are minimized. When operational, the unmanned wireless facility does not have an impact on air quality.

F. The ESMC requires approval of a CUP for a major WCF. A CUP is required for roof mounted WCF that exceed the maximum building height. The height of the three-story structure, antennas, and other equipment mounted behind a 5' high parapet wall on the roof of a three-story apartment complex is necessary to meet the objectives and technical requirements of a Major Wireless Communications Facility. The City's topography varies in height and along East Imperial Avenue. The proposed location of the WCF at the height that it is proposed is needed to ensure coverage is provided along the urban, suburban, and outdoor areas of the City.

SECTION 4: *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 Project Site is in the Multi-Family Residential (R-3) Zone, a zone that provides areas suitable for the development of multi-family complexes with amenities for children and adults and promote a safe and healthy environment

for existing and future residents. The WCF is smaller than the previously approved wireless communication facility since the project includes 6 antenna panels and does not introduce new uses to the site nor new structures. Reinstating a SCF at the project site provides an increased and improved connectivity to the communications network in the area for years to come. Further, the proposed Project does not change the overall land use of the site and is subordinate to the primary use of the property as an apartment complex.

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 proposal will mount 6 antenna panels (2 per sector), jumpers, 12 remote radio units, 3 surge suppression devices (1 per sector), 3 power cables (1 per sector), 3 fiber cables (1 per sector), rooftop conduit on sleepers, and 1 cable tray. The panels are mounted behind an existing 5-foot-high parapet wall on the roof of a three-story apartment complex which conceals the facility from public view because its design is compatible with the existing design of the building.

Associated ground-mounted equipment includes 1 equipment cabinet, 1 BBU, 1 PPC, 1 telco-fiber box, 1 power conduit, 1 telco conduit, 1 GPS unit,1 safety switch, and 1 Ciena box. Ground-mounted equipment shall be installed inside the existing a 6-foot-high, 10'-6" by 20'-6" concrete masonry wall equipment enclosure pad with lid at the northeast corner of the property. Since the proposed Project is located within a developed area, it will not alter or interfere with the existing uses of the site. Moreover, the electronic equipment cabinets will not interfere with vehicular or pedestrian-oriented traffic, nor will they be located within the driveway visibility triangles of the nearby driveways.

Due to the topography of the area, foliage, topography and the existing parapet wall, the proposed facility will not be visible to the public from along Imperial Avenue nor from the residential neighborhood and abutting streets because the surface level equipment will be additionally screened by existing mature vegetation partially surrounding the equipment enclosure. Without the request of this Conditional Use Permit, DISH Wireless would be denied the ability to provide seamless coverage to all areas of the City.

Lastly, the Applicant's technicians will periodically visit the site to maintain the equipment as needed by accessing the site from Imperial Avenue. Service vehicles are expected to visit the site infrequently several times during the year, and the existing roadway is adequate to serve the needs of the occasional service vehicles of Applicant.

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 5: *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-1349 and Conditional Use Permit No. 23-02.

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 28th day of September 2023.

_____
Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Keldorf	-
Newman	-
Hoeschler	-
Inga	-
Maggay	-

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

By: _____
Joaquin Vazquez, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2943

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), Maverick Becker of Morrison Hershfield on behalf of DISH Wireless agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. EA-1349 and Conditional Use Permit No. CUP 23-02 ("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. This approval is for 6 antenna panels (2 per sector), jumpers, 12 remote radio units, 3 surge suppression devices (1 per sector), 3 power cables (1 per sector), 3 fiber cables (1 per sector), rooftop conduit on sleepers, and 1 cable tray. Each antenna panel measures 48.1-inches in height, 25.1-inches width and 9.2-inches in depth. The panel antennas will be mounted behind an existing 5-foot-high parapet wall on the roof of a three-story apartment complex at a rad center height of 37-feet, with each sector containing two antenna panels.

3. Associated ground-mounted equipment includes 1 equipment cabinet, 1 BBU, 1 PPC, 1 telco-fiber box, 1 power conduit, 1 telco conduit, 1 GPS unit,1 safety switch, and 1 Ciena box. Ground-mounted equipment shall be installed inside the existing a 6-foot-high, 10'-6" by 20'-6" concrete masonry wall equipment enclosure pad with lid at the northeast corner of the property.

4. Construction of the project shall substantially conform to the plans reviewed and approved by the Planning Commission on September 28, 2023.

5. Before building permits are issued, the applicant must submit plans that demonstrate substantial compliance with the plans and conditions of approval on file with the Community Development Department.

6. If the facility has not been established (i.e., plans submitted to Building and Safety for "plan check") within two years of the effective date of approval of this permit by the Planning Commission, the approval shall become null and void. A written request for time extension must be filed with the Community Development Department prior to the expiration date and approved by the Planning

Commission.

7. 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.

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

9. Any project site that contains inoperative antennas, cabinets, and associated equipment or structures for a Wireless Communication Facility for 6 months or more is deemed abandoned and must be removed to comply with ESMC § 15-19-12.

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

11. 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.

12. The applicant may not interfere or restrict subsequent applicants of wireless communication facility permits, including public safety radio communication agencies, for purposes of collocating such facilities at the project site, subject to technical feasibility.

13. The facility must be erected, located, operated and maintained at all times in compliance with ESMC Chapter 15-19 and all applicable laws, regulations and requirements of the building code, and every other code and regulation imposed or enforced by the City, the State, and the United States Federal Government. The applicant must obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

Building Division Conditions

14. Before building permits are issued, the applicant must submit full structural plans and calculations for all the new loads on the screen walls, WCF equipment that will be attached behind a 5-foot parapet wall on the roof of a three-story apartment complex, including surface-mounted supporting equipment and equipment cabinets inside of the 10’-10” by 20’-6” existing concrete masonry wall equipment enclosure pad.

15. Before building permits are issued, plans must show conformance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 Green Building Code and

2022 California Energy Code, all as adopted by the ESMC.

Fire Department Conditions

16. The applicant must comply with the applicable requirements of the 2022 California Fire Codes as adopted by the City of El Segundo and El Segundo Fire Department.

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

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

19. City of El Segundo Fire Department approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

20. Prior to the issuance of building permits a Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed.

21. Construction plans for the generator shall be submitted to El Segundo Fire Department prior to installation.

22. Construction plans for the UPS/Batter system/s shall be submitted to El Segundo Fire Department and approval prior to installation.

Police Department Conditions

23. The applicant's wireless communication devices cannot cause interference to, or reduce the signal strength of any existing radio equipment at the project site, and must accept any interference caused by existing equipment. Wireless vendors must agree to provide technical assistance and equipment to determine and alleviate any interference problems, either initially or at any time in the future. Any equipment determined to be interfering or reducing the signal of existing equipment may be required by the City to either relocate or reduce power. Any future changes to the frequency, power level, or type of emission will require prior notification and approval by the City.

Miscellaneous Conditions

24. 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-1349 and Conditional Use Permit No. CUP 23-02. 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-1349 and Conditional Use Permit No. CUP 23-02 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, Maverick Becker of Morrison Hershfield on behalf of DISH Wireless LLC certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

_____
Maverick Becker of Morrison Hershfield (representing)

_____
Jesus Lozano, (o//b/o The Lozano Trust.)

_____
Natalia Lozano, (o//b/o The Lozano Trust.)

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

DISH Wireless L.L.C. SITE ID:

LALAX04480C

DISH Wireless L.L.C. SITE ADDRESS:

216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

ANTENNA SCOPE OF WORK:
- INSTALL (6) PROPOSED PANEL ANTENNAS (2 PER SECTOR)
- INSTALL PROPOSED JUMPERS
- INSTALL (12) PROPOSED RRUS (4 PER SECTOR)
- INSTALL (3) PROPOSED SURGE SUPPRESSION DEVICES (1 PER SECTOR)
- INSTALL (3) POWER CABLE PER SECTOR (1 PER SECTOR)
- INSTALL (3) FIBER CABLE PER SECTOR (1 PER SECTOR)
- INSTALL PROPOSED ROOFTOP CONDUIT ON SLEEPERS
- INSTALL (1) PROPOSED CABLE TRAY

EQUIPMENT SCOPE OF WORK:
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED BBU IN CABINET
- INSTALL (1) PROPOSED PPC
- INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED SAFETY SWITCH, (1) CIENA BOX

SITE INFORMATION

PROPERTY OWNER:	LOZANO TRUST
ADDRESS:	859 BUNGALOW DRIVE EL SEGUNDO, CA 90245
TOWER TYPE:	ROOFTOP
COUNTY:	LOS ANGELES COUNTY
LATITUDE (NAD 83):	33.930597° 33° 55' 50.15" N
LONGITUDE (NAD 83):	-118.413922° 118° 24' 50.12" W
ZONING JURISDICTION:	CITY OF EL SEGUNDO
ZONING DISTRICT:	R-3
PARCEL NUMBER:	4132-020-001
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	SCE
FIBER COMPANY:	TBD

PROJECT DIRECTORY

APPLICANT:	DISH Wireless L.L.C. 7545 IRVINE CENTER DR SUITE 250 IRVINE, CA 92618
SITE DESIGNER:	MORRISON HERSHFIELD 12526 HIGH BLUFF DR, SUITE 300 SAN DIEGO, CA 92130 (858) 472-4048
SITE ACQUISITION:	Dish Wireless L.L.C. RAQUEL BARNAS
CONSTRUCTION MANAGER:	Dish Wireless L.L.C. FRANCISCO ZAPIEN
RF ENGINEER:	Dish Wireless L.L.C. MATT WITT

CALIFORNIA - CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2022 CALIFORNIA BUILDING CODE (CBC)/2021 IBC
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE (CMC)/2021 UMC
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE (CEC)/2020 NEC

SITE PHOTO

UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

811

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

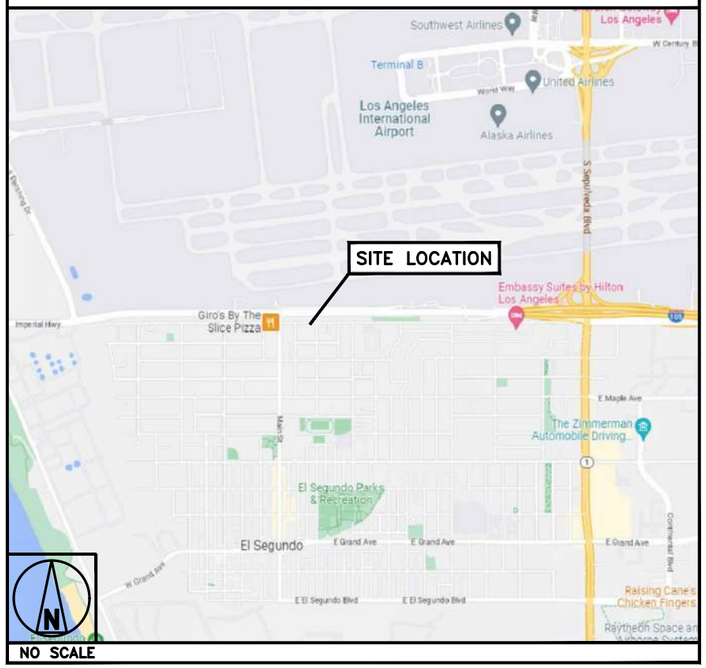
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DIRECTIONS

DIRECTIONS FROM DISH IRVINE OFFICE (7545 IRVINE CENTER DRIVE, IRVINE, CA):

HEAD SOUTHEAST TOWARD IRVINE CENTER DR. TURN RIGHT TOWARD CHARTER. TURN LEFT TOWARD CHARTER. TURN RIGHT ONTO CHARTER. TURN LEFT AT THE 1ST CROSS STREET ONTO IRVINE CENTER DR. MERGE WITH I-5 N. TAKE EXIT 113C TO MERGE WITH CA-91 W/STATE HWY 91 W. USE THE RIGHT 2 LANES TO TAKE EXIT 17B TO MERGE WITH I-605 N. USE THE RIGHT 2 LANES TO TAKE EXIT 9B TO MERGE WITH I-105W/CENTURY FWY/GLENN ANDERSON FWY. CONTINUE ONTO IMPERIAL HWY. TURN LEFT ONTO MAIN ST. TURN LEFT ONTO E IMPERIAL AVENUE. DESTINATION WILL BE ON THE RIGHT.

VICINITY MAP



NO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
T-1	TITLE SHEET		
A-1	OVERALL SITE PLAN		
A-2	ENLARGED SITE PLAN		
A-2.1	EQUIPMENT AREA		
A-3	ANTENNA LAYOUT & SCHEDULE		
A-4	NORTH AND SOUTH ELEVATIONS		
A-5	EAST AND WEST ELEVATIONS		

dish wireless.

7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618

MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
SAN DIEGO, CA 92130
www.morrisonhershfield.com

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DRAWN BY:	CHECKED BY:	APPROVED BY:
GD	LB	RL

RFDS REV #: 2

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	08/08/23	ISSUED FOR REVIEW

A&E PROJECT NUMBER

210596100

Dish Wireless L.L.C. PROJECT INFORMATION

LALAX04480C

216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

TITLE SHEET

SHEET NUMBER

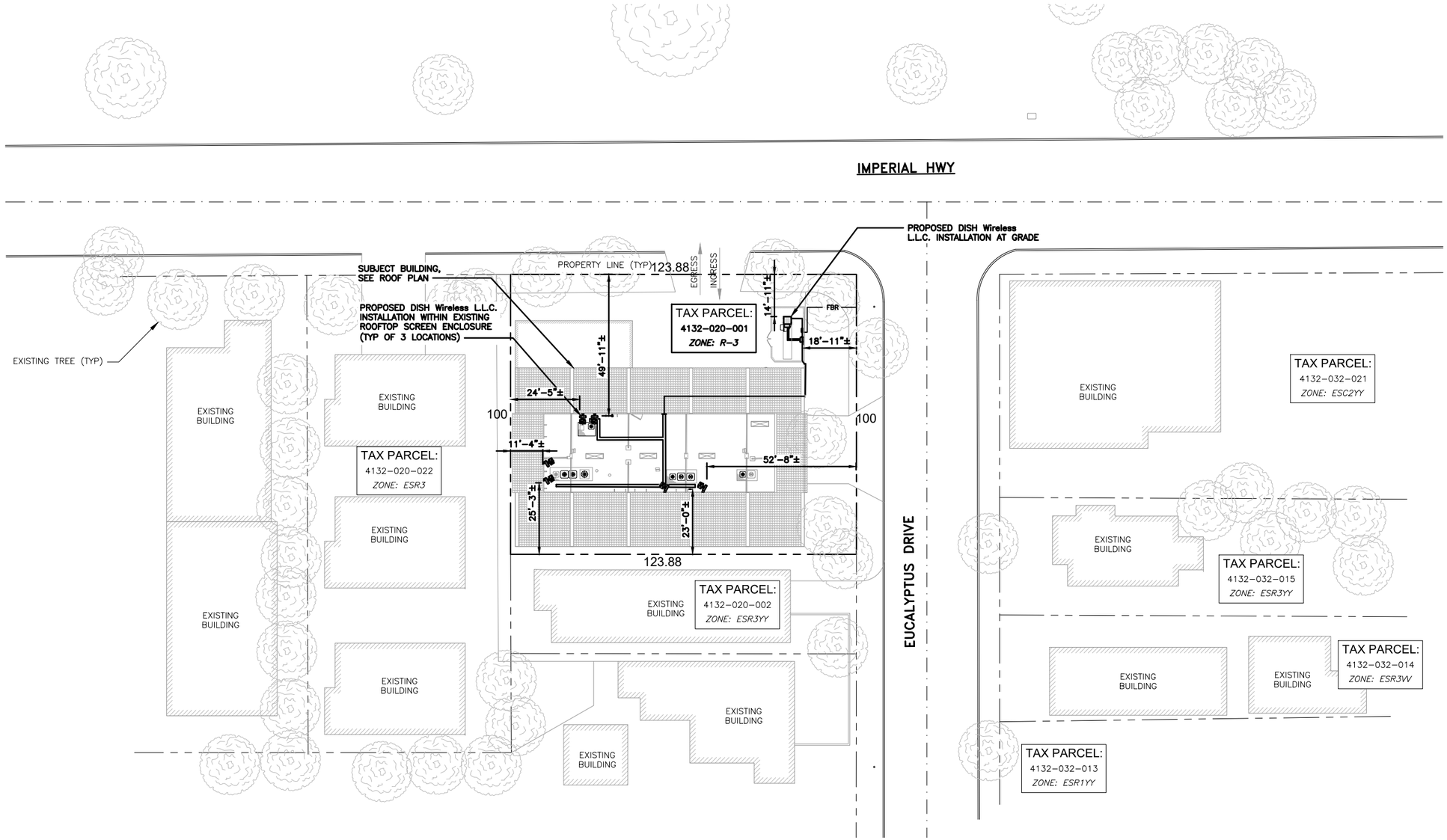
T-1

NOTES

1. THIS IS NOT A SURVEY. ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND JURISDICTIONAL GIS INFORMATION AND ARE APPROXIMATE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

LEGAL DESCRIPTION

EL SEGUNDO N 100 FT OF LOT 1 BLK 104



OVERALL SITE PLAN

20' 10' 0 20' 40'
1"=20'

1

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216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

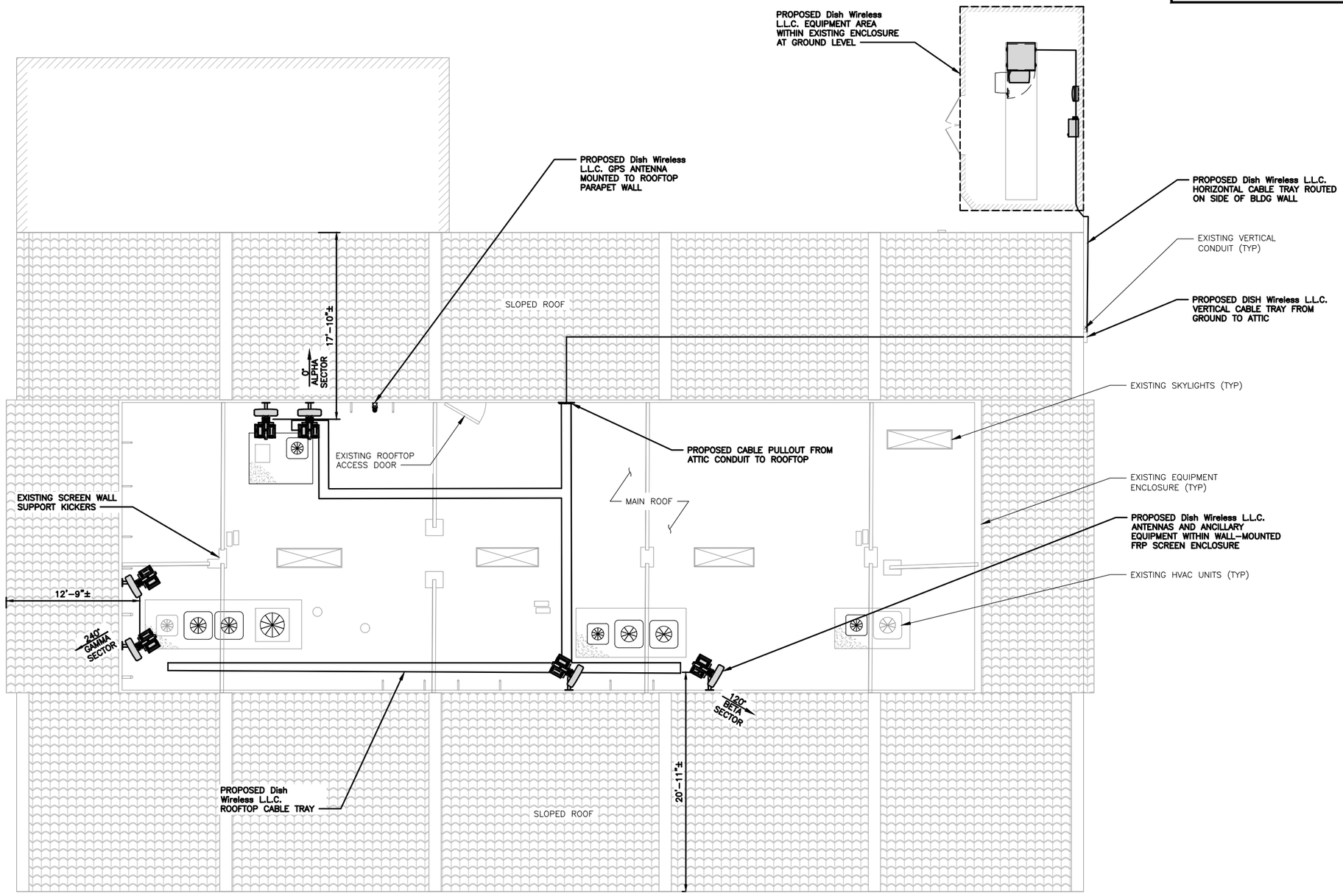
OVERALL SITE PLAN

SHEET NUMBER

A-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH Wireless, L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRICTION.
4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless, L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



N

ENLARGED SITE PLAN

6' 4' 2' 0 5' 10'
3/16"=1'-0"

1

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SUITE 250
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LALAX04480C

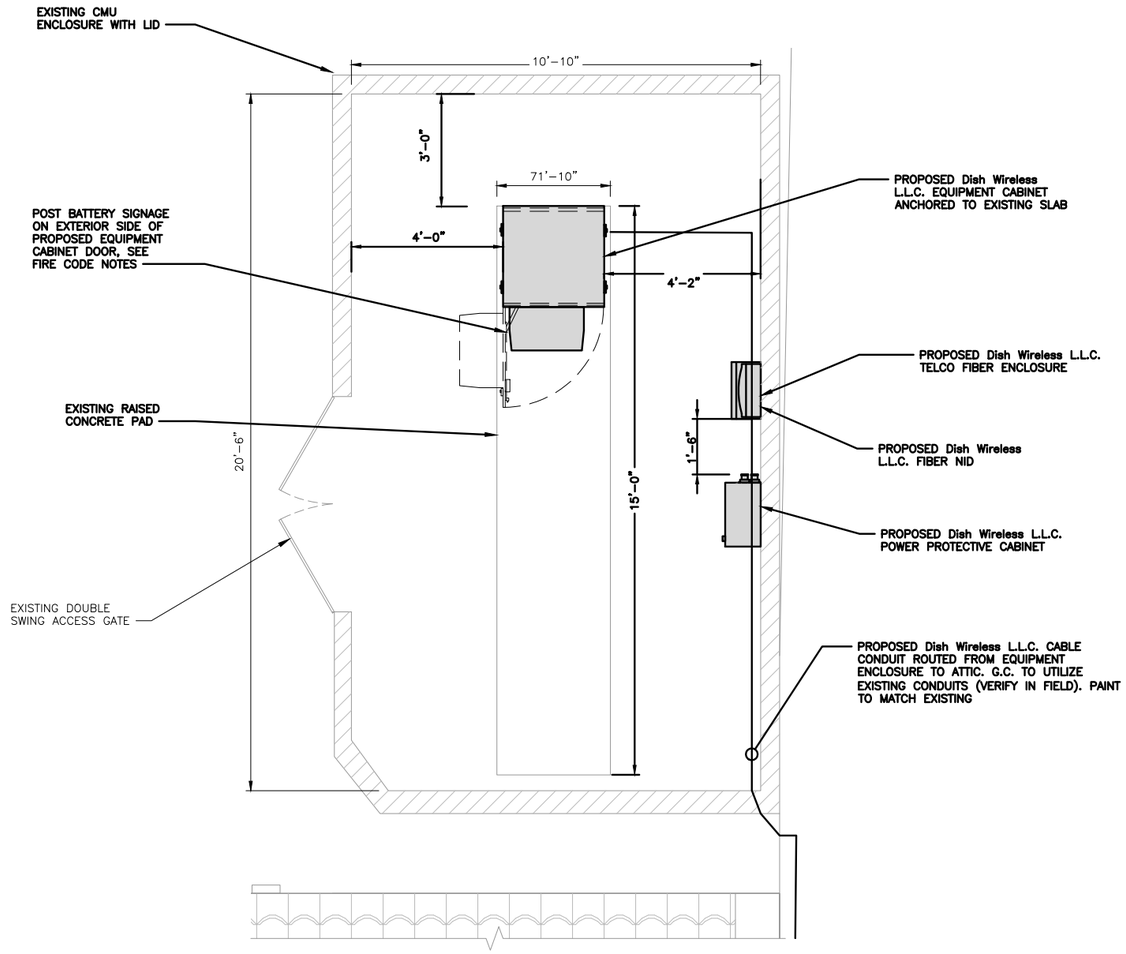
216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2



EQUIPMENT AREA

12" 6" 0 1' 2' 3' 4' 5'
1/2"=1'-0"

1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH Wireless, L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRICTION.
4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless, L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE

FIRE CODE NOTES

1. EQUIPMENT CABINET (W/ (2) LITHIUM-ION BATTERIES) AND/OR EQUIPMENT AREA IS LOCKED AND SECURED AGAINST UNAUTHORIZED ACCESS
2. TOTAL POWER CAPACITY: 2 (BATTERY QTY) X 200 AH X 48V = 19,200 OR 19.2 KWH
3. CONTRACTOR TO VERIFY THAT EXTERIOR LABELS, IDENTIFYING THE MANUFACTURER AND MODEL NUMBER OF THE SYSTEM AND ELECTRICAL RATING (VOLTAGE AND CURRENT) OF THE CONTAINED BATTERY SYSTEM, ARE INSTALLED
4. CONTRACTOR TO VERIFY THAT THERE ARE SIGNS WITHIN THE CABINET THAT INDICATE THE RELEVANT ELECTRICAL AND CHEMICAL HAZARDS, AS REQUIRED BY SECTION 1206.2.12. SIGNAGE SHALL INDICATE THE TYPE OF LITHIUM BATTERIES CONTAINED IN CABINET.
5. SIGNAGE INDICATING 'LITHIUM-ION STORAGE BATTERIES ARE PRESENT' SHALL BE POSTED ON THE EQUIPMENT CABINET AND/OR THE ACCESS DOOR TO THE ENCLOSURE, AS APPLICABLE.

BATTERY SIGNAGE

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SUITE 250
IRVINE, CA 92618

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SAN DIEGO, CA 92130
www.morrisonhershfield.com

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ZONING DOCUMENTS

SUBMITTALS

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Dish Wireless L.L.C. PROJECT INFORMATION

LALAX04480C

216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

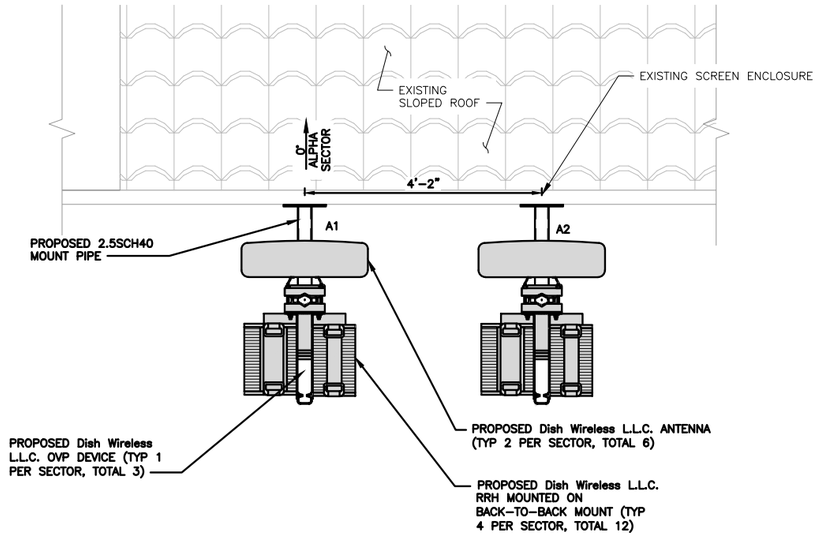
EQUIPMENT PLAN

SHEET NUMBER

A-2.1

NOTES

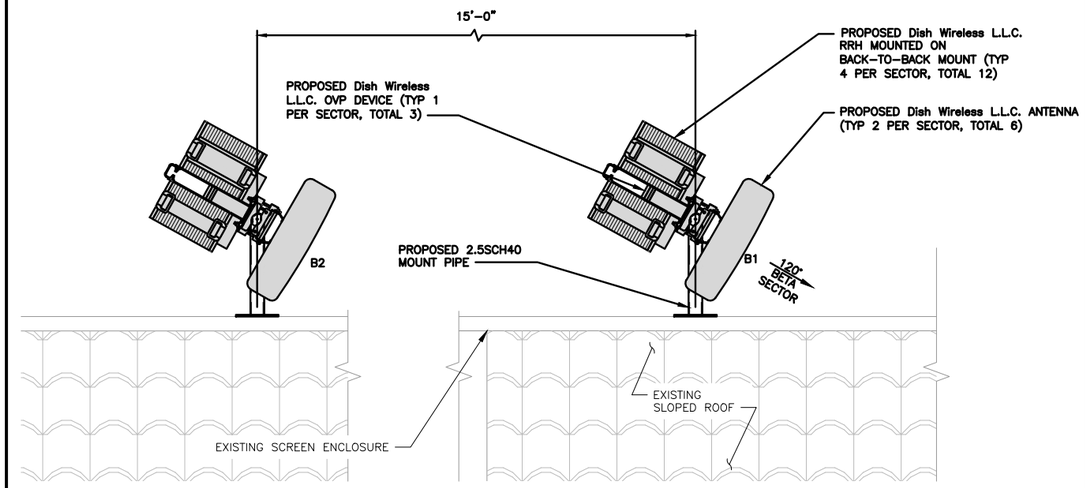
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS



ANTENNA PLAN – ALPHA SECTOR

12" 6" 0 1' 2' 3' 4' 5' 6' 7"
3/8"=1'-0"

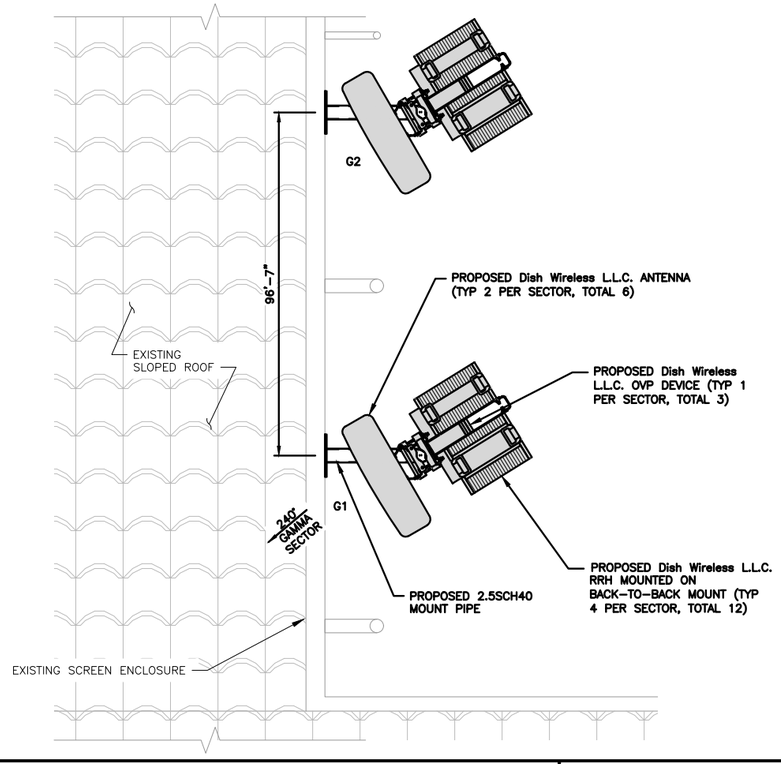
1



ANTENNA PLAN – BETA SECTOR

12" 6" 0 1' 2' 3' 4' 5' 6' 7"
3/8"=1'-0"

2



ANTENNA PLAN – GAMMA SECTOR

NO SCALE

3

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER – MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	COMMSCOPE–FFW–65A–R2–V1	NR	48.1"x25.1"x9.2"	0°	37'–0"	(1) POWER CABLE, (1) FIBER CABLE (145'± LONG, CONTRACTOR TO VERIFY)
ALPHA	A2	PROPOSED	COMMSCOPE–FFW–65A–R2–V1	NR	48.1"x25.1"x9.2"	0°	37'–0"	
BETA	B1	PROPOSED	COMMSCOPE–FFW–65A–R2–V1	NR	48.1"x25.1"x9.2"	120°	37'–0"	(1) POWER CABLE, (1) FIBER CABLE (220'± LONG, CONTRACTOR TO VERIFY)
BETA	B2	PROPOSED	COMMSCOPE–FFW–65A–R2–V1	NR	48.1"x25.1"x9.2"	120°	37'–0"	
GAMMA	G1	PROPOSED	COMMSCOPE–FFW–65A–R2–V1	NR	48.1"x25.1"x9.2"	240°	37'–0"	(1) POWER CABLE, (1) FIBER CABLE (160'± LONG, CONTRACTOR TO VERIFY)
GAMMA	G2	PROPOSED	COMMSCOPE–FFW–65A–R2–V1	NR	48.1"x25.1"x9.2"	240°	37'–0"	

SECTOR	POSITION	RRH		OVP
		MANUFACTURER – MODEL NUMBER	TECHNOLOGY	MANUFACTURER MODEL
ALPHA	A1	SAMSUNG – RF4450T–71A	MULTI–BAND	RAYCAP RDIDC–3045 –PF–48
		SAMSUNG – RF4451D–70A	MULTI–BAND	
ALPHA	A2	SAMSUNG – RF4450T–71A	MULTI–BAND	RAYCAP RDIDC–3045 –PF–48
		SAMSUNG – RF4451D–70A	MULTI–BAND	
BETA	B1	SAMSUNG – RF4450T–71A	MULTI–BAND	RAYCAP RDIDC–3045 –PF–48
		SAMSUNG – RF4451D–70A	MULTI–BAND	
BETA	B2	SAMSUNG – RF4450T–71A	MULTI–BAND	RAYCAP RDIDC–3045 –PF–48
		SAMSUNG – RF4451D–70A	MULTI–BAND	
GAMMA	G1	SAMSUNG – RF4450T–71A	MULTI–BAND	RAYCAP RDIDC–3045 –PF–48
		SAMSUNG – RF4451D–70A	MULTI–BAND	
GAMMA	G2	SAMSUNG – RF4450T–71A	MULTI–BAND	RAYCAP RDIDC–3045 –PF–48
		SAMSUNG – RF4451D–70A	MULTI–BAND	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

4

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IRVINE, CA 92618

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DRAWN BY:	CHECKED BY:	APPROVED BY:
GD	LB	RL

RFDS REV #: 2

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	08/08/23	ISSUED FOR REVIEW

A&E PROJECT NUMBER

210596100

Dish Wireless L.L.C. PROJECT INFORMATION

LALAX04480C

216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER

A-3

NORTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

SOUTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

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ZONING DOCUMENTS

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A&E PROJECT NUMBER

210596100

Dish Wireless L.L.C. PROJECT INFORMATION

LALAX04480C

216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

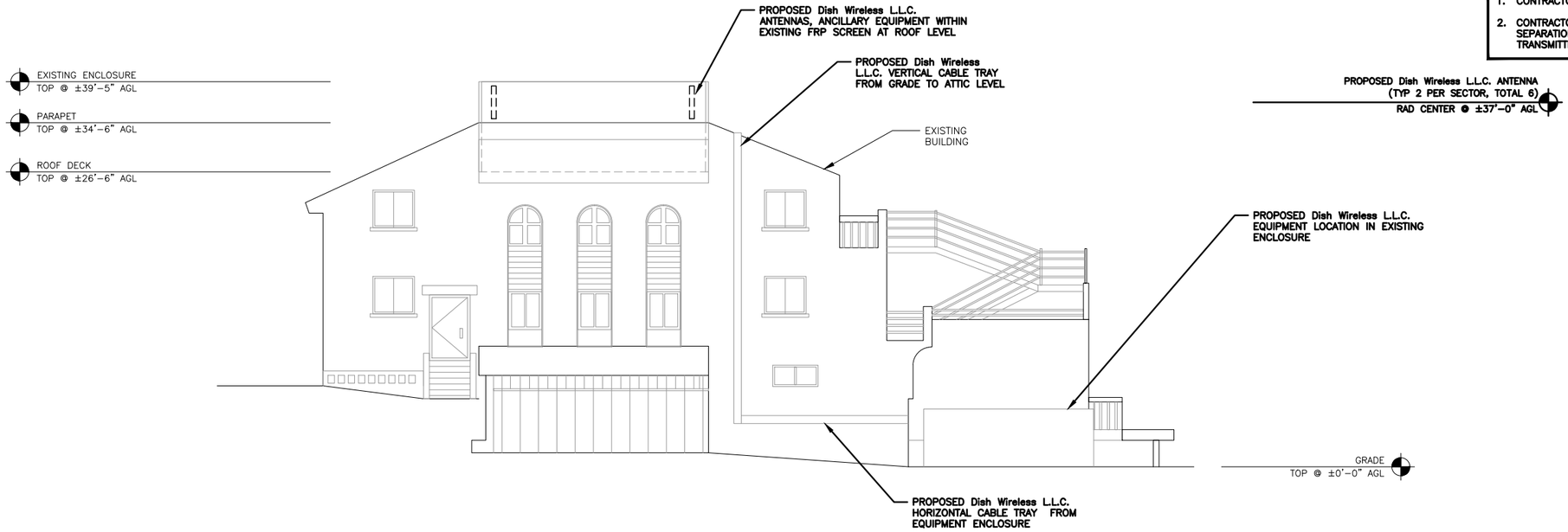
NORTH AND SOUTH ELEVATIONS

SHEET NUMBER

A-4

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



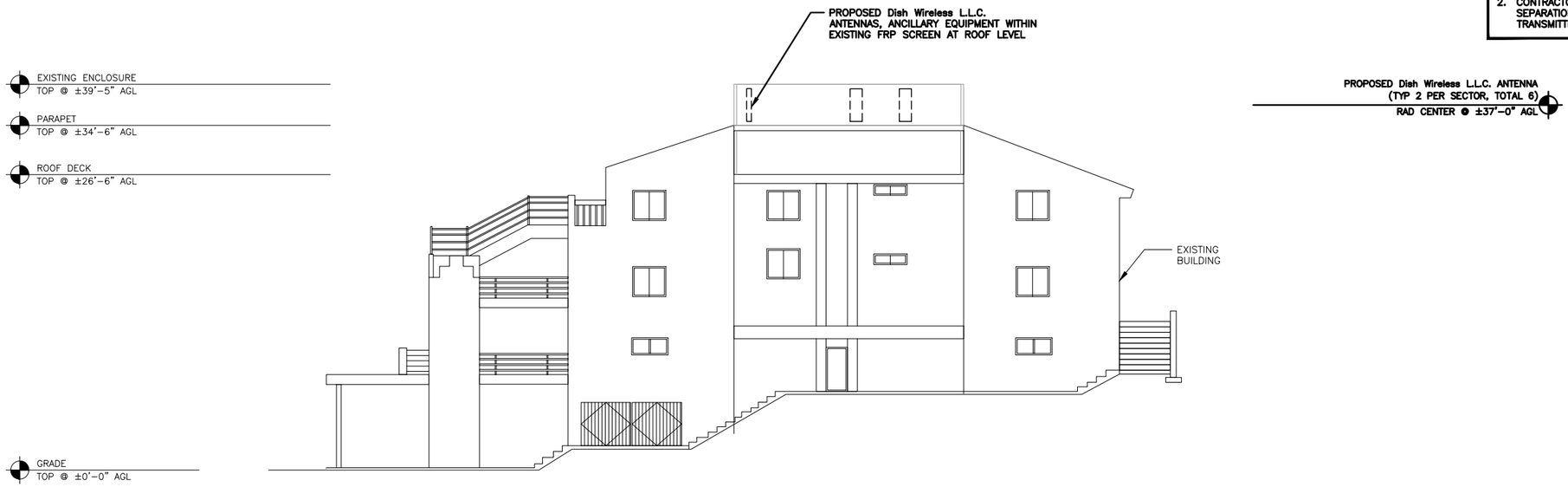
EAST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



SOUTHWEST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

dish wireless.

7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618

MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
SAN DIEGO, CA 92130
www.morrisonhershfield.com

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
GD	LB	RL

RFDS REV #: 2

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	08/08/23	ISSUED FOR REVIEW

A&E PROJECT NUMBER

210596100

Dish Wireless L.L.C. PROJECT INFORMATION

LALAX04480C

216 E IMPERIAL AVENUE
EL SEGUNDO, CA 90245

SHEET TITLE

EAST AND WEST ELEVATIONS

SHEET NUMBER

A-5

Imperial Hwy.
Imperial Hwy.
Imperial Hwy
PROJECT SITE
A
B
C
D
E
F
E Imperial Ave
E Imperial Ave
E Imperial Ave
E Imperial Ave
Pepper St
Pepper St
Eucalyptus Dr
Eucalyptus Dr
Airport Plaza
Shopping mall
Dough Boy Donuts
Marcy's Barbershop
Whitney-Hall Studio
Lawndale Tribune
202
212
942
945
941
213
217
205
209
201
937
958
956
948
940
936
930
314
316
320
315
317
E Acacia Ave
E Acacia Ave
E Acacia Ave
E Acacia A

A
F.D.C

B
© 2022 tourgio

C
Google
126
Image capture: Feb 2

D
127

E
HAULING
Eucalyptus Dr
128

F

Radio Frequency (RF) Propagation Maps

LALAX04480C

May 31st, 2023

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RF Propagation Coverage Report:

- Mid-Band Coverage Assessment.
  - Greenfield (first deployment) network resulting in no actual baseline service depiction.
  - Predicted performance for all presented conditions:
    - Network Area of Interest
    - Network Coverage Site Stand Alone
    - 1st Tier Network Coverage with site
  - Service Thresholds
    - Urban – Subscriber anticipated to have accessibility to Dish service while even indoors at lower performance levels.
    - Suburban – Subscriber anticipated to have accessibility to Dish service while in-vehicle
    - Outdoor – Subscriber anticipated to have accessibility to Dish service while outdoors

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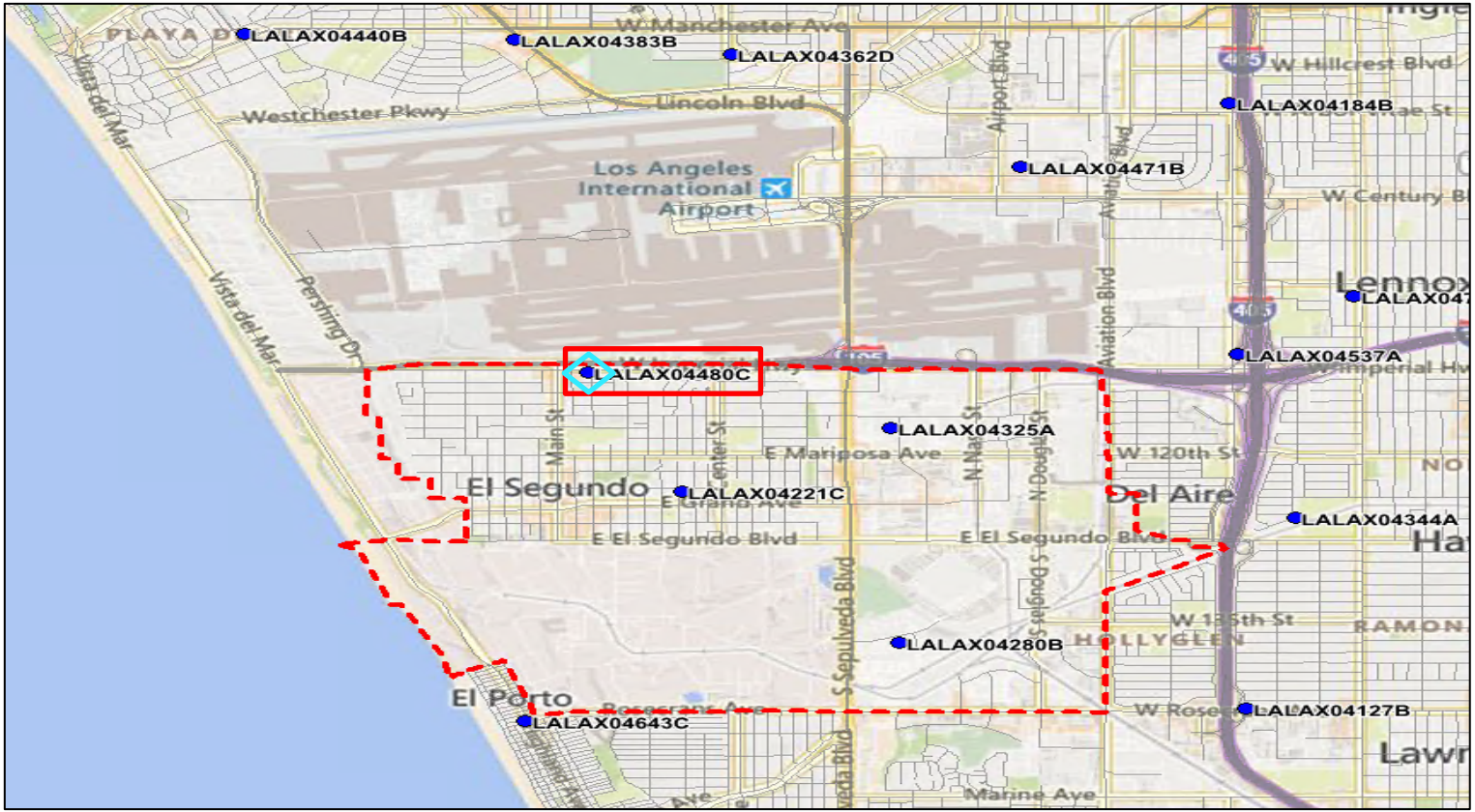
LALAX04480C – Area of Interest

El Segundo City Boundary



El Segundo Sites (4 within boundary)

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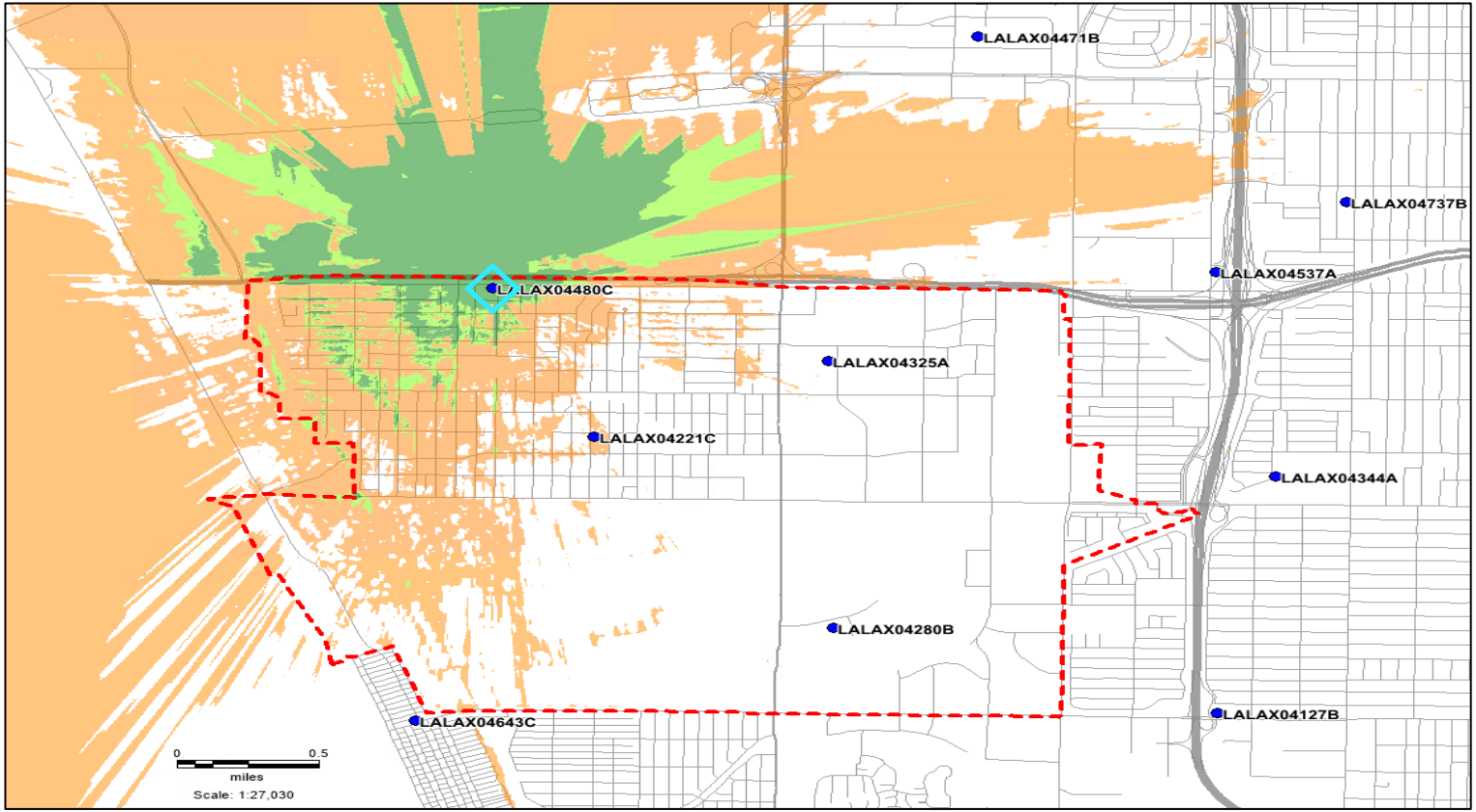
LALAX04480C – Individual Contribution

El Segundo City Boundary



Coverage Legend

Urban -98.21 dBm	Suburban -103.21 dBm	Outdoor -115.21 dBm

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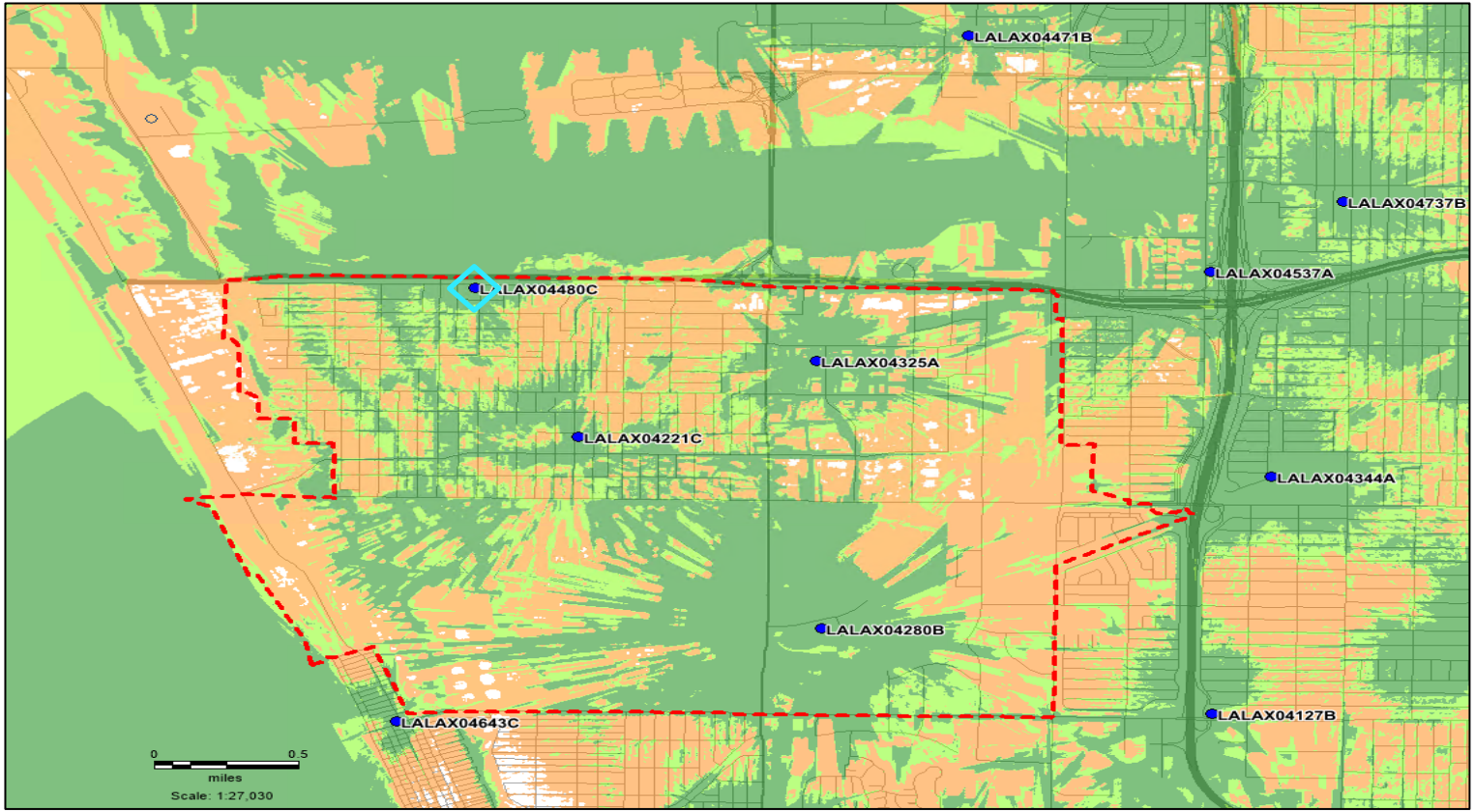
LALAX04480C – Network Included

El Segundo City Boundary



Coverage Legend

Urban -98.21 dBm	Suburban -103.21 dBm	Outdoor -115.21 dBm

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