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

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council 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 City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager’s Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, DECEMBER 3, 2013 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER

ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.
SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:
The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d) (3) -2- matter

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. Springfield vs. City of El Segundo, et.al. LASC Case No. YC067789

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d) (2) and (3): -1- matter.

Initiation of litigation pursuant to Government Code §54956.9(c): -0- matter.

DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -0- matter

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957) –0- matter

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -0- matters

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0- matters
AGENDA

EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

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

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Before speaking to the City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

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REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, DECEMBER 3, 2013 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Rob McKenna, The Bridge

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Jacobson
PRESENTATIONS

b) Proclamation – Opening night for Candy Lane on Saturday, December 14, 2013.
c) Commendation – Presented to the supporters and volunteers of The El Segundo Community Christmas Dinner.
d) Commendation – Presented to El Segundo Police Department’s RSVP of the Year, Ralph Lanphere.

ROLL CALL

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

CITY COUNCIL COMMENTS – (Related to Public Communications)

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

Recommendation – Approval.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

C. UNFINISHED BUSINESS
1. Consideration and possible action to direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City's tax codes for purposes of increasing the City's revenues, including but not limited to: potentially eliminating the sales tax credit granted to businesses and create a parking lot tax as part of the City's business license taxes ("BLT"); increasing the utility user tax ("UUT"); increasing the transient occupancy tax ("TOT"); and, imposing a UUT on the residents.  
(\text{Fiscal Impact: Unknown})

Recommendation – 1) Direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City's tax codes for purposes of increasing the City's revenues, including but not limited to: (a) eliminating the sales tax credit granted to businesses which reduces the amount of BLT the businesses pay and create a parking lot business license tax; (b) increasing the utility user tax imposed on businesses; (c) increasing the transient occupancy tax; (d) imposing a utility user tax on the residents; and (e) amending other portions of the City's tax codes to increase City revenues; 2) Alternatively, discuss and take other possible action related to this item.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

2. Discussion and possible action regarding the proposed fee modifications presented by the Recreation and Parks Fee Analysis Task Force.  
(\text{Fiscal Impact: Estimated Increased Revenues of $200,000 to $250,000 Annually})

Recommendation – 1) To support the proposal and provide direction to proceed; 2) Alternatively, discuss and take other possible action related to this item.

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Warrant Numbers 2595216 – 2595479 on Register No. 4 in the total amount of $1,295,550.63 and Wire Transfers from 10/24/2013 through 11/07/2013 in the total amount of $1,297,737.56).  

Recommendation – Approve Warrant Demand Registers and authorize staff to release. Ratify Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.
4. Regular City Council Meeting Minutes of November 19, 2013 and Special City Council Meeting Minutes of November 26, 2013.
Recommendation – Approval.

5. Consideration and possible action to adopt a Resolution approving Plans and Specifications for the FY 13-14 Sidewalk, Curb and Gutter Replacement Project. Project No. PW 13-22.
(Fiscal Impact: $50,000.00)
Recommendation – 1) Adopt resolution approving Plans and Specifications for the FY 13-14 Sidewalk, Curb and Gutter Replacement Project.; 2) Authorize staff to advertise the project for receipt of construction bids; 3) Alternatively, discuss and take other possible action related to this item.

6. Consideration and possible action regarding the adoption of Ordinance No. 1492 for a Specific Plan Amendment and an Amendment to a Development Agreement for the Corporate Campus Specific Plan in the Corporate Campus Specific Plan Project area at 710 North Nash Street. Applicant: CDC Mar Campus, LLC.
(Fiscal Impact: None)
Recommendation – 1) Waive second reading and adopt Ordinance No. 1492; 2) Alternatively, discuss and take other possible action related to this item.

7. Consideration and possible action to authorize the City Manager, or designee, to record the Notice of Completion accepting completion of work for 26 homes related to the City’s Residential Sound Insulation Program’s Group 50 (Project No. RSI 13-04).
(Final Contract Amount: $897,084.55)
Recommendation – 1) Authorize the City Clerk to file the City’s Planning and Building Safety Director’s Notice of Completion in the County Recorder’s Office; 2) Authorize the City Manager, or designee, to close out Project No. RSI 13-04; 3) Alternatively, discuss and take other possible action related to this item.

F. NEW BUSINESS

8. Discussion and possible action regarding future fee waivers in association with Special Event Permit applicants.
(Fiscal Impact: To Be Determined)
Recommendation – 1) Discontinue or modify the practice of waiving City fees and costs associated with non-City events; 2) Modify or approve the lists of existing advance fee waiver requests for a designated period of time; 3) Alternatively, discuss and take other action related to this item.
G. REPORTS – CITY MANAGER

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

9. Consideration and possible action regarding Council Consensus to cancel the January 7, 2014 City Council Meeting.
   (Fiscal Impact: None)
   Recommendation – 1) Approve cancellation of the January 7, 2014 City Council Meeting; 2) Alternatively, discuss and take other action related to this item.

J. REPORTS – CITY TREASURER

K. REPORTS – CITY COUNCIL MEMBERS

   Council Member Fellhauer –

   Council Member Atkinson –

   Council Member Fuentes –

   Mayor Pro Tem Jacobson –

   Mayor Fisher –

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MEMORIALS –
CLOSED SESSION
The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City's Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City's Labor Negotiators.

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: 11.27.13

TIME: 12:45 pm

NAME: [Signature]
WHEREAS, The El Segundo Chamber of Commerce has given El Segundo the Annual Holiday Parade for the past 50 years, a tradition which both celebrates El Segundo and calls forth the Holiday Season; and

WHEREAS, The parade, to be held Sunday, December 8, 2013 from 1:00 p.m. to 3:00 p.m., with a theme of *A Golden Holiday, celebrating 50 Years of the El Segundo Holiday Parade*, will assemble on the corner of Imperial Avenue and Main, and continue down Main Street, disbanding at El Segundo Boulevard; and

WHEREAS, The parade will start with the Grand Marshall, end with the traditional Grand Finale - the Chevron Fire Truck, bringing Santa Claus through downtown El Segundo, and in between, the crowds will be treated to a few surprises; and

WHEREAS, The community is invited to other holiday festivities on Thursday, December 5th, beginning at 3:00 p.m. with Santa’s Village at City Hall Plaza, the Farmer’s Market and Holiday Craft Fair on Main Street, and the Annual Tree Lighting Celebration in the Plaza from 4:00 p.m. to 5:30 p.m., followed by the Chamber of Commerce Holiday Mixer held at Citizens Business Bank.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby proclaim Sunday, December 8, 2013, as the *50th Annual El Segundo Holiday Parade*, and invite the community to all the traditional El Segundo holiday events and wish the Chamber of Commerce many more years of marching down Main Street.

Mayor Bill Fisher
Mayor Pro Tem Carl Jacobson
Council Member Suzanne Fuentes
Council Member Dave Atkinson
Council Member Marie Fellhauer
Proclamation  City of El Segundo, California

WHEREAS, Great and wonderful events are many times the inspiration of one person, like Ken Bailey, whose simple idea, that a decorated tree be placed at the end of the cul-de-sac on the 1200 Block of East Acacia in celebration of a neighborhood Christmas 1949, is over 60 years later an annual holiday tradition in El Segundo, worthy of national media coverage, and known as Candy Cane Lane, and

WHEREAS, Candy Cane Lane features Santa Claus arriving on top of a horn-blowing El Segundo fire truck to light the beautifully decorated homes on Candy Cane Lane as he makes his way into a snow-covered Christmas Village situated at the end of the cul-de-sac, where he then climbs on his sleigh from which he sends good cheer each year for 9 nights this year to hundreds of boys and girls, residents and tourists; and

WHEREAS, Magnolia trees are brightly decorated and artificial snow is supplied by the City. The El Segundo Community Band plays and property owners dress up their homes for all the oohs and aahs and the tradition of Candy Cane Lane. A few good merry men of Candy Cane Lane, like Tom Lindsay, have given their merry Ho, Ho, Ho’s, year after year, in the same Santa suit donated by Chevron. A big thanks to Spring Cleaners for generously making sure Santa’s suit is sparkling and mended for the season and South Bay Vital Signs for creating a joyful entrance sign. The RSVPs and El Segundo High School volunteers make sure the crowds maneuver down the Lane in a safe and orderly fashion; and toys are donated by Mattel and given to the children; and

WHEREAS, Least we forget, we herein list the names of the folks that are synonymous with Candy Cane Lane: Eyre’s, Danowitz’s, Mortensen’s, Odle’s, McEwan’s, Warwick’s, Moore’s, Turnbull’s, Parikh’s, de Lambertye’s, Steinberg’s, Wood’s, Mitchell’s, Ho’s and Liu’s, Hudspeth’s, Hart’s, Doukakis’, Brunnenkant’s, Phillips’, Stosser’s and Szeto’s, Leach’s, Kehr’s, Wong’s, Schlederings’, Stroes’ and Lobjoi’s.

NOW, THEREFORE, on this 3rd day of December, 2013, the Mayor and Members of the City Council of the City of El Segundo, California, proclaim the 1200 Block of Acacia Avenue as CANDY CANE LANE from December 14, 2013 at 7:00 p.m., through December 23, 2013, and invite the young and young at heart to experience the wonders of this El Segundo holiday tradition.

Mayor Bill Fisher

Mayor Pro Tem Carl Jacobson  Council Member Suzanne Fuentes
Council Member Dave Atkinson  Council Member Marie Fellhauer
Commendation City of El Segundo, California

WHEREAS, The El Segundo Community Christmas Dinner was conceived by El Segundo resident Bill Coffman in 1983; Bill solicited the help of local businesses, residents and organizations to fund, cook and serve a traditional Christmas dinner that brought people together to share the holiday spirit; and

WHEREAS, The El Segundo Community Christmas Dinner has become a hometown tradition that has served the community for 30 years. The last 25 Christmas dinners have been served at the Joslyn Center; and

WHEREAS, The Annual Christmas Dinner will be provided this season with the generous donations of food and preparation by KJ's Diner and Restaurant, other food donations from the Doubletree Hotel, floral arrangements provided by Natural Simplicity, and the time and effort of Mark and Marcia Marion, individual volunteers along with the support of the Recreation & Parks Department Outreach Office; and

WHEREAS, The El Segundo Community Christmas Dinner will be held at 12:00 p.m. on December 25th at the Recreation & Parks Department's Joslyn Center, for the benefit of all those in the community who wish to participate in fellowship and share in some Christmas cheer.

NOW, THEREFORE, on this 3rd day of December, 2013, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby commend and thank all sponsors, supporters and volunteers, for their unselfish community service in keeping this hometown holiday tradition alive in El Segundo.

Mayor Bill Fisher
Mayor Pro Tem Carl Jacobson Council Member Suzanne Fuentes
Council Member Dave Atkinson Council Member Marie Fellhauer
WHEREAS, The goal of the El Segundo Police Department’s Retired Senior Volunteer Program (“RSVP”) is to supplement and assist both the Field Operations and the Administrative Services Bureau in their efforts to better serve the citizens of the City of El Segundo; and

WHEREAS, RSVP members are the “eyes and the ears” of the Police Department and, as representatives of the City and the Police Department, must maintain an image at all times that parallels the professionalism of the El Segundo Police Department; and

WHEREAS, Ralph Lanphere has been an El Segundo Police Department RSVP from February 6, 1995 to April 25, 2000 and again from May 7, 2012, working not only the required four hours per week, but assisting the Crime Prevention Unit; and

WHEREAS, Ralph Lanphere never fails to come to work with a smile and an eagerness to help with any request, and makes invaluable contributions to the RSVP Program and to our community with enthusiasm and support; and

WHEREAS, Ralph Lanphere has been selected by the City of El Segundo as the recipient of the El Segundo Police Department’s RSVP of the Year award in recognition of the 162 plus volunteer hours he has given to the El Segundo Police Department’s Retired Senior Volunteer Program.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, on this 3rd day of December, 2013, hereby commend Ralph Lanphere for his invaluable contributions to the Retired Senior Volunteer Program, and invite all citizens in recognizing him as the El Segundo Police Department’s RSVP of the Year.

Mayor Bill Fisher
Mayor Pro Tem Carl Jacobson
Council Member Suzanne Fuentes
Council Member Dave Atkinson
Council Member Marie Fellhauer
AGENDA DESCRIPTION:

Consideration and possible action to direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to: potentially eliminating the sales tax credit granted to businesses and create a parking lot tax as part of the City’s business license taxes (“BLT”); increasing the utility user tax (“UUT”); increasing the transient occupancy tax (“TOT”); and, imposing a UUT on the residents. (Fiscal Impact: Unknown).

RECOMMENDED COUNCIL ACTION:

1. Direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to:
   (a) eliminating the sales tax credit granted to businesses which reduces the amount of BLT the businesses pay and create a parking lot business license tax;
   (b) increasing the utility user tax imposed on businesses;
   (c) increasing the transient occupancy tax;
   (d) imposing a utility user tax on the residents; and
   (e) amending other portions of the City’s tax codes to increase City revenues.

2. Take other related action.

ATTACHED SUPPORTING DOCUMENTS:

Attachment A- November 26, 2013 Staff Report
Attachment B - November 19, 2013 Staff Report with following attachments:
Attachment C – UUT and TOT Comparisons with Nearby Cities
Attachment D – Survey results and comments—All responses
Attachment E – Survey results and comments—Registered Voters

FISCAL IMPACT:

Amount Budgeted: $N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Mark Hensley, City Attorney
REVIEWED BY: Deborah Cullen, Director of Finance
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The Council has held meetings on September 25, October 1, November 19, 2013 and will be holding a meeting on November 26, 2013, to discuss potential tax measure to place on the April 2014 election as well as providing direction to the City Manager regarding a public outreach/education process regarding the City’s financial condition. Attached are the staff reports from the November 19 and November 26, 2013, meetings which contains a detailed account of the City’s financial condition, the public outreach process and the various options available to Council regarding potential tax measures.

At the November 19th staff presented the Council with the survey results of the public outreach meetings and included in this presentation were policy questions regarding tax measures. (see attached staff report and attachments). During this meeting Council considered a total tax (without determining how it would be imposed) of between $5 million and $7.4 million. The Chamber of Commerce requested that it be given a week to take these numbers back to its members and provide a proposal from the business community regarding the City placing tax measures on the April 2014 election. The Council agreed but recognized the relatively short window of time it has to direct staff as to how it wants to proceed. Accordingly, a Special Meeting is being on November 26, 2013 so that the Council can consider the Chamber’s proposal and potentially provide direction to staff.

This meeting will be to continue the consideration of potential tax measures by the Council and to direct staff, if Council did not do so at the November 26 meeting, regarding the potential preparation of tax measures for the April 2014 election. If Council provides direction to prepare the tax ballot measures, Staff is recommending another Special Meeting later this week or early next week for Council to take the necessary actions to place the measures on the April 2014 election.
AGENDA DESCRIPTION:
Consideration and possible action to direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to: potentially eliminating the sales tax credit granted to businesses and create a parking lot tax as part of the City’s business license taxes ("BLT"); increasing the utility user tax ("UUT"); increasing the transient occupancy tax ("TOT"); and, imposing a UUT on the residents. (Fiscal Impact: Unknown).

RECOMMENDED COUNCIL ACTION:
1. Direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to:
   (a) eliminating the sales tax credit granted to businesses which reduces the amount of BLT the businesses pay and create a parking lot business license tax;
   (b) increasing the utility user tax imposed on businesses;
   (c) increasing the transient occupancy tax;
   (d) imposing a utility user tax on the residents; and
   (e) amending other portions of the City’s tax codes to increase City revenues.
2. Take other related action.

ATTACHED SUPPORTING DOCUMENTS:
1. November 19, 2013 City Council Staff Report with:
   a) Attachment A – UUT and TOT Comparisons with Nearby Cities
   b) Attachment B – Survey results and comments-All responses
   c) Attachment C – Survey results and comments-Registered Voters
2. Staff presentation to Council at the November 19, 2013 City Council Meeting

FISCAL IMPACT:
Amount Budgeted: $N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Mark Hensley, City Attorney
REVIEWED BY: Deborah Cullen, Director of Finance
APPROVED BY: Greg Carpenter, City Manager
BACKGROUND AND DISCUSSION:

The Council has held meetings on September 25, October 1, and November 19, 2013 to discuss potential tax measure to place on the April 2014 election as well as providing direction to the City Manager regarding a public outreach/education process regarding the City’s financial condition. Attached is the staff report from November 19, 2013, which contains a detailed account of the City’s financial condition, the public outreach process and the various options available to Council regarding potential tax measures.

At the November 19th staff presented the Council with the survey results of the public outreach meetings and included in this presentation were policy questions regarding tax measures. (see attached staff report and attachments). During this meeting Council considered a total tax (without determining how it would be imposed) of between $5 million and $7.4 million. The Chamber of Commerce requested that it be given a week to take these numbers back to its members and provide a proposal from the business community regarding the City placing tax measures on the April 2014 election. The Council agreed but recognized the relatively short window of time it has to direct staff as to how it wants to proceed. Accordingly, this Special Meeting is being held so that the Council can consider the Chamber’s proposal and potentially provide direction to staff.
AGENDA DESCRIPTION:

Consideration and possible action to direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to: potentially eliminating the sales tax credit granted to businesses and create a parking lot tax as part of the City’s business license taxes ("BLT"); increasing the utility user tax ("UUT"); increasing the transient occupancy tax ("TOT"); and, imposing a UUT on the residents. Additionally, direct staff as to whether to prepare an advisory ballot measure that would reflect whether or not the voters believe a portion of any proposed tax increase should be provided to the El Segundo Unified School District. (Fiscal Impact: Unknown).

RECOMMENDED COUNCIL ACTION:

1. Direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to:
   (a) eliminating the sales tax credit granted to businesses which reduces the amount of BLT the businesses pay and create a parking lot business license tax;
   (b) increasing the utility user tax imposed on businesses;
   (c) increasing the transient occupancy tax;
   (d) imposing a utility user tax on the residents; and
   (e) amending other portions of the City’s tax codes to increase City revenues;
2. Direct staff as to whether or not to prepare an advisory ballot measure that would reflect whether or not the voters believe a portion of any proposed tax increase should be provided to the El Segundo Unified School District.
3. Take other related action.

ATTACHED SUPPORTING DOCUMENTS:

Attachment A – UUT and TOT Comparisons with Nearby Cities
Attachment B – Survey results and comments—All responses
Attachment C – Survey results and comments—Registered Voters

FISCAL IMPACT:

Amount Budgeted: $N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Mark Hensley, City Attorney
REVIEWED BY: Deborah Cullen, Director of Finance
APPROVED BY: Greg Carpenter, City Manager
BACKGROUND AND DISCUSSION:

At the August 22, 2013, City Council Strategic Planning Workshop, the Council was presented with budget information for fiscal years 2013/2014 and 2014/2015 which shows that the City has had and continues to have a budget that is not structurally balanced. The payments the City receives from Chevron pursuant to agreement entered into within Chevron earlier this year is providing the revenues necessary to balance the 2013/2014 budget. However, based on forecasted revenues and expenditures staff is projecting a budget shortfall of $3,602,802 million for fiscal year 2014/2015 and if the City were to increase expenditures for capital projects recommended by staff the deficit increases to $5,602,802.

The Council was presented with several options for purposes of beginning the discussion of how to balance the City’s budget in future years, including (1) reducing City expenditures by reducing or eliminating City services; (2) contracting out public safety services; or (3) increasing the City’s tax revenues. With regard to the latter option, staff provided Council with an overview of different scenarios for amending the City’s tax codes and how such would increase City revenues. The Council also raised issues such as potentially placing an advisory measure on the ballot to determine if the voters would want some portion of any potential new tax revenues provided to the ESUD. Additionally, Council requested some information with regard to potentially imposing a utility user tax on residents. City taxes are currently only imposed on businesses within the City.

On September 25, 2013 staff made a presentation to Council for consideration and possible action to direct staff to prepare documents for potential tax increases. During this meeting there was consensus from Council to direct staff to prepare a public information program related to the City’s financial situation. Staff was instructed to coordinate dates, times and venues for the public information meetings with as many community groups and citizenry as possible. Included in this list were all Commission, Committee and Board meetings. Council also asked that staff create a survey that can be handed out at each meeting to gauge community/business feedback.

A financial presentation with details regarding the City’s financial position and 3-year forecast was prepared. Included in this presentation were the options and potential tax increases that were previously presented to Council. In an effort to disseminate this information to all residents a video was created and made available on the City’s website and the local cable channel. Additionally, 3 outreach meetings were scheduled for the general public, (two weekday meetings and one weekend meeting) and a letter was mailed to all residents that have a water billing account with details (time/place) for the scheduled outreach meetings. The City also ran 2 advertisements in the El Segundo Herald and flyers with outreach information were made available at all City facilities.

Since September 25th the City Manager has made this presentation at 13 meetings and conducted surveys at each of these venues. The community groups include the Friends of the Library, Park Vista, Rotary and Kiwanis clubs and the Boards and Commissions include Recreation and Parks, Planning Commission and El Segundo Board of Education. Approximately 170 individuals have completed the survey consisting of 10 questions/options related to demographics, tax increases and City services. The results of the survey showed that generally the individuals
Participating were satisfied with City services and a majority supported a potential tax increase. See attached for complete results and comments, including the actual surveys.

Staff is seeking direction from the Council with respect to what tax measures, if any, that Council wants to place on the April 2014 general municipal election. Council has until January 8, 2014 to adopt the necessary documents to place ballot measure on the April election. However, staff thought it was prudent to place this matter before Council as soon as possible given that staff does not know how long Council may wish to discuss and consider its options and, depending on Council direction, staff needs sufficient time to prepare the necessary documents for Council action. The potential tax increases are proposed to be general taxes (meaning they will be deposited into the City’s general fund and can be used for any lawful local government purpose) and the proposed increases require approval by a majority of the electorate pursuant to Article XIII C of the California Constitution. To place a general tax increase on the general municipal election four of the five Council Members must pass the resolution(s) necessary to place the proposed increase(s) on the ballot.

**Utility Users Tax**

The City currently imposes a 3% UUT on businesses for electricity, gas, water services and 2% for communication services. As shown on Exhibit A, the City charges less UUT than the surrounding jurisdictions. Staff estimates that for each 1% increase (in all UUT’s combined) the City will collect estimated additional annual revenues of $1,401,204.

If the Council were to impose a UUT on residents, for each 1% of tax imposed on residential electricity, gas and water services the City would collect approximately $342,350 of additional annual revenues.

**Transient Occupancy Tax**

The City currently imposes an 8% TOT on individuals occupying hotels or motels within the City. Exhibit A reflects that the City charges less, and in some cases substantially less than the surrounding jurisdictions. Staff estimates that for each 1% increase in TOT the City will collect an additional $637,500 in annual revenues.

**Business License Taxes**

**Elimination of Business Sales Tax Credit**

The City currently provides businesses with a credit towards their annual business license tax in an amount equal to the sales tax payments the City receives from businesses. If the City eliminates this credit, it is estimated that the City’s annual BLT revenues will increase annually in the amount of $1,100,000.

**Imposing a Parking Lot Tax**
Imposition of a 10% citywide parking tax would provide up to $1,158,392 in additional business license taxes depending on which of the following taxes were collect:

1. Airport parking (long-term parking) estimate revenue - $295,000;
2. Transient validation and valet parking estimated revenue - $346,404;
3. Monthly tenant parking estimated revenue - $516,900

**Advisory Ballot Measure – ESUSD**

The Council expressed some interest in potentially putting an advisory ballot measure on the election for purposes of seeing if the voters would like to see some portion of the revenues from any proposed tax increase provided to the ESUSD. The Council can place such a measure on the ballot but it has no binding legal effect and will not require that the City provide any revenues form any increase in tax revenues the School District. However, the Council and future Council can consider the results of such an advisory measures as the Council adopts its annual budget. This would require two separate ballot measures. The questions might look like this:

**Measure A:**

"SHALL THE ORDINANCE (ORDINANCE NO. 123) AUTHORIZING THE IMPOSITION OF A PARKING TAX AT AN ANNUAL FLAT RATE OF $X DOLLARS ($X) PER PARKING SPACE BE ADOPTED?"

**Measure B:**

"SHALL THE ORDINANCE (ORDINANCE NO. 456) ADVISING THE CITY OF EL SEGUNDO REGARDING THE EXPENDITURE OF NEW PARKING TAX REVENUE BE ADOPTED?"

**Procedural Issues Re Preparation of Ballot Measures**

**What Specific Amendments/Increases Does Council Want to Place on the Ballot?**

Staff needs Council direction regarding which taxes, if any, that four members of the Council can agree on amending and/or increasing. It only takes three members of Council to place the advisory measure on the ballot, but unless four Council Members can agree on the proposed amendments/increases to the City’s tax code, an advisory measure would be moot.

**Does Council Want the Proposed Amendments/Increases combined into one ballot measure or does it want separate ballot measures for each proposed amendment/increase?**

Council has the option of either combining all of the proposed amendments and/or increases into one ballot measure (except an advisory ballot measure which must be a separate measure) or placing separate ballot measure for each amendment and/or increase on the ballot. This is a policy consideration for the Council. Council may wish to consider whether it wants all of the measures tied together with the understanding if it passes or fails that all of the proposed amendments pass or fail as opposed to having each amendment/increase voted on separately.
An additional consideration is that a ballot measure question can only contain 75 words. Thus, depending on number of amendments/increases that the Council wants to include in the ballot measure then it may become more difficult to specifically describe each amendment/increase than it would be if all of the amendments/increases are placed on the ballot as separate measures. For example, if the Council were to place all of the amendments/increases before the electorate then the ballot question might take the form of one of the two options below:

"SHALL THE ORDINANCE (ORDINANCE NO. 123) ENTITLED "AN INITIATIVE MEASURE AUTHORIZING A ONE PERCENT (1%) INCREASE TO THE UTILITY USER TAX, BUSINESS LICENSE TAX, AND TRANSIENT OCCUPANCY TAX TO FUND GENERAL MUNICIPAL SERVICES, INCLUDING, WITHOUT LIMITATION, POLICE PROTECTION AND INVESTIGATIONS, SUPPRESSION OF GANG AND DRUG RELATED CRIMES, REMOVAL OF GRAFFITI, RAPID RESPONSE TO EMERGENCIES, SERVICES TO SENIOR CITIZENS, AND MAINTENANCE AND REPAIR OF CITY STREETS AND LANDSCAPING" BE ADOPTED?" [70 words]

"SHALL THE ORDINANCE ENTITLED "AN INITIATIVE MEASURE AUTHORIZING A 1% INCREASE TO THE UTILITY USER TAX; A 2% INCREASE TO THE BUSINESS LICENSE TAX; AUTHORIZING A 3% TRANSIENT OCCUPANCY TAX; REPEALING THE BUSINESS INCENTIVE TAX CREDIT; AND ADDING A NEW PARKING TAX TO FUND GENERAL MUNICIPAL SERVICES, INCLUDING, WITHOUT LIMITATION, POLICE PROTECTION AND INVESTIGATIONS, RAPID RESPONSE TO EMERGENCIES, SERVICES TO SENIOR CITIZENS, AND MAINTENANCE AND REPAIR OF CITY STREETS" BE ADOPTED?" (71 words)

Alternatively, if each is proposed separately then the measures would be virtually identical and read as follows:

"SHALL THE ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE CHAPTER 3-7 TO INCREASE THE UTILITY USER TAXES BY 1% TO FUND GENERAL MUNICIPAL SERVICES INCLUDING, WITHOUT LIMITATION, POLICE PROTECTION AND CRIME SUPPRESSION SERVICES, FIRE PREVENTION AND SUPRESSION SERVICES, AND PARK AND RECREATION FACILITIES AND SERVICES BE ADOPTED?"

"SHALL THE ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE § 3-4-3 TO INCREASE THE TRANSIENT OCCUPANCY TAXES BY 1% TO FUND GENERAL MUNICIPAL SERVICES INCLUDING, WITHOUT LIMITATION, POLICE PROTECTION AND CRIME SUPPRESSION SERVICES, FIRE PREVENTION AND SUPRESSION SERVICES, AND PARK AND RECREATION FACILITIES AND SERVICES BE ADOPTED?"
“SHALL THE ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE TO ELIMINATE THE BUSINESS LICENSE SALES TAX CREDIT AND ESTABLISH A PARKING TAX TO FUND GENERAL MUNICIPAL SERVICES, INCLUDING, WITHOUT LIMITATION, POLICE PROTECTION AND INVESTIGATIONS, SUPPRESSION OF GANG AND DRUG RELATED CRIMES, REMOVAL OF GRAFFITI, AND RAPID RESPONSE TO EMERGENCIES BE ADOPTED?”

Conclusion

Staff wanted to place this issue before Council well in advance of the cut-off date so that Council would have adequate time to consider its options and staff would have adequate time to prepare the necessary documents, if so directed by Council, to place ballot measures on the April general municipal election.
ATTACHMENT A -
UUT & TOT COMPARISONS WITH NEARBY CITIES

GAS, ELECTRIC & WATER
UTILITY USERS’ TAX

All Charge Residential UUT except for City of El Segundo

TRANSPORT OCCUPANCY TAX

These graphs compare the gas, electric, and water utility users' tax and transient occupancy tax rates among various nearby cities. The data indicates that El Segundo has a unique tax structure for utility users, and the transient occupancy tax rates vary significantly across the cities.
Q1 Are you an El Segundo Resident, Employee or Owner of an El Segundo Business?

Answered: 160  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident of El Segundo</td>
<td>85%</td>
</tr>
<tr>
<td>Employee or Owner of an El Segundo Business</td>
<td>28.68%</td>
</tr>
<tr>
<td>Other</td>
<td>5.63%</td>
</tr>
</tbody>
</table>

Total Respondents: 160

<table>
<thead>
<tr>
<th>#</th>
<th>Other (please specify)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Local (Immediate) Resident</td>
<td>11/7/2013 1:51 PM</td>
</tr>
<tr>
<td>2</td>
<td>Work in El Segundo, Employee.</td>
<td>11/7/2013 1:47 PM</td>
</tr>
<tr>
<td>3</td>
<td>Involved</td>
<td>11/7/2013 1:44 PM</td>
</tr>
<tr>
<td>4</td>
<td>Have done business with the City.</td>
<td>10/29/2013 3:32 PM</td>
</tr>
<tr>
<td>5</td>
<td>Non-resident</td>
<td>10/29/2013 3:06 PM</td>
</tr>
<tr>
<td>6</td>
<td>Home-based business</td>
<td>10/28/2013 8:38 AM</td>
</tr>
<tr>
<td>7</td>
<td>Apartment Building Owner</td>
<td>10/24/2013 8:24 AM</td>
</tr>
</tbody>
</table>
Q2 How long have you been a resident of El Segundo?

Answered: 145  Skipped: 15

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5 yrs</td>
<td>11.03%</td>
</tr>
<tr>
<td>6-10 yrs</td>
<td>13.79%</td>
</tr>
<tr>
<td>11-15 yrs</td>
<td>11.72%</td>
</tr>
<tr>
<td>16+ yrs</td>
<td>63.45%</td>
</tr>
</tbody>
</table>

Total Respondents: 145
Q3 Are you a registered voter in El Segundo?

Answered: 157  Skipped: 3

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>81.53%</td>
</tr>
<tr>
<td></td>
<td>128</td>
</tr>
<tr>
<td>No</td>
<td>18.47%</td>
</tr>
<tr>
<td></td>
<td>29</td>
</tr>
</tbody>
</table>

Total
157
Q4 What is your gender?

Answered: 160  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>59.38%</td>
</tr>
<tr>
<td>Female</td>
<td>40.63%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>
Q5 What age group are you in?

Answered: 158  Skipped: 2

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-30</td>
<td>0.63%</td>
</tr>
<tr>
<td>31-40</td>
<td>8.66%</td>
</tr>
<tr>
<td>41-50</td>
<td>20.25%</td>
</tr>
<tr>
<td>51-60</td>
<td>27.22%</td>
</tr>
<tr>
<td>61+</td>
<td>43.04%</td>
</tr>
</tbody>
</table>

Total Respondents: 158
City of El Segundo

Q6 Are you satisfied with the level of service provided in the following areas?

Answered: 152  Skipped: 4

- Police Services
- Fire Services
- Recreation and Parks Services
- Library Services
<table>
<thead>
<tr>
<th>Service</th>
<th>Rating</th>
<th>43.37%</th>
<th>33.11%</th>
<th>17.88%</th>
<th>3.31%</th>
<th>1.32%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library Services</td>
<td></td>
<td>67</td>
<td>60</td>
<td>27</td>
<td>5</td>
<td>2</td>
<td>151</td>
</tr>
<tr>
<td>Condition of Streets and Sidewalks</td>
<td></td>
<td>28</td>
<td>40</td>
<td>14</td>
<td>47</td>
<td>4</td>
<td>153</td>
</tr>
<tr>
<td>Condition of Public Buildings</td>
<td></td>
<td>28</td>
<td>73</td>
<td>36</td>
<td>17</td>
<td>0</td>
<td>154</td>
</tr>
<tr>
<td>Overall City Services</td>
<td></td>
<td>61</td>
<td>88</td>
<td>5</td>
<td>2</td>
<td>0</td>
<td>154</td>
</tr>
</tbody>
</table>
Q7 Given the City's financial situation, do you believe the City should:

Answered: 156  Skipped: 4

- Reduce the Size of the City...
- Further reduce Employee...
- Consider Contracting for County...
- Consider Contracting for County...

9/17
### City of El Segundo

- **Consider Contracting for County...**
- **Increase Taxes**

<table>
<thead>
<tr>
<th>Survey Option</th>
<th>Strongly Support</th>
<th>Support</th>
<th>Neither</th>
<th>Oppose</th>
<th>Strongly Oppose</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce the Size of the City Workforce</td>
<td>10.53%</td>
<td>21.71%</td>
<td>25.66%</td>
<td>26.32%</td>
<td>15.78%</td>
<td>152</td>
</tr>
<tr>
<td>Further reduce Employee Salaries and Benefits</td>
<td>20.67%</td>
<td>22.67%</td>
<td>24%</td>
<td>19.33%</td>
<td>14.00%</td>
<td>151</td>
</tr>
<tr>
<td>Consider Contracting for County Services for Fire</td>
<td>11.26%</td>
<td>18.54%</td>
<td>8.61%</td>
<td>31.13%</td>
<td>30.46%</td>
<td>151</td>
</tr>
<tr>
<td>Consider Contracting for County Services for Sheriff</td>
<td>3.97%</td>
<td>12.58%</td>
<td>10.60%</td>
<td>39.46%</td>
<td>42.38%</td>
<td>151</td>
</tr>
<tr>
<td>Consider Contracting for County Services for Library</td>
<td>6.67%</td>
<td>28.87%</td>
<td>19.33%</td>
<td>24%</td>
<td>21.33%</td>
<td>150</td>
</tr>
<tr>
<td>Increase Taxes</td>
<td>27.33%</td>
<td>41.33%</td>
<td>10.67%</td>
<td>9.33%</td>
<td>12%</td>
<td>151</td>
</tr>
</tbody>
</table>
Q8 Based on the information provided, what is your opinion on the following tax measures:

Answered: 155  Skipped: 5

- Increase in TDT (Hotel Visitor Tax)
- Increase Business UUT (Utility Tax)
- Implement a New Residential...
- Eliminate Business License Tax...
### City of El Segundo

#### Implement a Parking Tax

<table>
<thead>
<tr>
<th></th>
<th>Strongly Support</th>
<th>Support</th>
<th>Neither</th>
<th>Oppose</th>
<th>Strongly Oppose</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase in TOT (Hotel Visitor Tax)</td>
<td>54.55%</td>
<td>29.22%</td>
<td>6.49%</td>
<td>6.49%</td>
<td>3.25%</td>
<td>154</td>
</tr>
<tr>
<td>Increase Business UUT (Utility Tax)</td>
<td>41.06%</td>
<td>33.77%</td>
<td>11.82%</td>
<td>10.60%</td>
<td>2.65%</td>
<td>151</td>
</tr>
<tr>
<td>Implement a New Residential UUT (Utility Tax)</td>
<td>35.53%</td>
<td>28.96%</td>
<td>15.79%</td>
<td>13.82%</td>
<td>5.92%</td>
<td>152</td>
</tr>
<tr>
<td>Eliminate Business License Tax Credit</td>
<td>34%</td>
<td>30.67%</td>
<td>22%</td>
<td>10.67%</td>
<td>4%</td>
<td>152</td>
</tr>
<tr>
<td>Implement a Parking Tax</td>
<td>36.24%</td>
<td>37.56%</td>
<td>11.41%</td>
<td>9.40%</td>
<td>6.04%</td>
<td>150</td>
</tr>
</tbody>
</table>
# | Responses                                                                                                                                                                                                 | Date               |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Higher taxes on Chevron. Bring new business to El Segundo (e.g. Smoky Hollow revitalization).</td>
<td>11/13/2013 9:02 AM</td>
</tr>
<tr>
<td>2</td>
<td>Upgrade downtown businesses, buildings and parking to make it more accommodating to all. Plus make sure Chevron is paying their share ongoing.</td>
<td>11/13/2013 8:52 AM</td>
</tr>
<tr>
<td>3</td>
<td>Include the School District</td>
<td>11/13/2013 8:27 AM</td>
</tr>
<tr>
<td>4</td>
<td>Hold events at El Segundo beach, charge entry and charge parking at event.</td>
<td>11/7/2013 2:06 PM</td>
</tr>
<tr>
<td>5</td>
<td>Bring Park &amp; Rec fees to compare with Manhattan Beach and other cities.</td>
<td>11/7/2013 2:00 PM</td>
</tr>
<tr>
<td>6</td>
<td>Could we re-structure fire dept. - keep local, but more joint response agreements or combo employee/volunteer? Charge residents trash fee or have them pay trash collection companies directly.</td>
<td>11/7/2013 1:57 PM</td>
</tr>
<tr>
<td>7</td>
<td>You have a tough job. Thank!</td>
<td>11/7/2013 1:54 PM</td>
</tr>
<tr>
<td>8</td>
<td>Raise other fees -&gt; plan check permits -&gt; Rec/Par fees -&gt; Sponsoring events by corporations.</td>
<td>11/7/2013 1:52 PM</td>
</tr>
<tr>
<td>9</td>
<td>Sports Venue - Maple / Nash - Douglas Area</td>
<td>11/7/2013 1:51 PM</td>
</tr>
<tr>
<td>10</td>
<td>Increase income taxes.</td>
<td>11/7/2013 1:46 PM</td>
</tr>
<tr>
<td>11</td>
<td>Pay for trash. Have 401k with .25 City match same as private business.</td>
<td>11/7/2013 1:44 PM</td>
</tr>
<tr>
<td>12</td>
<td>One possibility is if we are to implement a new residential UUT that it happens when a property is sold and the new buyer would be subject to a fixed UUT from thereon forward. So currently, everyone does not have to pay new tax. Only new residents are subject to it when they buy property in El Segundo.</td>
<td>11/8/2013 3:25 PM</td>
</tr>
<tr>
<td>13</td>
<td>--&gt; Increase business growth (retail) on Main Street and Plaza El Segundo. Recruit new businesses to have open houses, advertise, co-sponsor events, engage in the community. (Increase UUT: 1% &amp; 3%)</td>
<td>10/28/2013 4:18 PM</td>
</tr>
<tr>
<td>14</td>
<td>I think schools need to cover the cost of staffing provided by City. Increase fees for filming in El Segundo. [This person wrote under #8 -&gt; Eliminate Business License Tax Credit, &quot;Partial&quot;]</td>
<td>10/29/2013 3:48 PM</td>
</tr>
<tr>
<td>15</td>
<td>Tax plunge, tax tennis courts, handball courts, per hour.</td>
<td>10/29/2013 3:43 PM</td>
</tr>
<tr>
<td>16</td>
<td>Charge for trash - residential.</td>
<td>10/29/2013 3:41 PM</td>
</tr>
<tr>
<td>17</td>
<td>Make available secondary street signs such as &quot;Mike Gordon Parkway&quot; to businesses i.e. El Segundo Boulevard &quot;Chevron Parkway&quot; etc.</td>
<td>10/29/2013 3:35 PM</td>
</tr>
<tr>
<td>18</td>
<td>Rent golf course. Sell the sand on the beach! It replaces itself.</td>
<td>10/29/2013 3:34 PM</td>
</tr>
<tr>
<td>19</td>
<td>Sell property (lease?)</td>
<td>10/29/2013 3:33 PM</td>
</tr>
<tr>
<td>20</td>
<td>Residents pay for residential trash pickup. TOT - Raise 2%; Trash pickup paid by residents; Utility - 2% across the board.</td>
<td>10/29/2013 3:32 PM</td>
</tr>
<tr>
<td>21</td>
<td>Vote for a parcel tax on every piece of property in El Segundo - commercial and private.</td>
<td>10/29/2013 3:19 PM</td>
</tr>
<tr>
<td>22</td>
<td>I'm all for solving the problems as much as possible via taxes on visitors, i.e. TOT &amp; parking taxes. Also, are proposed economic development improvements accounted for?</td>
<td>10/29/2013 3:16 PM</td>
</tr>
<tr>
<td>23</td>
<td>Residential Responsibilities... Raise in Taxes... Metered parking on Main, Richmond, &amp; Grand.</td>
<td>10/29/2013 3:13 PM</td>
</tr>
<tr>
<td>24</td>
<td>Aggressively pursue expanding the tax base via attracting more businesses (&quot;Silicon Beach&quot; in Smoky Hollow) - Variety, variety, variety - Encourage residents to upgrade their houses.</td>
<td>10/28/2013 8:38 AM</td>
</tr>
<tr>
<td>25</td>
<td>Aggressively develop new business to move to the City.</td>
<td>10/28/2013 8:34 AM</td>
</tr>
<tr>
<td>26</td>
<td>See above and charge for trash collection.</td>
<td>10/28/2013 8:30 AM</td>
</tr>
<tr>
<td>27</td>
<td>Try to attract more businesses and diversify businesses as well as increase taxes by a small amount over many payers, residential and business.</td>
<td>10/28/2013 8:28 AM</td>
</tr>
<tr>
<td>28</td>
<td>Consider taxes listed above.</td>
<td>10/28/2013 8:26 AM</td>
</tr>
</tbody>
</table>

Q9 Do you have any suggestions for how the City can raise revenues?

Answered: 58  Skipped: 102
| 29 | Enforce business license requirements within the City. Have employees with certain groups pay more for free benefits they receive. Quit waiving fees for all the non-profit groups in the City. Charge residents for garbage collection, but exclude apartment and condo units. | 10/28/2013 8:24 AM |
| 30 | Need major P.R. campaign effort to inform public on need to support utility taxes. | 10/28/2013 8:22 AM |
| 31 | Bring in new business to reduce business taxes and restrictions on businesses. | 10/24/2013 4:03 PM |
| 32 | Establish some kind of parking/mooring fee for all ships that unload their crude 1/2 mile off the City coast. Require residents to pay trash. | 10/24/2013 2:27 PM |
| 33 | Residents need to pay fair share of City services expense. | 10/24/2013 2:25 PM |
| 34 | Use residents need to pay more (trash, uut, other taxes). Employees have been drastically cut, more cuts will just reduce further services. | 10/24/2013 2:24 PM |
| 35 | Increase taxes: [TOT, UUT, Residential UUT, Parking Tax & Eliminate Business License Tax Credit]. Citizens pay for their trash collection. | 10/24/2013 2:22 PM |
| 37 | Increase Chevron Tax to be equal to surrounding Oil Refineries. | 10/24/2013 2:15 PM |
| 38 | Have residents pay for trash pickup. | 10/24/2013 2:14 PM |
| 39 | *Increase Hotel tax *More retail by Plaza El Segundo? *Outsource golf course *Increase parking tickets fines. *Put parking meters in on Main St. *Increase UUT, lease parking spaces for fee on Sepulveda area. *Use City parking garage by 98cent store for leased LAX pkg. *Use Chevron taxes *Charge for all services used (PD & FD) if person broke the law. | 10/24/2013 2:10 PM |
| 40 | Residents need to pay more for their services. | 10/24/2013 1:48 PM |
| 41 | Manage the money correctly. The taxes are not competitive with other South Bay Cities. They don't seem to be having this problem. Bad business decisions on your part. Why would you lower your taxes when everything naturally increases? | 10/24/2013 1:45 PM |
| 42 | Reduce -expenditures- why raise taxes when City has probably been mismanaged over the years. | 10/24/2013 1:42 PM |
| 43 | Outsource | 10/24/2013 1:40 PM |
| 44 | TOT is way too cheap! Should be at least 12%. Business tax + Residential utility tax should be increased. Red-card fees, look at reduced health care costs for the City employees. | 10/24/2013 9:56 AM |
| 45 | TAKE THE UUT EXCEPTION FOR ALL APARTMENT UNITS 4 AND DOWN 7010 UNITS NOT PAYING. REVISIT TRASH COLLECTION FEES IF IT RAISES INCOME FOR CITY. | 10/24/2013 9:47 AM |
| 46 | Ask people with low long-terms taxes to pay higher tax. (or demand?). (THAT WOULD BE ME, BY THE WAY!) | 10/24/2013 9:24 AM |
| 47 | Unfortunately across the board tax increases with prudent cuts. | 10/24/2013 9:19 AM |
| 48 | Contact Brian and Eva Sweeney for more ideas of economic and CREATIVE DEVELOPMENT as they did with the ES Museum of Art & their fire station development. | 10/23/2013 3:02 PM |
| 49 | - Increase Parks & Rec fees | 10/23/2013 2:44 PM |
| 50 | Tax Retirees | 10/23/2013 2:32 PM |
| 51 | Make filming -> film industry more attractive - filming - studios. | 10/23/2013 7:40 AM |
| 52 | *All of the above. *Sell excess equipment. *Ensure salaries are equivalent to other cities. *Treat retirement benefits to retirees like businesses (eliminate via payout). | 10/23/2013 7:29 AM |
| 53 | charge for trash collection attract more businesses encourage shopping local | 10/21/2013 3:44 PM |
| 54 | Don't touch employees anymore. Increase taxes | 10/21/2013 3:41 PM |
| 55 | ALL Residents, single, multi, etc pay for trash pickup. | 10/21/2013 3:39 PM |
| 56 | Improve development of lands. Increase some form of property taxes. | 10/21/2013 3:37 PM |
| 57 | Increase user fees at Parke/Rec. | 10/21/2013 3:32 PM |
| 58 | Add a 1/4 or 1/2 cent/dollar city sales tax. | 10/21/2013 2:56 PM |
**Q10 Do you have any suggestions for how the City can reduce expenses?**

Answered: 54  Skipped: 106

<table>
<thead>
<tr>
<th>#</th>
<th>Responses</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cut management for Fire/Police. We don't need two Police Captains, etc...</td>
<td>11/13/2013 8:38 AM</td>
</tr>
<tr>
<td>2</td>
<td>Limit or reduce police and fire department salaries, benefits, pension. Also, reduce top management positions.</td>
<td>11/13/2013 8:35 AM</td>
</tr>
<tr>
<td>3</td>
<td>Street sweep: eliminate or reduce frequency. Do we have to have two lifeguards with pool when high school is using it?</td>
<td>11/7/2013 2:00 PM</td>
</tr>
<tr>
<td>4</td>
<td>Reduce pensions.</td>
<td>11/7/2013 1:54 PM</td>
</tr>
<tr>
<td>5</td>
<td>Lower administrative costs (salaries/benefits), Reduce size of Police force.</td>
<td>11/7/2013 1:51 PM</td>
</tr>
<tr>
<td>6</td>
<td>dial-a-ride?</td>
<td>11/7/2013 1:48 PM</td>
</tr>
<tr>
<td>7</td>
<td>Pay to pick up trash. Negotiate payment of retirement benefits.</td>
<td>11/7/2013 1:46 PM</td>
</tr>
<tr>
<td>8</td>
<td>Simplify systems within City. Use technology.</td>
<td>11/7/2013 1:44 PM</td>
</tr>
<tr>
<td>9</td>
<td>Instead of laying off people, they can change to part-time employees.</td>
<td>10/29/2013 4:56 PM</td>
</tr>
<tr>
<td>10</td>
<td>--&gt; Can a group create a fund raising arm for major projects such as Uuho Saal? Annual Library fees would be OK with me! (Family)</td>
<td>10/29/2013 4:18 PM</td>
</tr>
<tr>
<td>11</td>
<td>Sell or lease land or parking lot on northeast corer of Main and Grand. That is a ton of space just used for Firefighters to park. Charge higher fees for non-residents to use City facilities (Parks &amp; Rec).</td>
<td>10/29/2013 4:06 PM</td>
</tr>
<tr>
<td>12</td>
<td>Where I worked they draw a line in the sand &amp; said - all new hires would not receive retiree medical benefits.</td>
<td>10/29/2013 3:48 PM</td>
</tr>
<tr>
<td>13</td>
<td>Retire the exorbitant salaries$250k + of bosses.</td>
<td>10/29/2013 3:43 PM</td>
</tr>
<tr>
<td>14</td>
<td>No pensions for City employees.</td>
<td>10/29/2013 3:39 PM</td>
</tr>
<tr>
<td>15</td>
<td>Reduce salaries and pensions.</td>
<td>10/29/2013 3:33 PM</td>
</tr>
<tr>
<td>16</td>
<td>Cut out some special events - Parks &amp; Rec. Reduce expenses for trips, conferences, and seminars including Police and Fire.</td>
<td>10/29/2013 3:32 PM</td>
</tr>
<tr>
<td>17</td>
<td>Form a blue ribbon committee to look at possible reducing $ buses - dog park - trash fee, etc. etc. Less to schools.</td>
<td>10/29/2013 3:29 PM</td>
</tr>
<tr>
<td>18</td>
<td>I'm glad we're a full service City. I appreciate the cuts that have been made. I think that cost control needs to remain in focus (limiting raises &amp; benefits) within maintaining current staffing levels.</td>
<td>10/29/2013 3:16 PM</td>
</tr>
<tr>
<td>19</td>
<td>Re-position Fire &amp; Police Staffing. --&gt; Beach Cities Shared Services.</td>
<td>10/29/2013 3:13 PM</td>
</tr>
<tr>
<td>20</td>
<td>Automate as many services as possible. Install solar (PV &amp; Thermal) on all City buildings. Add a windmill next to the water tower or above the power station / Hyperion ridge.</td>
<td>10/28/2013 8:38 AM</td>
</tr>
<tr>
<td>21</td>
<td>Allow more position vacated not to be filled with full time employees. Look to outsource non-resident facing departments.</td>
<td>10/28/2013 8:34 AM</td>
</tr>
<tr>
<td>22</td>
<td>Include Chevron in the elimination of the business license tax credit. Don't commit to supporting a pool for Wesbun USD.</td>
<td>10/28/2013 8:30 AM</td>
</tr>
<tr>
<td>23</td>
<td>Eliminate life time benefits for everyone.</td>
<td>10/28/2013 8:26 AM</td>
</tr>
<tr>
<td>24</td>
<td>Does the city need a fleet of buses for shuttle services. Why purchase all the fire equipment vehicles (ladder truck, search and rescue trailer, etc) when all they do is sit, or go to garage for repairs.</td>
<td>10/28/2013 8:24 AM</td>
</tr>
<tr>
<td>25</td>
<td>Close down the swimming pool. Cut the number of City workers.</td>
<td>10/28/2013 8:18 AM</td>
</tr>
<tr>
<td>26</td>
<td>1. Look closely at how to contain costs in safety area. In new norm, how do we cut the fat so to speak. Primarily since it appears to be most expensive item in E.S. 2. How an independent entity evaluate the City for ideas on how to run City more efficiently.</td>
<td>10/28/2013 8:13 AM</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>27</td>
<td>Motorcycle - Gone 1 Fire Station</td>
<td>10/28/2013 8:11 AM</td>
</tr>
<tr>
<td>28</td>
<td>Vote for a Republican conservative in all areas of Federal, State, County, and City government!!</td>
<td>10/24/2013 4:03 PM</td>
</tr>
<tr>
<td>29</td>
<td>Library and fire department.</td>
<td>10/24/2013 2:27 PM</td>
</tr>
<tr>
<td>30</td>
<td>Reduce pensions.</td>
<td>10/24/2013 2:27 PM</td>
</tr>
<tr>
<td>31</td>
<td>Go county fire and county library.</td>
<td>10/24/2013 2:25 PM</td>
</tr>
<tr>
<td>32</td>
<td>Eliminate fire dept. L.A. County can do just as good of a job.</td>
<td>10/24/2013 2:24 PM</td>
</tr>
<tr>
<td>33</td>
<td>&quot;Regionalize city services * Eliminate medical benefits to City Council Members * Eliminate special events paid for by City - ie: July 4th, that generate unnecessary costs, especially overtime cost.</td>
<td>10/24/2013 2:22 PM</td>
</tr>
<tr>
<td>34</td>
<td>1. Take away lifetime medical for City Council. 2. Start regionalizing more City services throughout Southbay. (ie: animal control)</td>
<td>10/24/2013 2:19 PM</td>
</tr>
<tr>
<td>35</td>
<td>&quot;Charge residents trash fees * Raise tax by 1% * Implement parking tax</td>
<td>10/24/2013 2:15 PM</td>
</tr>
<tr>
<td>36</td>
<td>Eliminate lifetime medical benefits for City Council.</td>
<td>10/24/2013 2:14 PM</td>
</tr>
<tr>
<td>37</td>
<td>Outsource City Services (ie: Maintenance, Street Division, Vehicle Maintenance</td>
<td>10/24/2013 2:12 PM</td>
</tr>
<tr>
<td>38</td>
<td>Drop the library and bring it back when you can afford it.</td>
<td>10/24/2013 2:07 PM</td>
</tr>
<tr>
<td>39</td>
<td>I will need more information, but I believe – better management could reduce cost without the need to raise taxes.</td>
<td>10/24/2013 1:42 PM</td>
</tr>
<tr>
<td>40</td>
<td>DO NOT TAX BUSINESSES OUT OF BUSINESS! FUND RAISERS?! RAISE RENT ON SENIOR HOUSING. OPEN EXPENSIVE SENIOR HOUSING AS REVENUE. FLAT E.S. TAX ON ALL RESIDENTIAL &amp; ANY HOUSING.</td>
<td>10/24/2013 9:24 AM</td>
</tr>
<tr>
<td>41</td>
<td>Reduce Pensions</td>
<td>10/24/2013 9:18 AM</td>
</tr>
<tr>
<td>42</td>
<td>Number of employees and compensation both seem high.</td>
<td>10/23/2013 3:11 PM</td>
</tr>
<tr>
<td>43</td>
<td>Pensions for the police/fire &amp; Top ES Mgmt is too high. Under #7, Reduce the Size of the City Workforce, this person wrote, &quot;Police &amp; Fire&quot;. Under #7 -&gt; Further reduce Employee Salaries and Benefits, this person wrote, &quot;Police, Fire, Upper Mgmt&quot;.</td>
<td>10/23/2013 3:09 PM</td>
</tr>
<tr>
<td>44</td>
<td>Reconsider County Fire Research County Library</td>
<td>10/23/2013 2:57 PM</td>
</tr>
<tr>
<td>45</td>
<td>Employee Salaries and Benefits need to be reduced to pay level of private industry. El Segundo does not have a revenue problem. It has a spending problem.</td>
<td>10/23/2013 2:56 PM</td>
</tr>
<tr>
<td>46</td>
<td>Further reduce Employee Salaries and Benefits, this person wrote: &quot;Especially FD &amp; PD&quot;. That is the City's job to figure out, but the way to go.</td>
<td>10/23/2013 2:35 PM</td>
</tr>
<tr>
<td>47</td>
<td>Reduce retiree health expenses think Obamacare for them reduce pensions -</td>
<td>10/23/2013 2:32 PM</td>
</tr>
<tr>
<td>48</td>
<td>Across the board cuts to balance expenses to revenue.</td>
<td>10/23/2013 7:29 AM</td>
</tr>
<tr>
<td>49</td>
<td>Reconsider out sourcing of fire services</td>
<td>10/21/2013 3:47 PM</td>
</tr>
<tr>
<td>50</td>
<td>Eliminate retirement benefits for those with less than 30 years service</td>
<td>10/21/2013 3:45 PM</td>
</tr>
<tr>
<td>51</td>
<td>Reduce retirement benefits. Reduce size of fire department.</td>
<td>10/21/2013 3:37 PM</td>
</tr>
<tr>
<td>52</td>
<td>Comments are spot on. The unions have too much sway - limit union contributions to campaigns.</td>
<td>10/21/2013 3:36 PM</td>
</tr>
<tr>
<td>53</td>
<td>Severely cut or eliminate all pensions.</td>
<td>10/21/2013 3:32 PM</td>
</tr>
<tr>
<td>54</td>
<td>Reduce the budget to Recreation and Parks - used by a limited number of residents.</td>
<td>10/21/2013 3:02 PM</td>
</tr>
<tr>
<td>#</td>
<td>Responses</td>
<td>Date</td>
</tr>
<tr>
<td>----</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>1</td>
<td>[Dissatisfied with condition of City swimming] pool[6].</td>
<td>10/29/2013 4:18 PM</td>
</tr>
<tr>
<td>2</td>
<td>Looked like revenue is highest it has been, &amp; projected to increase. Now there is a deficit. How do we control our expense?</td>
<td>10/29/2013 3:49 PM</td>
</tr>
<tr>
<td>3</td>
<td>Increase TOT by only 1%.</td>
<td>10/29/2013 3:41 PM</td>
</tr>
<tr>
<td>4</td>
<td>Strongly support increase in TOT by 2% and strongly support implementation of new residential UUT by 2%.</td>
<td>10/29/2013 3:32 PM</td>
</tr>
<tr>
<td>5</td>
<td>Condition of Streets &amp; Sidewalks &quot;could be improved&quot;.</td>
<td>10/28/2013 8:36 AM</td>
</tr>
<tr>
<td>6</td>
<td>Wish Library was open Fridays! Need to know more about (contracting for County services for Fire/Sheriff) to make an informed decision.</td>
<td>10/28/2013 8:28 AM</td>
</tr>
<tr>
<td>7</td>
<td>Why is the Library going to reopen on Fridays for 9 months only? Then layoff 3 new hires, 1 full time emp, part time. It seems like re-opening on Fridays is waste of money and personnel.</td>
<td>10/28/2013 8:21 AM</td>
</tr>
<tr>
<td>8</td>
<td>[Staff] have already paid a lot in the last round. Police Services are more important than Fire.</td>
<td>10/24/2013 2:24 PM</td>
</tr>
<tr>
<td>9</td>
<td>Don't like the City closed on Fridays.</td>
<td>10/24/2013 2:10 PM</td>
</tr>
<tr>
<td>10</td>
<td>NONE - FEDERAL, STATE, COUNTY, CITY, PROPERTY TAX, SALES, EXCISE TAXES AND ALL ADDED FEES TAKE 50% OF MY INCOME, ENOUGH IS ENOUGH. Under #16, &quot;Are you satisfied...&quot; (\rightarrow) Condition of Streets &amp; Sidewalk, this person wrote, &quot;DEPENDS ON VARIOUS STREETS&quot;.</td>
<td>10/23/2013 2:56 PM</td>
</tr>
<tr>
<td>11</td>
<td>Note on #8 &quot;Are you satisfied...&quot; (\rightarrow) Library Services, this person wrote, &quot;w/ Fri hours&quot;.</td>
<td>10/23/2013 2:53 PM</td>
</tr>
<tr>
<td>12</td>
<td>Under #8 (\rightarrow) Rec &amp; Parks + Library Services, this person wrote, &quot;Schedule of classes &amp; facilities is limited. Under #7 (\rightarrow) Consider Contracting for County Services for Library, this person wrote, &quot;unless it means closing school libraries&quot;.</td>
<td>10/23/2013 2:46 PM</td>
</tr>
</tbody>
</table>
**Q1 Are you an El Segundo Resident, Employee or Owner of an El Segundo Business?**

Answered: 128  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident of El Segundo</td>
<td>99.22%</td>
</tr>
<tr>
<td>Employee or Owner of an El Segundo Business</td>
<td>20.31%</td>
</tr>
<tr>
<td>Other</td>
<td>1.56%</td>
</tr>
</tbody>
</table>

Total Respondents: 128

<table>
<thead>
<tr>
<th>#</th>
<th>Other (please specify)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Home-based business</td>
<td>10/28/2013 8:36 AM</td>
</tr>
<tr>
<td>2</td>
<td>Apartment Building Owner</td>
<td>10/24/2013 9:24 AM</td>
</tr>
</tbody>
</table>
Q2 How long have you been a resident of El Segundo?

Answered: 128  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5 yrs</td>
<td>7.63%</td>
</tr>
<tr>
<td>6-10 yrs</td>
<td>12.56%</td>
</tr>
<tr>
<td>11-15 yrs</td>
<td>12.56%</td>
</tr>
<tr>
<td>16+ yrs</td>
<td>67.97%</td>
</tr>
</tbody>
</table>

Total Respondents: 128
Q3 Are you a registered voter in El Segundo?

Answered: 128  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td>100%</td>
</tr>
<tr>
<td>No</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>
Q4 What is your gender?
Answered: 128  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>57.81%</td>
</tr>
<tr>
<td>Female</td>
<td>42.19%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>
Q5 What age group are you in?
Answered: 127    Skipped: 1

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-30</td>
<td>0%</td>
</tr>
<tr>
<td>31-40</td>
<td>7.87%</td>
</tr>
<tr>
<td>41-60</td>
<td>18.50%</td>
</tr>
<tr>
<td>51-60</td>
<td>25.98%</td>
</tr>
<tr>
<td>61+</td>
<td>47.24%</td>
</tr>
</tbody>
</table>

Total Respondents: 127
Q6 Are you satisfied with the level of service provided in the following areas?

Answered: 126  Skipped: 2
### City of El Segundo

#### Condition of Streets and Sidewalks

<table>
<thead>
<tr>
<th>Very Satisfied</th>
<th>Satisfied</th>
<th>No Opinion</th>
<th>Dissatisfied</th>
<th>Very Dissatisfied</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>77</td>
<td>44</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>126</td>
</tr>
</tbody>
</table>

#### Condition of Public Buildings

<table>
<thead>
<tr>
<th>Very Satisfied</th>
<th>Satisfied</th>
<th>No Opinion</th>
<th>Dissatisfied</th>
<th>Very Dissatisfied</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>81</td>
<td>40</td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>125</td>
</tr>
</tbody>
</table>

#### Overall City Services

<table>
<thead>
<tr>
<th>Very Satisfied</th>
<th>Satisfied</th>
<th>No Opinion</th>
<th>Dissatisfied</th>
<th>Very Dissatisfied</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>62</td>
<td>52</td>
<td>6</td>
<td>2</td>
<td>1</td>
<td>123</td>
</tr>
</tbody>
</table>

- **Police Services**: 61.60% Very Satisfied, 35.20% Satisfied, 1.60% No Opinion, 1.60% Dissatisfied, 0% Very Dissatisfied; 126 Total Respondents
- **Fire Services**: 64.80% Very Satisfied, 32% Satisfied, 2.40% No Opinion, 0.80% Dissatisfied, 0% Very Dissatisfied; 125 Total Respondents
- **Recreation and Parks Services**: 50.41% Very Satisfied, 42.28% Satisfied, 4.88% No Opinion, 1.83% Dissatisfied, 0.81% Very Dissatisfied; 123 Total Respondents
<table>
<thead>
<tr>
<th>Category</th>
<th>45.90%</th>
<th>38.52%</th>
<th>11.48%</th>
<th>3.28%</th>
<th>0.82%</th>
<th>Sum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library Services</td>
<td>56</td>
<td>47</td>
<td>14</td>
<td>4</td>
<td>1</td>
<td>122</td>
</tr>
<tr>
<td>Condition of Streets and Sidewalks</td>
<td>16.39%</td>
<td>38.52%</td>
<td>9.64%</td>
<td>34.43%</td>
<td>2.46%</td>
<td>124</td>
</tr>
<tr>
<td>Condition of Public Buildings</td>
<td>16.80%</td>
<td>49.60%</td>
<td>20.80%</td>
<td>12.80%</td>
<td>0%</td>
<td>125</td>
</tr>
<tr>
<td>Overall City Services</td>
<td>28.80%</td>
<td>68%</td>
<td>2.40%</td>
<td>0.80%</td>
<td>0%</td>
<td>125</td>
</tr>
</tbody>
</table>
Q7 Given the City's financial situation, do you believe the City should:

Answered: 124  Skipped: 4
### City of El Segundo

#### Consider Contracting for County...

#### Increase Taxes

<table>
<thead>
<tr>
<th>Option</th>
<th>Strongly Support</th>
<th>Support</th>
<th>Neither</th>
<th>Oppose</th>
<th>Strongly Oppose</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce the Size of the City Workforce</td>
<td>11.48%</td>
<td>22.95%</td>
<td>24.59%</td>
<td>27.05%</td>
<td>13.93%</td>
<td>122</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>28</td>
<td>30</td>
<td>33</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>Further reduce Employee Salaries and Benefits</td>
<td>22.50%</td>
<td>23.33%</td>
<td>24.17%</td>
<td>20.83%</td>
<td>9.17%</td>
<td>120</td>
</tr>
<tr>
<td></td>
<td>27</td>
<td>28</td>
<td>29</td>
<td>25</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>Consider Contracting for County Services for Fire</td>
<td>10.66%</td>
<td>18.03%</td>
<td>8.20%</td>
<td>31.97%</td>
<td>31.15%</td>
<td>122</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td>22</td>
<td>10</td>
<td>39</td>
<td>39</td>
<td></td>
</tr>
<tr>
<td>Consider Contracting for County Services for Sheriff</td>
<td>3.33%</td>
<td>12.50%</td>
<td>9.17%</td>
<td>33.33%</td>
<td>41.67%</td>
<td>120</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>15</td>
<td>11</td>
<td>40</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Consider Contracting for County Services for Library</td>
<td>5.83%</td>
<td>27.50%</td>
<td>17.50%</td>
<td>25.83%</td>
<td>23.33%</td>
<td>120</td>
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<tr>
<td></td>
<td>7</td>
<td>33</td>
<td>21</td>
<td>31</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>Increase Taxes</td>
<td>26.95%</td>
<td>44.54%</td>
<td>8.40%</td>
<td>7.56%</td>
<td>13.45%</td>
<td>119</td>
</tr>
<tr>
<td></td>
<td>31</td>
<td>63</td>
<td>10</td>
<td>9</td>
<td>16</td>
<td></td>
</tr>
</tbody>
</table>
Q8 Based on the information provided, what is your opinion on the following tax measures:

Answered: 123  Skipped: 5
## City of El Segundo

![Bar Chart: Implement a Parking Tax](chart)

### Survey Results

<table>
<thead>
<tr>
<th>Measure</th>
<th>Strongly Support</th>
<th>Support</th>
<th>Neither</th>
<th>Oppose</th>
<th>Strongly Oppose</th>
<th>Total Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase in TOT (Hotel Visitor Tax)</td>
<td>56.10%</td>
<td>27.64%</td>
<td>7.32%</td>
<td>5.69%</td>
<td>3.25%</td>
<td>123</td>
</tr>
<tr>
<td>Increase Business UUT (Utility Tax)</td>
<td>41.67%</td>
<td>33.33%</td>
<td>13.33%</td>
<td>10%</td>
<td>1.67%</td>
<td>120</td>
</tr>
<tr>
<td>Implement a New Residential UUT (Utility Tax)</td>
<td>33.06%</td>
<td>28.93%</td>
<td>18.18%</td>
<td>13.22%</td>
<td>6.61%</td>
<td>121</td>
</tr>
<tr>
<td>Eliminate Business License Tax Credit</td>
<td>33.06%</td>
<td>30.56%</td>
<td>22.31%</td>
<td>10.74%</td>
<td>4.13%</td>
<td>122</td>
</tr>
<tr>
<td>Implement a Parking Tax</td>
<td>35.29%</td>
<td>38.66%</td>
<td>10.92%</td>
<td>10.08%</td>
<td>5.04%</td>
<td>119</td>
</tr>
<tr>
<td>#</td>
<td>Responses</td>
<td>Date</td>
<td></td>
<td></td>
<td></td>
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<td>----</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>1</td>
<td>Higher taxes on Chevron. Bring new business to El Segundo (e.g. Smoky Hollow revitalization).</td>
<td>11/13/2013 9:02 AM</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2</td>
<td>Upgrade downtown businesses, buildings and parking to make it more accommodating to all. Plus make sure Chevron is paying their share ongoing.</td>
<td>11/13/2013 8:52 AM</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td>Include the School District</td>
<td>11/13/2013 8:27 AM</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>4</td>
<td>Hold events at El Segundo beach, charge entry and charge parking at event.</td>
<td>11/7/2013 2:06 PM</td>
<td></td>
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</tr>
<tr>
<td>5</td>
<td>Bring Park &amp; Rec fees to compare with Manhattan Beach and other cities.</td>
<td>11/7/2013 2:00 PM</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>6</td>
<td>Could we re-structure fire dept. - keep local, but more joint response agreements? Or combo employee/volunteer? Charge residents trash fee or have them pay trash collection companies directly.</td>
<td>11/7/2013 1:57 PM</td>
<td></td>
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<tr>
<td>7</td>
<td>You have a tough job. Thankel</td>
<td>11/7/2013 1:54 PM</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>8</td>
<td>Raise other fees --&gt; plancheck/permits --&gt; Rec/Park fees --&gt; Sponsoring events by corporations.</td>
<td>11/7/2013 1:52 PM</td>
<td></td>
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<tr>
<td>9</td>
<td>Increase income taxes.</td>
<td>11/7/2013 1:46 PM</td>
<td></td>
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<tr>
<td>10</td>
<td>One possibility is IF we are to implement a new residential UUT that it happens when a property is sold and the new buyer would be subject to a fixed UUT from thereon forward. So currently, everyone does not have to pay new tax. Only new residents are subject to it when they buy property in El Segundo.</td>
<td>11/6/2013 3:25 PM</td>
<td></td>
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</tr>
<tr>
<td>11</td>
<td>--&gt; Increase business growth (retail) on Main Street and Plaza El Segundo --&gt; Recruit new businesses to have open houses, advertise, co-sponsor events, engage in the community. [Increase UUT: 1% &amp; 3%]</td>
<td>10/29/2013 4:18 PM</td>
<td></td>
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<tr>
<td>12</td>
<td>I think schools need to cover the cost of staffing provided by City. Increase fees for filming in El Segundo. [This person wrote under #8 --&gt; Eliminate Business License Tax Credit, &quot;Partial&quot;]</td>
<td>10/29/2013 3:48 PM</td>
<td></td>
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<tr>
<td>13</td>
<td>Tax plunge, tax tennis courts, handball courts, per hour.</td>
<td>10/29/2013 3:43 PM</td>
<td></td>
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<tr>
<td>14</td>
<td>Rent golf course. Sell the sand on the beach! It replaces itself.</td>
<td>10/29/2013 3:34 PM</td>
<td></td>
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<tr>
<td>15</td>
<td>Sell property (lease?)</td>
<td>10/29/2013 3:33 PM</td>
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<tr>
<td>16</td>
<td>Vote for a parcel tax on every piece of property in El Segundo - commercial and private.</td>
<td>10/29/2013 3:19 PM</td>
<td></td>
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<tr>
<td>17</td>
<td>I’m all for solving the problems as much as possible via taxes on visitors, ie: TOT &amp; parking taxes. Also, are proposed economic development improvements accounted for?</td>
<td>10/29/2013 3:16 PM</td>
<td></td>
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<tr>
<td>18</td>
<td>Residential Responsibilities... Raise in Taxes... --&gt; Metered parking on Main, Richmond, &amp; Grand.</td>
<td>10/29/2013 3:13 PM</td>
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<tr>
<td>19</td>
<td>Aggressively pursue expanding the tax base via attracting more businesses (&quot;Silicon Beach&quot; in Smokey Hollow) - Variety, variety, variety. Encourage residents to upgrade their houses.</td>
<td>10/28/2013 8:36 AM</td>
<td></td>
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<tr>
<td>20</td>
<td>Aggressively develop new business to move to the City.</td>
<td>10/28/2013 8:34 AM</td>
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<tr>
<td>21</td>
<td>See above and charge for trash collection.</td>
<td>10/28/2013 8:30 AM</td>
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<tr>
<td>22</td>
<td>Try to attract more businesses and diversify businesses as well as increase taxes by a small amount over many payers, residential and business.</td>
<td>10/28/2013 8:28 AM</td>
<td></td>
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<tr>
<td>23</td>
<td>Consider taxes listed above.</td>
<td>10/28/2013 8:26 AM</td>
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<tr>
<td>24</td>
<td>Enforce business license requirements within the City. Have employees withing certain groups pay more for free benefits they receive. Quit waiving fee's for all the non-profit groups in the City. Charge residents for garbage collection, but exclude apartament and condo units.</td>
<td>10/28/2013 8:24 AM</td>
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<tr>
<td>25</td>
<td>Need major P.R. campaign effort to inform public on need to support utility taxes.</td>
<td>10/28/2013 8:22 AM</td>
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<tr>
<td>26</td>
<td>Bring in new business! Lower business taxes and restrictions on businesses.</td>
<td>10/24/2013 4:03 PM</td>
<td></td>
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<tr>
<td>27</td>
<td>Us residents need to pay more (trash, uut, other taxes). Employees have been drastically cut, more cuts will just reduce further services.</td>
<td>10/24/2013 2:24 PM</td>
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<td>City of El Segundo</td>
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<tr>
<td>29</td>
<td>*Increase Hotel tax *More retail by Plaza El Segundo? * Outsource golf course *Increase parking tickets fines. *Put parking meters in on Main St. *Increase UUT, lease parking spaces for fee on Sepulveda areas. * Use City parking garage by 99 cent store for leased LAX pgl. *Use Chevron taxes *Charge for all services used (PD &amp; FD) if person broke the law.</td>
<td>10/24/2013 2:10 PM</td>
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<tr>
<td>30</td>
<td>Reduce expenditures - why raise taxes when City has probably been mismanaged over the years.</td>
<td>10/24/2013 1:42 PM</td>
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<tr>
<td>31</td>
<td>Outsource</td>
<td>10/24/2013 1:40 PM</td>
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<tr>
<td>32</td>
<td>TOT is way too cheap! Should be at least 12%. Business tax + Residential utility tax should be increased. Red-card fees, look at reduced health care costs for the City employees.</td>
<td>10/24/2013 9:58 AM</td>
<td></td>
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<tr>
<td>33</td>
<td>TAKE THE UUT EXCEPTION FOR ALL APARTMENT UNITS 4 AND DOWN 7010 UNITS NOT PAYING. REVISIT TRASH COLLECTION FEES IF IT RAISES INCOME FOR CITY.</td>
<td>10/24/2013 9:47 AM</td>
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<tr>
<td>34</td>
<td>Ask people with low long-term taxes to pay higher tax (or demand?). (THAT WOULD BE ME, BY THE WAY!)</td>
<td>10/24/2013 9:24 AM</td>
<td></td>
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<tr>
<td>35</td>
<td>Unfortunately across the board tax increases with prudent cuts.</td>
<td>10/24/2013 9:19 AM</td>
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<tr>
<td>36</td>
<td>Contact Byron and Eva Sweeney for more ideas of economic and CREATIVE DEVELOPMENT as they did with the ES Museum of Art &amp; their fire station development.</td>
<td>10/23/2013 3:02 PM</td>
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<tr>
<td>37</td>
<td>- increase Parks &amp; Rec fees</td>
<td>10/23/2013 2:44 PM</td>
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<tr>
<td>38</td>
<td>Tax Retirees</td>
<td>10/23/2013 2:32 PM</td>
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<tr>
<td>39</td>
<td>Make filming -&gt; film industry more attractive - filming - studios.</td>
<td>10/23/2013 7:40 AM</td>
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<tr>
<td>40</td>
<td>*All of the above. *Sell excess equipment. *Ensure salaries are equivalent to other cities. *Treat retirement benefits to retirees like businesses (eliminate via payout).</td>
<td>10/23/2013 7:29 AM</td>
<td></td>
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</tr>
<tr>
<td>41</td>
<td>charge for trash collection attract more businesses encourage shopping local</td>
<td>10/21/2013 3:44 PM</td>
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<tr>
<td>42</td>
<td>Don't touch employees anymore. Increase taxes</td>
<td>10/21/2013 3:41 PM</td>
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<tr>
<td>43</td>
<td>ALL Residents, single, multi, etc pay for trash pickup.</td>
<td>10/21/2013 3:39 PM</td>
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<tr>
<td>44</td>
<td>Improve development of lands. Increase some form of property taxes.</td>
<td>10/21/2013 3:37 PM</td>
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<tr>
<td>45</td>
<td>Increase user fees at Parks/Rec.</td>
<td>10/21/2013 3:32 PM</td>
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<tr>
<td>46</td>
<td>Add a 1/4 or 1/2 cent/dollar city sales tax.</td>
<td>10/21/2013 2:56 PM</td>
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</tbody>
</table>
Q10 Do you have any suggestions for how the City can reduce expenses?
Answered: 43  Skipped: 85

<table>
<thead>
<tr>
<th>#</th>
<th>Responses</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cut management for Fire/Police. We don't need two Police Captains, etc...</td>
<td>11/13/2013 8:38 AM</td>
</tr>
<tr>
<td>2</td>
<td>Limit or reduce police and fire department salaries, benefits, pension. Also, reduce top management positions.</td>
<td>11/13/2013 8:35 AM</td>
</tr>
<tr>
<td>3</td>
<td>Street sweep: eliminate or reduce frequency. Do we have to have two lifeguards with pool when high school is using it?</td>
<td>11/7/2013 2:00 PM</td>
</tr>
<tr>
<td>4</td>
<td>Reduce pensions.</td>
<td>11/7/2013 1:54 PM</td>
</tr>
<tr>
<td>5</td>
<td>dial-a-ride?</td>
<td>11/7/2013 1:46 PM</td>
</tr>
<tr>
<td>6</td>
<td>Pay to pick up trash. Negotiate payment of retirement benefits.</td>
<td>11/7/2013 1:46 PM</td>
</tr>
<tr>
<td>7</td>
<td>Instead of laying off people, they can change to part-time employees.</td>
<td>10/29/2013 4:56 PM</td>
</tr>
<tr>
<td>8</td>
<td>-&gt; Can a group create a fund raising arm for major projects such as Uruha Saart? Annual Library fees would be OK with me! (Family)</td>
<td>10/29/2013 4:18 PM</td>
</tr>
<tr>
<td>9</td>
<td>Sell or lease land or parking lot on northeast corner of Main and Grand. That is a ton of space just used for Firefighters to park. Charge higher fees for non-residents to use City facilities (Parks &amp; Rec).</td>
<td>10/29/2013 4:06 PM</td>
</tr>
<tr>
<td>10</td>
<td>Where I worked they draw a line in the sand &amp; said — all new hires would not receive retiree medical benefits.</td>
<td>10/29/2013 3:48 PM</td>
</tr>
<tr>
<td>11</td>
<td>Retire the exorbitant salaries $250k + of bosses.</td>
<td>10/29/2013 3:43 PM</td>
</tr>
<tr>
<td>12</td>
<td>No pensions for City employees.</td>
<td>10/29/2013 3:39 PM</td>
</tr>
<tr>
<td>13</td>
<td>Reduce salaries and pensions.</td>
<td>10/29/2013 3:33 PM</td>
</tr>
<tr>
<td>14</td>
<td>Form a blue ribbon committee to look at possible reducing $ busses – dog park – trash fee. etc. etc. Less to schools.</td>
<td>10/29/2013 3:29 PM</td>
</tr>
<tr>
<td>15</td>
<td>I'm glad we're a full service City. I appreciate the cuts that have been made. I think that cost control needs to remain in focus (limiting raises &amp; benefits) within maintaining current staffing levels.</td>
<td>10/29/2013 3:16 PM</td>
</tr>
<tr>
<td>16</td>
<td>Re-positon Fire &amp; Police Staffing. -&gt; Beach Cities Shared Services.</td>
<td>10/29/2013 3:13 PM</td>
</tr>
<tr>
<td>17</td>
<td>Automate as many services as possible. Install solar (PV &amp; Thermal) on all City buildings. Add a windmill next to the water tower or above the power station / Hyperion ridge.</td>
<td>10/28/2013 8:38 AM</td>
</tr>
<tr>
<td>18</td>
<td>Allow more position vacated not to be filled with full time employees. Look to outsource non-resident facing departments.</td>
<td>10/28/2013 8:34 AM</td>
</tr>
<tr>
<td>19</td>
<td>Include Chevron in the elimination of the business license tax credit. Don't commit to supporting a pool for Westsum USD.</td>
<td>10/28/2013 8:30 AM</td>
</tr>
<tr>
<td>20</td>
<td>Eliminate lifetime benefits for everyone.</td>
<td>10/28/2013 8:26 AM</td>
</tr>
<tr>
<td>21</td>
<td>Does the city need a fleet of busses for shuttle services. Why purchase all the fire equipment vehicles (ladder truck, search and rescue trailer, etc) when all they do is sit or go to garage for repairs.</td>
<td>10/28/2013 8:24 AM</td>
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<tr>
<td>22</td>
<td>Close down the swimming pool. Cut the number of City workers.</td>
<td>10/28/2013 8:18 AM</td>
</tr>
<tr>
<td>23</td>
<td>1. Look closely at how to contain costs in safety area. In new norm, how do we cut the fat so to speak. Primarily since it appears to be most expensive item in E.S. 2. How an independent entity evaluate the City for ideas on how to run City more efficiently.</td>
<td>10/28/2013 8:13 AM</td>
</tr>
<tr>
<td>24</td>
<td>Motorcycle - Gone 1 Fire Station</td>
<td>10/28/2013 8:11 AM</td>
</tr>
<tr>
<td>25</td>
<td>Vote for a Republican conservative in all areas of Federal, State, County, and City government!!!</td>
<td>10/24/2013 4:03 PM</td>
</tr>
<tr>
<td>26</td>
<td>Reduce pensions.</td>
<td>10/24/2013 2:27 PM</td>
</tr>
<tr>
<td>27</td>
<td>Eliminate fire dept. L.A. County can do just as good of a job.</td>
<td>10/24/2013 2:24 PM</td>
</tr>
<tr>
<td>26</td>
<td>1. Take away lifetime medical for City Council. 2. Start regionalizing more City services throughout Southbay. (ie: animal control)</td>
<td>10/24/2013 2:19 PM</td>
</tr>
<tr>
<td>29</td>
<td>Outsource City Services ie: Maintenance, Street Division, Vehicle Maintenance</td>
<td>10/24/2013 2:12 PM</td>
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<tr>
<td>30</td>
<td>I will need more information, but I believe – better management could reduce cost without the need to raise taxes.</td>
<td>10/24/2013 1:42 PM</td>
</tr>
<tr>
<td>31</td>
<td><strong>DO NOT TAX BUSINESSES OUT OF BUSINESS! FUND RAISERS?! RAISE RENT ON SENIOR HOUSING. OPEN EXPENSIVE SENIOR HOUSING AS REVENUE. FLAT E.S. TAX ON ALL RESIDENTIAL &amp; ANY HOUSING.</strong></td>
<td>10/24/2013 9:24 AM</td>
</tr>
<tr>
<td>32</td>
<td>Reduce Pensions</td>
<td>10/24/2013 9:18 AM</td>
</tr>
<tr>
<td>33</td>
<td>Number of employees and compensation both seem high.</td>
<td>10/23/2013 3:11 PM</td>
</tr>
<tr>
<td>34</td>
<td>Pensions for the police/fire &amp; Top ES Mgmt is too high. Under #7, Reduce the Size of the City Workforce, this person wrote, &quot;Police &amp; Fire&quot;. Under #7 --&gt; Further reduce Employee Salaries and Benefits, this person wrote, &quot;Police, Fire, Upper Mgmt&quot;.</td>
<td>10/23/2013 3:09 PM</td>
</tr>
<tr>
<td>35</td>
<td>Further reduce Employee Salaries and Benefits, this person wrote: &quot;Especially FD &amp; PD&quot;. That is the City's job to figure out, but the way to go.</td>
<td>10/23/2013 2:35 PM</td>
</tr>
<tr>
<td>36</td>
<td>Reduce retiree health expenses think Obamacare for them reduce pensions -</td>
<td>10/23/2013 2:32 PM</td>
</tr>
<tr>
<td>37</td>
<td>Across the board cuts to balance expenses to revenue.</td>
<td>10/23/2013 7:29 AM</td>
</tr>
<tr>
<td>38</td>
<td>Reconsider out sourcing of fire services</td>
<td>10/21/2013 3:47 PM</td>
</tr>
<tr>
<td>39</td>
<td>eliminate retirement benefits for those with less than 30 years service</td>
<td>10/21/2013 3:45 PM</td>
</tr>
<tr>
<td>40</td>
<td>Reduce retirement benefits. Reduce size of fire department.</td>
<td>10/21/2013 3:37 PM</td>
</tr>
<tr>
<td>41</td>
<td>Comments are spot on. The unions have too much away - limit union contributions to campaigns.</td>
<td>10/21/2013 3:36 PM</td>
</tr>
<tr>
<td>42</td>
<td>Severely cut or eliminate all pensions.</td>
<td>10/21/2013 3:32 PM</td>
</tr>
<tr>
<td>43</td>
<td>Reduce the budget to Recreation and Parks - used by a limited number of residents.</td>
<td>10/21/2013 3:02 PM</td>
</tr>
<tr>
<td>#</td>
<td>Responses</td>
<td>Date</td>
</tr>
<tr>
<td>----</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>1</td>
<td>[Dissatisfied with condition of City swimming pool[s].</td>
<td>10/28/2013 4:18 PM</td>
</tr>
<tr>
<td>2</td>
<td>Looked like revenue is highest it has been, &amp; projected to increase. Now there is a deficit. How do we control our expense?</td>
<td>10/28/2013 3:49 PM</td>
</tr>
<tr>
<td>3</td>
<td>Condition of Streets &amp; Sidewalks &quot;could be improved&quot;.</td>
<td>10/28/2013 8:30 AM</td>
</tr>
<tr>
<td>4</td>
<td>Wish Library was open Fridays! Need to know more about (contracting for County services for Fire/Sheriff) to make an informed decision.</td>
<td>10/28/2013 8:28 AM</td>
</tr>
<tr>
<td>5</td>
<td>Why is the Library going to reopen on Fridays for 9 months only? Then layoff 3 new hires, 1 full time emp. part time. It seems like re-opening on Fridays is waste of money and personnel.</td>
<td>10/28/2013 3:21 PM</td>
</tr>
<tr>
<td>6</td>
<td>[Staff] have already paid a lot in the last round. Police Services are more important than Fire.</td>
<td>10/24/2013 2:24 PM</td>
</tr>
<tr>
<td>7</td>
<td>Don't like the City closed on Fridays.</td>
<td>10/24/2013 2:10 PM</td>
</tr>
<tr>
<td>8</td>
<td>Note on #6 &quot;Are you satisfied...&quot; --&gt; Library Services, this person wrote, &quot;w/ Fri hours&quot;.</td>
<td>10/23/2013 2:53 PM</td>
</tr>
<tr>
<td>9</td>
<td>Under #6 --&gt; Rec &amp; Parks + Library Services, this person wrote, &quot;Schedule of classes &amp; facilities is limited. Under #7 --&gt; Consider Contracting for County Services for Library, this person wrote, &quot;unless it means closing school libraries&quot;.</td>
<td>10/23/2013 2:46 PM</td>
</tr>
</tbody>
</table>
AGENDA DESCRIPTION:
Discussion and possible action regarding the proposed fee modifications presented by the Recreation and Parks Fee Analysis Task Force.
(Fiscal Impact: Estimated Increased Revenues of $200,000 to $250,000 Annually)

RECOMMENDED COUNCIL ACTION:
(1) To support the proposal and provide direction to proceed with the appropriate public notice and hearing to adopt the fee schedule at a future meeting; and,
(2) Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
(1) Exhibit A – Proposed Fee Changes
(2) Exhibit B – Proposed Fee Schedule
(3) Exhibit C – Estimated Revenue

FISCAL IMPACT: Estimated Increased Revenues of $200,000 to $250,000 Annually
   Amount Budgeted: $0
   Additional Appropriation: N/A
   Account Number(s): N/A

ORIGINATED BY: Dave Atkinson, City Council Member
PREPARED BY: Meredith Petit, Recreation Superintendent
APPROVED BY: Bob Cummings, Director of Recreation and Parks

BACKGROUND & DISCUSSION:
At the September 18, 2012 City Council meeting, Council Member Dave Atkinson expressed interest in exploring ways to increase revenues to recover costs associated with programs and services offered through the Department of Recreation and Parks. Council Member Atkinson noted that many City services were being offered for little or no charge and the existing fee schedule had not been reviewed in several years. Given the City’s projected future deficit, the City Council agreed that the fee schedule should be reviewed, and supported the creation of the Recreation and Parks Fee Analysis Task Force.

The Task Force includes Council Members Dave Atkinson and Marie Fellhauer and Recreation and Parks Commissioners Bob Motta and Debbie Bundy. Various non-voting City staff from the Finance and Recreation and Parks Departments supported the Task Force by providing data and other information to aid discussion. City staff included Recreation Superintendent Meredith Petit, Recreation Supervisors Jesse Bobbett and Alison Fiorini, Senior Administrative Analyst Vina Ramos, Administrative Specialist Jackie Day, and Senior Management Analyst Jody Scott. Over the course of twelve months and sixteen public meetings, the task force analyzed costs associated with providing programs and services such as athletic field and facility maintenance, processing permits, implementing special events, and administering recreation activities.

While the cost of providing services continues to increase, cost recovery becomes critical to sustaining the quality, value, and delivery of services, facilities, and programs. With cost recovery as the goal, the
Task Force compiled a list of proposed fee modifications that are intended to be reasonable and equitable for both the customer and the City. The proposed fees are based upon the theory that those who benefit from parks and recreation services pay for such services. The programs and services that offer a large benefit to the broad population of the community would continue to be subsidized by the general fund at a higher proportion than a program or service that offers a more exclusive benefit to a smaller portion of the population.

The Recreation and Parks Fee Analysis Task Force presented their recommendations to the Recreation and Parks Commission at the regularly scheduled monthly meeting on November 20, 2013. Ultimately, the Commission voted 4-1 in support of the proposal, with the request that City Council address and consider the following:

- Request the Task Force to provide periodic updates to the Recreation and Parks Commission with specific attention on the 6-month mark after implementation of the Drop-In Fees to address any staff concerns on enforcement and fee collection.
- Request the Task Force work with the City Attorney to clarify and define the term “Non-Profit Organization” and make recommendations for what documentation should be required of an organization to receive the rates within the Non-Profit category.
- Consider making alternative arrangements (i.e. License Agreement) with long-standing organizations such as the Girl Scouts and Boy Scouts for facility usage.
- Request that a Task Force representative and Recreation staff work directly with the Youth Sports Council to determine the parameters within a License Agreement arrangement for the “Per Player” fee that could include a clear determination of which Youth Sports Organizations the policy would apply to and what types of facility usage are included in addition to their traditional field usage (i.e. meeting rooms, snack bars, etc.).

The Recreation and Parks Fee Analysis Task Force requests that the City Council support the proposal and provide direction to proceed with the appropriate public notice and hearing to adopt the fee schedule at a future meeting.
<table>
<thead>
<tr>
<th>Program / Service</th>
<th>Current Fee</th>
<th>Proposed Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation ID Card (per calendar year)</td>
<td>$10/Adult; $5/Youth; $0/Infant (2 years and under); $0/Senior (62 years +)</td>
<td>$15/Adult; $10/Youth; $5/Infant (2 years and under); $5/Senior (62 years +)</td>
</tr>
<tr>
<td>Non-Resident Registration Surcharge</td>
<td>$10 per class</td>
<td>20% of class fee per class, or a $15 minimum charge (whichever is greater)</td>
</tr>
<tr>
<td>Special Event Permit Application Fee</td>
<td>$0</td>
<td>$60</td>
</tr>
<tr>
<td>Facility/Field Reservation Cancellation Fee</td>
<td>$0</td>
<td>$50 cancellation fee to reservations cancelled seven days or less before the scheduled event.</td>
</tr>
<tr>
<td>Block Party Permit Application Fee</td>
<td>$0</td>
<td>$25</td>
</tr>
</tbody>
</table>

### Athletic Field Reservation Rates

<table>
<thead>
<tr>
<th>Field</th>
<th>Rate</th>
<th>Rate</th>
<th>Rate</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>George Brett Field</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$30/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stevenson Field</td>
<td>$25/hr El Segundo For Profit;</td>
<td>$60/hr El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Softball Field</td>
<td>$35/hr Non-Resident Non-Profit;</td>
<td>$90/hr Non-Resident Non-Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richmond Field</td>
<td>$50/hr Non-Resident For Profit</td>
<td>$90/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus El Segundo Athletic Field</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$55/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$100/hr El Segundo For Profit;</td>
<td>$110/hr El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$150/hr Non-Resident Non-Profit;</td>
<td>$165/hr Non-Resident Non-Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$175/hr Non-Resident For Profit</td>
<td>$165/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Youth Sports Organizations Field Reservation per License Agreement (exempt from Hourly Reservation Fees)</td>
<td>$0 per hour</td>
<td>$10 per El Segundo Resident Player per year;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$30 per Non-Resident Player per year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting Fee</td>
<td>$12 per hour per field for For-Profit Businesses and Non-Residents</td>
<td>$20 per hour per field for For-Profit and Non-Residents (excludes El Segundo Res/Non-Profit)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program / Service</td>
<td>Current Fee</td>
<td>Proposed Fee</td>
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<tr>
<td><strong>Recreation Park Reservation Rates</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Recreation Park Turf Area</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$25/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$25/hr El Segundo For Profit;</td>
<td>$50/hr El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$35/hr Non-Resident Non-Profit;</td>
<td>$75/hr Non-Resident Non-Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$50/hr Non-Resident For Profit</td>
<td>$75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inflatable Bouncer Surcharge per event</td>
<td>$0</td>
<td>$25/event El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$50/event El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$75/event Non-Resident Non-Profit;</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>$75/event Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennis, Paddle Tennis, Raquetball Courts</td>
<td>$0</td>
<td>$5 ES Resident w/ Rec ID Card</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roller Hockey Rink</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$25/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$25/hr El Segundo For Profit;</td>
<td>$50/hr El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$35/hr Non-Resident Non-Profit;</td>
<td>$75/hr Non-Resident Non-Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$50/hr Non-Resident For Profit</td>
<td>$75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Volleyball Court, Basketball Court</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$25/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$10/hr El Segundo For Profit;</td>
<td>$50/hr El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$20/hr Non-Resident Non-Profit;</td>
<td>$75/hr Non-Resident Non-Profit;</td>
<td></td>
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<tr>
<td></td>
<td>$20/hr Non-Resident For Profit</td>
<td>$75/hr Non-Resident For Profit</td>
<td></td>
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<tr>
<td><strong>Recreation Park Picnic Areas</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Picnic Table Area (includes 4 tables and one grill, maximum capacity 50)</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$10/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$50-$100/hr El Segundo For Profit;</td>
<td>$20/hr El Segundo For Profit;</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>$60-$110/hr Non-Resident Non-Profit;</td>
<td>$30/hr Non-Resident Non-Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$75-$125/hr Non-Resident For Profit</td>
<td>$30/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Circle Area (max capacity 100)</td>
<td>$0/hr El Segundo Resident/Non Profit;</td>
<td>$40/hr El Segundo Resident/Non Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$150-$250/hr El Segundo For Profit;</td>
<td>$80/hr El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$160-$260/hr Non-Resident Non-Profit;</td>
<td>$120/hr Non-Resident Non-Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$175-$275/hr Non-Resident For Profit</td>
<td>$120/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program / Service</td>
<td>Current Fee</td>
<td>Proposed Fee</td>
<td></td>
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<td>------------------------------------------------------------------------------</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>BBQ Area (max capacity 100)</td>
<td>$0/hr  El Segundo Resident/Non Profit; $75-$150/hr  El Segundo For Profit;</td>
<td>$30/hr  El Segundo Resident/Non Profit; $60/hr  El Segundo For Profit;</td>
<td></td>
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<tr>
<td></td>
<td>$85-$160/hr  Non-Resident Non-Profit; $100-$175/hr  Non-Resident For Profit</td>
<td>$90/hr  Non-Resident Non-Profit; $90/hr  Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Other Parks &amp; Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library Park</td>
<td>$0/hr  El Segundo Resident/Non Profit; $25/hr  El Segundo For Profit;</td>
<td>$50/hr  El Segundo Resident/Non Profit; $100/hr  El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$35/hr  Non-Resident Non-Profit; $50/hr  Non-Resident For Profit</td>
<td>$150/hr  Non-Resident Non-Profit; $150/hr  Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urho Saari Swim Stadium</td>
<td>$0/hr  El Segundo Resident/Non Profit; $30-$75/hr  El Segundo For Profit;</td>
<td>$100/hr  El Segundo Resident/Non Profit; $200/hr  El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$40-$85/hr  Non-Resident Non-Profit; $55-$100/hr  Non-Resident For Profit</td>
<td>$300/hr  Non-Resident Non-Profit; $300/hr  Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lifeguard Costs by Group Size (in addition to reservation fees)</td>
<td>$0</td>
<td>1-19 swimmers: $35/hour (1 Sr. Guard &amp; 1 Lifeguard); 20-39 swimmers: $50/hour (1 Sr. Guard &amp; 2 Lifeguards); 40-59 swimmers: $65/hour (1 Sr. Guard &amp; 3 Lifeguards); 60+ swimmers: $80/hour (1 Sr. Guard &amp; 4 Lifeguards)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inflatable Slide &amp; Staff Fee at Urho Saari Swim Stadium</td>
<td>N/A</td>
<td>$150 flat fee for 2 hours</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hilltop Park Picnic Area</td>
<td>$0</td>
<td>$10/hr  El Segundo Resident/Non Profit; $20/hr  El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$30/hr  Non-Resident Non-Profit; $30/hr  Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hilltop Park Outdoor Pool</td>
<td>$0/hr  El Segundo Resident/Non Profit; $60/hr  El Segundo For Profit;</td>
<td>$100/hr  El Segundo Resident/Non Profit; $200/hr  El Segundo For Profit;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$70/hr  Non-Resident Non-Profit; $85/hr  Non-Resident For Profit</td>
<td>$300/hr  Non-Resident Non-Profit; $300/hr  Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program / Service</td>
<td>Current Fee</td>
<td>Proposed Fee</td>
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<td>-------------------------------------------</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Acacia Park Picnic Area</td>
<td>$0</td>
<td>$10/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $30/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acacia Park Outdoor Pool</td>
<td>$0/hr El Segundo Resident/Non Profit; $60/hr El Segundo For Profit; $70/hr Non-Resident Non-Profit; $85/hr Non-Resident For Profit</td>
<td>$100/hr El Segundo Resident/Non Profit; $200/hr El Segundo For Profit; $300/hr Non-Resident Non-Profit; $300/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sycamore Park (max capacity 25)</td>
<td>$0/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td>$10/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $30/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kansas Park (max capacity 25)</td>
<td>$0/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td>$10/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $30/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Independence Park (group 25+)</td>
<td>$0/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td>$50/hr El Segundo Resident/Non Profit; $100/hr El Segundo For Profit; $150/hr Non-Resident Non-Profit; $150/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Constitution Park (group 25+)</td>
<td>$0/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td>$25/hr El Segundo Resident/Non Profit; $50/hr El Segundo For Profit; $75/hr Non-Resident Non-Profit; $75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washington Park (group 25+)</td>
<td>$0/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td>$25/hr El Segundo Resident/Non Profit; $50/hr El Segundo For Profit; $75/hr Non-Resident Non-Profit; $75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freedom Park (group 25+)</td>
<td>$0/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td>$25/hr El Segundo Resident/Non Profit; $50/hr El Segundo For Profit; $75/hr Non-Resident Non-Profit; $75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Skate Park</td>
<td>$0/hr El Segundo Resident/Non Profit; $10/hr El Segundo For Profit; $20/hr Non-Resident Non-Profit; $20/hr Non-Resident For Profit</td>
<td>$25/hr El Segundo Resident/Non Profit; $50/hr El Segundo For Profit; $75/hr Non-Resident Non-Profit; $75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program / Service</td>
<td>Current Fee</td>
<td>Proposed Fee</td>
<td></td>
<td></td>
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<tr>
<td>--------------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center Rooms (Joslyn Center, George E. Gordon Clubhouse)</td>
<td>$0/hr El Segundo Resident/Non Profit; $25/hr El Segundo For Profit; $35/hr Non-Resident Non-Profit; $50/hr Non-Resident For Profit</td>
<td>(Reservation Rate To Be Determined by Meeting Room, not number of people.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Meeting Rooms up to 50 people include: Joslyn Center Multi-Purpose Room, Joslyn Center Craft Room, and Clubhouse Tri-Room, and Clubhouse Drop-In Room</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$15/hr El Segundo Resident/Non Profit; $30/hr El Segundo For Profit; $45/hr Non-Resident Non-Profit; $45/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 or fewer people</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26-49 people</td>
<td>$0/hr El Segundo Resident/Non Profit; $50/hr El Segundo For Profit; $60/hr Non-Resident Non-Profit; $75/hr Non-Resident For Profit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Reservation Rate To Be Determined by Room, not number of people.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Large Capacity Rooms up to 150 people include: Joslyn Center Social Hall, Clubhouse Auditorium, Camp Eucalyptus and Teen Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50-74 people</td>
<td>$0/hr El Segundo Resident/Non Profit; $75/hr El Segundo For Profit; $85/hr Non-Resident Non-Profit; $100/hr Non-Resident For Profit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>75+ people</td>
<td>$0/hr El Segundo Resident/Non Profit; $100/hr El Segundo For Profit; $110/hr Non-Resident Non-Profit; $125/hr Non-Resident For Profit</td>
<td>$45/hr El Segundo Resident/Non Profit; $90/hr El Segundo For Profit; $135/hr Non-Resident Non-Profit; $135/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen (Joslyn Center or Clubhouse, addition to room reservation)</td>
<td>$0/hr El Segundo Resident/Non Profit; $100/hr El Segundo For Profit; $110/hr Non-Resident Non-Profit; $125/hr Non-Resident For Profit</td>
<td>$10/hr El Segundo Resident/Non Profit; $20/hr El Segundo For Profit; $30/hr Non-Resident Non-Profit; $30/hr Non-Resident For Profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program / Service</td>
<td>Current Fee</td>
<td>Proposed Fee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Drop-In Programs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquatics: Swimnastics, Lap Swim,</td>
<td>$0 El Segundo Resident with Recreation ID Card;</td>
<td>$1 ES Resident (Infants/Seniors) w/ Rec ID Card;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation Swim</td>
<td>$3 Non-Resident or No Rec ID Card</td>
<td>$2 ES Resident (Adult/Youth) w/ Rec ID card;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5 Non-Resident or No Rec ID Card</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus El Segundo</td>
<td>$0</td>
<td>$1 ES Resident (Infants/Seniors) w/ Rec ID Card;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$2 ES Resident (Adult/Youth) w/ Rec ID card;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5 Non-Resident or No Rec ID Card</td>
<td></td>
<td></td>
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<tr>
<td><strong>Transportation Fares</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Transportation Fare - Dial-A-Ride</td>
<td>$0</td>
<td>$1 one-way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Fare - Beach Shuttle</td>
<td>$0</td>
<td>$1 one-way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Fare - Out-of-City Shopping</td>
<td>$0</td>
<td>$2 one-way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trip</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Fare - Out-of-City Medical</td>
<td>$0</td>
<td>$5 one-way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trip</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### CITY OF EL SEGUNDO
**RECREATION PARKS DEPARTMENT**

**FACILITY and PERMIT FEE SCHEDULE**

**EXHIBIT B**

**Proposed Fee Schedule**

<table>
<thead>
<tr>
<th>RENTALS - GENERAL PURPOSE</th>
<th>EL SEGUNDO NON PROFIT</th>
<th>EL SEGUNDO FOR PROFIT</th>
<th>NON-RESIDENT GROUPS</th>
<th>TV / RADIO / PROD.</th>
<th>AFTER HRS UTILITIES &amp; STAFF</th>
<th>PD / FD / PW MISC. COSTS</th>
<th>SECURITY DEPOSIT</th>
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</thead>
<tbody>
<tr>
<td>Recreation Park</td>
<td>50</td>
<td>100</td>
<td>150</td>
<td>$10,000</td>
<td>$25</td>
<td>TBD</td>
<td>$200</td>
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<tr>
<td>Basketball Court</td>
<td>25</td>
<td>50</td>
<td>75</td>
<td>$1,000</td>
<td>$25</td>
<td>TBD</td>
<td>$200</td>
</tr>
<tr>
<td>Volleyball Court</td>
<td>25</td>
<td>50</td>
<td>75</td>
<td>$600</td>
<td>$25</td>
<td>TBD</td>
<td>$200</td>
</tr>
<tr>
<td>Roller Hockey Rink</td>
<td>25</td>
<td>50</td>
<td>75</td>
<td>$1,000</td>
<td>$25</td>
<td>TBD</td>
<td>$200</td>
</tr>
<tr>
<td>Skate Park</td>
<td>25</td>
<td>50</td>
<td>75</td>
<td>1000</td>
<td>25</td>
<td>TBD</td>
<td>$200</td>
</tr>
</tbody>
</table>

**Picnic Areas**

(permit reqd for 25+ or guaranteed exclusive use for less than 25 people no permit required on a first-come first-served basis, can combine for larger parties)

| Each Area (4 tables, max capacity 50) | 10 | 20 | 30 | $1,000 | $25 | TBD | 200 |
| Fire Circle (max capacity 100)       | 40 | 60 | 120 | $1,000 | $25 | TBD | 200 |
| BBQ Area (max capacity 100)          | 30 | 60 | 90  | $1,000 | $25 | TBD | 200 |

**ATHLETIC FIELDS**

| George Brett Field | 30 | 60 | 90 | $1,000 | $25 | TBD | 200 |
| Stevenson Field    | 30 | 60 | 90 | $1,000 | $25 | TBD | 200 |
| Softball Field     | 30 | 60 | 90 | $1,000 | $25 | TBD | 200 |
| Richmond Field     | 30 | 60 | 90 | $1,000 | $25 | TBD | 200 |

**CAMPUS EL SEGUNDO**

*JC Social Hall, CH Auditorium*

| Large Capacity Room (150) | 45 | 90 | 135 | $10,000 | $25 | TBD | 200 |

*JC Multi-purpouse Room, JC Craft Room, JC Library, CH Tr-Room, CH Drop-In Room*

| Meeting Room (max capacity 50) | 15 | 30 | 45  | $1000  | $25 | TBD | 200 |

**COMMUNITY CENTERS**

| Kitchen (Add-On @ JC or CH) | 10 | 20 | 30  | $1000 | $25 | TBD | 200 |
| Camp Eucalyptus | 45 | 90 | 135 | $2,000 | $25 | TBD | 200 |
| Teen Center | 45 | 90 | 135 | $2,000 | $25 | TBD | 200 |

| Urbo Sari Swim Stadium | 100 | 200 | 300 | $2,000 | TBD | TBD | 200 |
| Library Park | 50 | 100 | 150 | $1,000 | $25 | TBD | 200 |

| Hilltop Picnic | 10 | 20 | 30  | $1,000 | $25 | TBD | 200 |
| Hilltop Pool | 100 | 200 | 300 | $1,000 | $25 | TBD | 200 |
| Acacia Picnic | 10 | 20 | 30  | $1,000 | $25 | TBD | 200 |
| Acacia Pool | 100 | 200 | 300 | $1,000 | $25 | TBD | 200 |

| Sycamore Park (max capacity 25) | 10 | 20 | 30  | $1,000 | $25 | TBD | 200 |
| Kansas Park (max capacity 25) | 10 | 20 | 30  | $1,000 | $25 | TBD | 200 |

| Independence Park (group 25+) | 50 | 100 | 150 | $600 | $25 | TBD | 200 |
| Constitution Park (group 25+) | 50 | 100 | 150 | $600 | $25 | TBD | 200 |
| Washington Park (group 25+) | 50 | 100 | 150 | $1,000 | $25 | TBD | 200 |
| Freedom Park (group 25+) | 50 | 100 | 150 | $1,200 | $25 | TBD | 200 |

### Additional Fees & Charges:

* Inflatable Bouncer Surcharge per event | 25 | 50 | 75 |
* Athletic Field Lighting | 0 | 20 | 20 |

### For Aquatics Facility Rentals:

* Lifeguard Costs by Group Size
  
  1-19 people | $35 per hour | 1 Snr. Guard & 1 Lifeguard
  
20-39 people | $50 per hour | 1 Snr. Guard & 2 Lifeguards
  
40-59 people | $65 per hour | 1 Snr. Guard & 3 Lifeguards
  
60+ people | $80 per hour | 1 Snr. Guard & 4 Lifeguards

* Inflatable Slide & Staff Fee | $150 for two hours

### Cancellation Policy:

$50 cancellation fee to reservations cancelled seven days or less before the scheduled event.

<p>| Block Party Permit Application Fee | $25 - non-refundable |
| Special Event Permit Application Fee | $60 - non-refundable |</p>
<table>
<thead>
<tr>
<th>Summary of Increases</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sport Courts</td>
<td>$40,000</td>
</tr>
<tr>
<td>Youth Groups</td>
<td>$35,000</td>
</tr>
<tr>
<td>Staff Instructed Classes</td>
<td>$25,000</td>
</tr>
<tr>
<td>Drop-in Swim</td>
<td>$30,000</td>
</tr>
<tr>
<td>Rec ID's</td>
<td>$20,000</td>
</tr>
<tr>
<td>Picnic, BBQ, Fire Circle</td>
<td>$17,000</td>
</tr>
<tr>
<td>Transportation</td>
<td>$15,000</td>
</tr>
<tr>
<td>Community Centers</td>
<td>$10,000</td>
</tr>
<tr>
<td>CES Drop-In</td>
<td>$10,000</td>
</tr>
<tr>
<td>Non-Residents Surcharge</td>
<td>$ 8,000</td>
</tr>
<tr>
<td>Other Facilities</td>
<td>$ 5,000</td>
</tr>
<tr>
<td>Athletic Fields</td>
<td>$ 2,000</td>
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<tr>
<td>Application Fees</td>
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<tr>
<td>Total Estimated Increase</td>
<td>$218,000</td>
</tr>
<tr>
<td>Account</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------</td>
</tr>
<tr>
<td>001</td>
<td>General Fund</td>
</tr>
<tr>
<td>104</td>
<td>Traffic Safety Fund</td>
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<tr>
<td>108</td>
<td>State Gas Tax Fund</td>
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<tr>
<td>109</td>
<td>Associated Recreation Activities Fund</td>
</tr>
<tr>
<td>111</td>
<td>Asset Forfeiture Fund</td>
</tr>
<tr>
<td>112</td>
<td>Project A Transportation</td>
</tr>
<tr>
<td>114</td>
<td>Project C Transportation</td>
</tr>
<tr>
<td>115</td>
<td>Air Quality Investment Program</td>
</tr>
<tr>
<td>116</td>
<td>Home Bound Installation Fund</td>
</tr>
<tr>
<td>117</td>
<td>Hyperion Mitigation Fund</td>
</tr>
<tr>
<td>118</td>
<td>TDA Article 3 - 88 821 Bikeway Fund</td>
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<tr>
<td>119</td>
<td>MTA Grant</td>
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<tr>
<td>121</td>
<td>PRMA</td>
</tr>
<tr>
<td>120</td>
<td>C.O.R.B. Fund</td>
</tr>
<tr>
<td>122</td>
<td>L.A.W.A. Fund</td>
</tr>
<tr>
<td>130</td>
<td>Assessment District #73</td>
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<tr>
<td>301</td>
<td>Capital Improvement Fund</td>
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<tr>
<td>302</td>
<td>Infrastructure Replacement Fund</td>
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<tr>
<td>403</td>
<td>Facilities Maintenance</td>
</tr>
<tr>
<td>501</td>
<td>Water Utility Fund</td>
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<tr>
<td>502</td>
<td>Wastewater Fund</td>
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<tr>
<td>503</td>
<td>Golf Course Fund</td>
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<tr>
<td>601</td>
<td>Equipment Replacement</td>
</tr>
<tr>
<td>602</td>
<td>Liability Insurance</td>
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<tr>
<td>603</td>
<td>Workers Comp. Reserve/Insurance</td>
</tr>
<tr>
<td>701</td>
<td>Retired Emp. Insurance</td>
</tr>
<tr>
<td>702</td>
<td>Expendable Trust Fund - Developer Fees</td>
</tr>
<tr>
<td>703</td>
<td>Expendable Trust Fund - Other</td>
</tr>
<tr>
<td>706</td>
<td>Outside Services Trust</td>
</tr>
</tbody>
</table>

**Total Warrants**: $1,265,550.63

**State of California**
**County of Los Angeles**

Information on actual expenditures is available in the Director of Administrative Services office in the City of El Segundo.

I certify as to the accuracy of the Demands and the availability of fund for payment thereof.

For Approval: Regular checks held for City council authorization to release.

**Codes**:
- **R**: Computer generated checks for all non-emergency/urgence payments for materials, supplies and services in support of City Operations
- **A**: Payroll and Employee Benefit checks
- **B-F**: Computer generated Early Release disbursements and/or adjustments approved by the City Manager. Such as: payments for utility services, petty cash and employee travel expense reimbursements, various refunds, contract employee services consistent with current contractual agreements, instances where prompt payment discounts can be obtained or late payment penalties can be avoided or when a situation arises that the City Manager approves.
- **H**: Handwritten Early Release disbursements and/or adjustments approved by the City Manager.

**Void Checks Due to Alignment**: 
N/A

**Void Checks Due to Incorrect Check Date**: 
N/A

**Void Checks Due to Computer Software Error**: 
N/A

**Notes**: 

**Finance Director**: 

**Date**: 11/14/13

**City Manager**: 

**Date**: 11/14/03
# CITY OF EL SEGUNDO
## PAYMENTS BY WIRE TRANSFER
### 10/24/13 THROUGH 11/07/13

<table>
<thead>
<tr>
<th>Date</th>
<th>Payee</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/24/2013</td>
<td>State of CA EFT</td>
<td>$3,885.00</td>
<td>EFT Child support payment</td>
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<tr>
<td>10/24/2013</td>
<td>Nationwide NRS EFT</td>
<td>$1,848.54</td>
<td>EFT 401a payment</td>
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<tr>
<td>10/24/2013</td>
<td>Nationwide NRS EFT</td>
<td>$39,336.04</td>
<td>EFT 457 payment</td>
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<tr>
<td>10/25/2013</td>
<td>Manufacturers &amp; Traders</td>
<td>$667.31</td>
<td>IRA payment Vantagepoint</td>
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<td>10/25/2013</td>
<td>Manufacturers &amp; Traders</td>
<td>$9,741.09</td>
<td>401 payment Vantagepoint</td>
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<tr>
<td>10/25/2013</td>
<td>Manufacturers &amp; Traders</td>
<td>$35,699.83</td>
<td>457 payment Vantagepoint</td>
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<tr>
<td>10/25/2013</td>
<td>South Bay Credit Union</td>
<td>$14,570.38</td>
<td>Payroll credit union deduction pmt</td>
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<td>10/25/2013</td>
<td>US Bank - Trust Acct</td>
<td>$6,361.16</td>
<td>PARS payment</td>
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<tr>
<td>10/28/2013</td>
<td>Unum</td>
<td>$274.20</td>
<td>LTD</td>
</tr>
<tr>
<td>10/30/2013</td>
<td>Cal Pers</td>
<td>$117,147.44</td>
<td>EFT Retirement Misc</td>
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<td>10/30/2013</td>
<td>Cal Pers</td>
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<td>EFT Retirement Safety</td>
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<td>10/30/2013</td>
<td>Cal Pers</td>
<td>$4,830.95</td>
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<td>10/30/2013</td>
<td>Lane Donovan Golf Ptr</td>
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<td>11/7/2013</td>
<td>Employment Development</td>
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<td>State Taxes</td>
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<td>11/7/2013</td>
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<td>State Taxes</td>
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<td>Health Comp</td>
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<td>Weekly claims</td>
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<td>11/7/2013</td>
<td>Cal Pers</td>
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<td>10/24-11/7/13</td>
<td>Workers Comp Activity</td>
<td>$27,607.14</td>
<td>SCRMA checks issued</td>
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</tbody>
</table>

### DATE OF RATIFICATION: 12/03/13

### TOTAL PAYMENTS BY WIRE:

\[1,297,737.56\]

Certified as to the accuracy of the wire transfers by:

Deputy City Treasurer II

[Signature]

\[11/12/13\]

Director of Finance

[Signature]

\[11/14/13\]

City Manager

[Signature]

\[11-14-13\]

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 19, 2013 – 5:00 PM

5:00 P.M. SESSION

The 5:00 PM meeting was adjourned to 7:00 PM due to a lack of quorum.

ROLL CALL

Mayor Fisher - Absent
Mayor Pro Tem Jacobson - Absent
Council Member Fuentes - Absent
Council Member Atkinson - Absent
Council Member Fellhauer - Absent

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.

SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:
The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d) (3) -1- matter

City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d) (2) and (3): -0- matter.

Initiation of litigation pursuant to Government Code §54956.9(c): -0- matter.

DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -0- matter

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957) –0- matter
CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -0-matters

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0-matters

Adjourned at 6:50 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 19, 2013 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Fisher at 7:01 PM

INVOCATION – Tracy Weaver, City Clerk

PLEDGE OF ALLEGIANCE – Council Member Fellhauer

PRESENTATIONS

Presentation by Megan Berry, Director of Business Development, Muscular Dystrophy Association, Inc. with Fill the Boot Campaign results. This year the El Segundo Fire Fighters raised $15,700.00.

Proclamation read by Mayor Fisher in commemoration of the 150th Anniversary of the Gettysburg Address.

ROLL CALL

Mayor Fisher - Present
Mayor Pro Tem Jacobson - Present
Council Member Fuentes - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present

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

Antonio Mendez, resident, spoke on the Business Friendliest City Award, mentioned the City’s web site is not up to date on posted minutes and spoke about citizen’s still not being in the know on our community events.

David Herbst, representing the Chamber, spoke against the possible advisory tax measure for the school district.

Janice Cruikshank, resident, spoke concerning the tax measure issues the Council is considering.

Ron Swanson, resident and business owner, believes that not only businesses be considered for tax increases, but the resident’s as well.
Mark Neumann, Manhattan Beach resident, is in favor of raising the hotel tax in the City of El Segundo. Mr. Newman mentioned El Segundo has one of the lowest hotel tax rates and there is no reason we shouldn’t raise the tax.

CITY COUNCIL COMMENTS – (Related to Public Communications)

Council Member Atkinson – thanked those who spoke positively concerning taxing the residents, as well as the businesses.

Clerk Weaver stated that the minutes were not up to date on the City’s web site are due to switching over to our new document imaging system.

Mayor Fisher spoke concerning the Business Friendliest Award and let the speaker know the City is working on items to promote the City of El Segundo.

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

MOTION by Mayor Pro Tem Jacobson, SECONDED by Council Member Fellhauer to read all ordinances and resolutions on the agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action to open a public hearing and receive testimony regarding an update to the Corporate Campus Specific Plan. If approved, the Project would: 1) approve an Addendum to the Final EIR (FEIR); 2) amend the existing Corporate Campus Specific Plan; 3) subdivide 23.87 acres of the Corporate Campus Specific Plan area into 32 lots; 4) amend the Development Agreement for the 2002 “Original Project”; and 5) approve a 625,205 square-foot development project (the “Revised Project”) on 23.87 acres that will include office uses and retail/restaurant uses that will be developed in 3 Phases. The Revised Project is comprised of 625,205 square feet and the 304,820 square feet of existing development will total 930,025 square feet of development within the 46.5 acre Corporate Campus project area. Applicant: CDC Mar Campus, LLC. (Fiscal Impact: None)

Mayor Fisher stated this was the time and place to conduct a Public Hearing, receive public testimony regarding an update to the Corporate Campus Specific Plan.

Clerk Weaver stated that proper notice had been done and no communication was received.

Mayor Fisher opened the Public Hearing.
Louis Morales, Planning Consultant, gave a presentation.

Bill Messori, Mar Ventures, gave a presentation.

Mayor Fisher opened the Public Hearing.

Antonio Mendez, resident, asked if solar, Wi-Fi and fiber optics will be available.

MOTION by Council Member Fellhauer, Seconded by Council Member Atkinson to close the public hearing. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

Council Discussion

Bill Messori, Mar Ventures, answered questions.

Mark Hensley, City Attorney, read by titles only:

RESOLUTION NO. 4852

A RESOLUTION APPROVING AN ADDENDUM TO A FINAL ENVIRONMENTAL IMPACT REPORT FOR ENVIRONMENTAL ASSESSMENT NO. EA-1021; AND APPROVING SUBDIVISION NO. SUB 13-05 (VESTING TENTATIVE MAP NO. 72287), AND MODIFICATIONS TO CONDITIONS OF APPROVAL FOR THE CORPORATE CAMPUS DEVELOPMENT PROJECT (REDUCED TRAFFIC GENERATION AND REDUCED SCALE ALTERNATIVE).

MOTION by Council Member Fellhauer, SECONDED by Council Member Atkinson to approve Resolution No. 4852. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

ORDINANCE NO.1442

AN ORDINANCE APPROVING CORPORATE CAMPUS SPECIFIC PLAN AMENDMENT NO. SP 13-02; AND DEVELOPMENT AGREEMENT NO. DA 13-01 (FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA 01-01) FOR THE CORPORATE CAMPUS DEVELOPMENT.

Council Member Fuentes introduced Ordinance No. 1442

Scheduled second reading and adoption of Ordinance No. 1442 for December 3, 2013.

MINUTES OF THE REGULAR CITY COUNCIL MEETING
November 5, 2013
PAGE NO. 5
C. UNFINISHED BUSINESS

2. Consideration and possible action to direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to: potentially eliminating the sales tax credit granted to businesses and create a parking lot tax as part of the City’s business license taxes ("BLT"); increasing the utility user tax ("UUT"); increasing the transient occupancy tax ("TOT"); and, imposing a UUT on the residents. Additionally, direct staff as to whether to prepare an advisory ballot measure that would reflect whether or not the voters believe a portion of any proposed tax increase should be provided to the El Segundo Unified School District. (Fiscal Impact: $250,000.00)

Greg Carpenter, City Manager, gave a presentation.

Council Discussion

David Herbst, representing the Chamber, stated the dialogue from Council contains enough information to take back to the Chamber members.

Council Consensus to move forward and determine what the tax increases should be for each item and consult with the local businesses on their thoughts. Consensus from Council is not to include an advisory measure for ESUSD. A Special meeting will be held next week to decide the specific numbers and measures.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Approved Warrant Numbers 2595011 – 2595215 on Register No. 3 in the total amount of $1,524,077.58 and Wire Transfers from 10/10/2013 through 10/24/2013 in the total amount of $837,528.46. Authorized staff to release. Ratified Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

5. Accepted and authorized the City Clerk to file a Notice of Completion in the County Recorder's Office for the Mariposa Avenue Storm Drain Project. PW No.: 12-06. 
(Fiscal Impact: $135,227.21)

6. Waived the bidding process per El Segundo Municipal Code §1-7-10 and authorized the purchase of four (4) dual band portable radios, chargers, and accessory equipment. 
(Fiscal Impact: $33,800.00)

(Fiscal Impact: $250,000.00)

8. Directed staff to carry out various activities in preparation for the potential name change of Sepulveda Blvd. to Pacific Coast Highway in the City of El Segundo. 
(Fiscal Impact: None)

9. Waived the bidding process and authorized the City Manager to purchase three hybrid vehicles overdue for replacement for use by the Public Works and Fire Departments. Authorized the City Manager to execute an agreement, in a form approved by the City Attorney, to purchase three (3) Honda Civic hybrid vehicles overdue for replacement for use by the Public Works and Fire Departments; using equipment replacement and Air Quality Management District (AQMD) funds 
(Fiscal Impact: $83,200.00)

10. PULLED BY COUNCIL MEMBER FELLHAUER

11. Adopted Resolution No. 4854 approving Plans and Specifications for the Water Plant Carpet Removal and Replacement Project, located at 400 Lomita Street in the City of El Segundo. Project No. PW 13-21. (Fiscal Impact: To Be Determined)


MOTION by Council Member Fellhauer, SECONDED by Council Member Atkinson to approve Consent Agenda items 3, 4, 5, 6, 7, 8, 9, 11, and 12. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0
PULLED ITEM

10. Consideration and possible action to amend a contract with Siemens Industry, Incorporated for HVAC control services and automation performed citywide. (Fiscal Impact: $211,870.00 over five years, $39,907.00 initially with a 3% annual escalation)

MOTION by Council Member Fellhauer, SECONDED by Council Member Atkinson to authorize the City Manager to execute a contract amendment with Siemens Industry, Incorporated for HVAC control services and automation performed citywide for a 5-year service contract.

F. NEW BUSINESS

13. Consideration and possible action to authorize the Director of Library Services to co-author a historical photo book of the City of El Segundo with Arcadia Publishing, Inc., to be titled: Images of America: El Segundo; and, to be completed before the 100th Anniversary of the City by January 2017. (Fiscal Impact: In-Kind contribution by the Library Director)

Debra Brighton, Director of Library Services, spoke concerning the potential historical photo book.

MOTION by Council Member Fellhauer, SECONDED by Mayor Pro Tem Jacobson to authorize the Director of Library Services to co-author a historical photo book of the City of El Segundo with Arcadia Publishing, Inc. Contract No. 3516, to be titled: Images of America: El Segundo; and, to be completed before the 100th Anniversary of the City by January 2017. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

14. Consideration and possible action to adopt policy changes to the City’s Residential Sound Insulation (RSI) Program regarding the discontinuation of the “Owner Upgrade” aspect of the program. (Fiscal Impact: None)

Moved to the December 3, 2013 City Council Meeting.

REPORTS – CITY MANAGER- Thanked all the residents who attended the Public Outreach meetings and wished everyone a Happy Thanksgiving.

REPORTS – CITY ATTORNEY - None

REPORTS – CITY CLERK - None

REPORTS – CITY TREASURER - None

REPORTS – CITY COUNCIL MEMBERS
Council Member Fellhauer – Attended Make a Difference Day, commended Greg Carpenter and staff for a job well done on the Public Outreach meetings, attended the ESMoA Elvis event at the Old Town Music Hall and attended the Universal Peace Federation dinner and introduced Sherriff Baca at the event. Happy Thanksgiving to all.

Council Member Atkinson – Feels people aren’t aware of our gems, such as the Old Town Music Hall and the Automobile Driving Museum, stated that once the measures are decided, the City should consider holding town hall meetings in order to educate the public on the measures. Wished everyone a Happy Thanksgiving Day.

Council Member Fuentes – Attended Chevron Community Day, attended the EDDY awards, mentioned this week in history as the week President Kennedy was killed and wished everyone a blessed Happy Thanksgiving Day.

Mayor Pro Tem Jacobson – Attended the EDDY Awards and attended the Los Angeles County Sanitation District 5 and SBC meeting.

Mayor Fisher – Thanked ESMoA for their work, please stop by when you have a chance. Thanked the LAEDC for their insightful work and Happy Thanksgiving to all.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have receive value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

Ron Swanson, resident and business owner, in favor of increased UUT for businesses and residents. Mr. Swanson agrees with Council Member Atkinson that the measures should be together on the ballot. Wished everyone a Happy Thanksgiving

Antonio Mendez, resident, great job on the Outreach, however, Mr. Mendez is concerned with the number of citizen’s that attended the Public Outreach meetings and asked the Council if the residential UUT would it apply to all of the citizen’s utility bills? Happy Thanksgiving to all.

Mike Robbins, resident, wished everyone a Happy Hanukah and explained why the holiday is early this year, spoke about his concerns for raising taxes and feels the surveys were misguided for the residents.

MEMORIAL – Honorable Harold E. Hofmann

ADJOURNMENT at 9:44 PM

Tracy Weaver, City Clerk
SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 26, 5:00 P.M.

CALL TO ORDER – Mayor Fisher at 5:00 PM

PLEDGE OF ALLEGIANCE – Council Member, Atkinson

ROLL CALL

Mayor Fisher - Present
Mayor Pro Tem Jacobson - Present
Council Member Fuentes - Present via teleconferencing
Council Member Atkinson - Present
Council Member Fellhauer - Present

PUBLIC COMMUNICATIONS - (Related to City Business Only - 5 minute limit per person, 30 minute limit total). Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves before addressing the City Council. Failure to do so is a misdemeanor and punishable by a fine of $250. Antonio Mendez, resident, concerned with that recommendations from the public will not be heard. Mr. Mendez asked about elected officials and receiving life long medical benefits.

Council Comments: Council members are allowed the same benefits as City employees.

UNFINISHED BUSINESS:

1. Consideration and possible action to direct staff to prepare the necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to: potentially eliminating the sales tax credit granted to businesses and create a parking lot tax as part of the City’s business license taxes ("BLT"); increasing the utility user tax ("UUT"); increasing the transient occupancy tax ("TOT"); and, imposing a UUT on the residents. (Fiscal Impact: Unknown).

David Herbst, on behalf of the Chamber of Commerce, gave a presentation.

Council discussion

Karl Berger, Assistant City Attorney, answered questions concerning various type of elections.
Consensus by Council (5/0) directed staff to prepare the following necessary documents to potentially place ballot measures on the April 2014 election to amend the City’s tax codes for purposes of increasing the City’s revenues, including but not limited to: (a) UUT, TOT, airport parking tax and BLT measure; (b) No sunset clause; (c) schedule of tax implementation, for example, years and percentages; (d) Advisory ballot: percentage to facilities (total cost of preparation and construction) and equipment, language to be worked out with City Manager’s office; (e) Clause re: suspending or lowering tax rate by Council resolution; (f) Consolidated tax ballot; (g) Lifeline Clause – can we exempt certain categories of taxpayers, or link to PUC?; (h) Resolution to include representatives from Chamber of Commerce on CIPAC; and (i) UUT applies to both residential and commercial.

PUBLIC COMMUNICATIONS - (Related to City Business Only - 5 minute limit per person, 30 minute limit total). Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must do identify themselves before addressing the City Council. Failure to do so is a misdemeanor and punishable by a fine of $250. David Herbst, representing the Chamber of Commerce, appreciates the discussion taken place tonight and felt the Chamber committee’s offer was fair. The Chamber feels the City staff is exceptional and are appreciated. Chris Powell, resident, commented on proper language for an Advisory measure in the upcoming election.

Council Member Fellhauer mentioned she would like to discuss Council benefits at a later date.

ADJOURNMENT – 6:53 PM

Tracy Weaver, City Clerk
AGENDA DESCRIPTION:
Consideration and possible action to adopt a Resolution approving Plans and Specifications for the FY 13-14 Sidewalk, Curb and Gutter Replacement Project. Project No. PW 13-22 (Fiscal Impact: $50,000)

RECOMMENDED COUNCIL ACTION:
1. Adopt attached resolution approving Plans and Specifications for the FY 13-14 Sidewalk, Curb and Gutter Replacement Project.
2. Authorize staff to advertise the project for receipt of construction bids.
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Resolution

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $50,000
Additional Appropriation: No
Account Number(s): 106-400-8203-8606 (Gas Tax: Curb Replacement)

ORIGINATED BY: Arianne Bola, Senior Engineer Associate
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
Staff maintains and adds to from staff observations and resident requests, a priority list of defective sidewalks, curbs and gutters throughout the city that are in need concrete repair. A majority of these locations are sidewalk, curb, gutter, and pavement areas that have been uplifted by tree roots and are potential liability and public safety issues as well as impediment to proper drainage. This year, the city has allocated $50,000 for the highest priority areas that can be addressed within the budget allocated, provided that no other work has to be done first on any private property adjacent to the area to be repaired.

Funding in the amount of $50,000 for the FY 13/14 Sidewalk, Curb and Gutter Replacement Project is available from Gas Tax reserves. Staff therefore recommends that City Council approve the resolution adopting the plans and specifications and authorize the project for receipt of construction bids. Implementation of this project is expected to commence in January, 2014.
RESOLUTION NO. __

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE FY 13-14 SIDEWALK, CURB AND GUTTER REPLACEMENT PROJECT. PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

A. The City Engineer prepared specifications and plans requesting construction for the FY 13-14 Sidewalk, Curb and Gutter Replacement Project (the “Project”). These plans are complete. Bidding for construction of the Project may begin;

B. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2: Design Immunity; Authorization.

A. The design and plans for the Project are determined to be consistent with the City’s standards and are approved.

B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.

C. The approval granted by this Resolution conforms with the City’s General Plan.

D. The City Engineer, or designee, is authorized to act on the City’s behalf in approving any alterations or modifications of the design and plans approved by this Resolution.

E. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.

SECTION 3: Project Payment Account. For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish a fund containing sufficient monies from the current fiscal year budget to pay for the Project (“Project Payment Account”) following receipt of construction bids. The Project Payment Account will be the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 5: This Resolution will become effective immediately upon adoption.
PASSED AND ADOPTED this ___ day of ____________, 20__.

_________________________________________
Bill Fisher, Mayor

ATTEST:

_________________________________________
Tracy Weaver, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _______________________________________
   Karl H. Berger, Assistant City Attorney
EL SEGUNDO CITY COUNCIL

AGENDA STATEMENT

AGENDA DESCRIPTION:
Consideration and possible action regarding the adoption of Ordinance No. 1492 for a Specific Plan Amendment and an Amendment to a Development Agreement for the Corporate Campus Specific Plan in the Corporate Campus Specific Plan Project area at 710 North Nash Street. Applicant: CDC Mar Campus, LLC. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Waive second reading and adopt Ordinance No. 1492; and/or
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Ordinance No. 1492 and Attachments (Exhibits A through C)

FISCAL IMPACT: N/A
Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

I. Background and Discussion
On November 19, 2013, the City Council adopted Resolution No. 4852 approving an Addendum to an Environmental Impact Report (Environmental Assessment No. EA-1021) including implementing the Mitigation Monitoring and Reporting Program (MMRP) and re-adopting a Statement of Overriding Considerations (SOC). The City Council also introduced an Ordinance for Specific Plan Amendment No. SPA 13-02 and Development Agreement No. DA 13-01 If adopted, Ordinance No.1492 will become effective in 30 days.

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\1001-1025\EA-1021\City Council 13.12.03 Second Reading\EA-1021 Corporate Campus ORD CC sr 2ndreading 1301203.doc
ORDINANCE NO. 4852

AN ORDINANCE APPROVING CORPORATE CAMPUS
SPECIFIC PLAN AMENDMENT NO. SP 13-02 AND
DEVELOPMENT AGREEMENT NO. DA 13-01 (FIRST
AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA 01-01)
FOR THE CORPORATE CAMPUS DEVELOPMENT.

The City Council of the City of El Segundo does ordain as follows:

SECTION 1: The City Council finds and declares that:

A. On January 2, 2002, the City Council approved a development
known as Corporate Campus Specific Plan under EA-548.
Approvals for that development included a Specific Plan, a General
Plan Amendment, a Zone Change, a Subdivision, and a
Development Agreement for the development of 2,175,000 square
feet of office, light industrial, retail, restaurant, health club, hotel
conference, medical/dental office, and day care uses, along with
public recreational facilities and a City Fire Station on a 46.5 acre
site;

B. On May 14, 2013, CDC Mar Campus LLC, Inc. filed applications for
an Environmental Assessment No. EA-1021; a Development
Agreement Amendment No. DA 13-01 to extend the term of the
agreement and modify certain sections of the agreement; Specific
Plan Amendment No. SP 13-02 to amend certain sections to allow
parking on private streets, eliminate a private street and convert to
a greenbelt lot, convert an existing private to a private driveway,
allow for the inclusion of greenbelt lot and standards for a greenbelt
lot development, allow fences and walls that are part of a patio to
encroach into the front yard setbacks, allow the shared use of
loading spaces with parking spaces, and update exhibits to include
revised conceptual plan and to incorporate Vesting Tentative Map
No. 72287 with the exiting subdivisions; Subdivision No. SUB 13-05
(a Vesting Tentative Map No. 72287 to subdivide the remaining
undeveloped portion of the project site into 32 lots and establishing
the total lot count within the Corporate Campus Specific Plan to 46
lots);

C. The applications from CDC Mar Campus, LLC (collectively, the
"project") were reviewed by the City’s Planning and Building Safety
Department for, in part, consistency with the General Plan,
Corporate Campus Specific Plan, and conformity with the El
Segundo Municipal Code ("ESMC");
D. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993);

E. On October 17, 2013, the Planning Commission adopted Resolution No. 2739 recommending that the City Council adopt this Ordinance; and

F. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, the public hearing held by the City Council on November 19, 2013.

SECTION 2: Environmental Assessment. Resolution No. 2739 adopted an Addendum and a Statement of Overriding Considerations (SOC) for this Project which, among other things, properly assesses the environmental impact of this Ordinance in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. 2739.

SECTION 3: Factual Findings and Conclusions. The City Council finds and declares that the factual findings and conclusions set forth in Resolution No. 2739, adopted on October 17, 2013 are incorporated as if fully set forth.

SECTION 4: Corporate Campus Specific Plan Amendment Findings. Pursuant to ESMC Chapter 15-26, and based on the factual findings of Resolution No. 2739, the proposed Corporate Campus Specific Plan Amendment is desirable to implement the Project and to amend the Corporate Campus Specific Plan (CCSP) development standards relating to land subdivision and lot development, setbacks, parking, open space, and street improvements. Specifically, the CCSP Amendment includes:

A. An amendment to CCSP § III(C)(3) relating to allowing parking on private streets;
B. The addition of CCSP §§ V(F)(4)(c)(7) and V(F)(8)(b) to allow at-grade patios with 6-foot high walls, fences, and hedges to encroach into front yard setbacks;
C. The addition of CCSP § V(F)(5)(b) to allow 80-foot frontage on lots that abut green-belt lots;
D. Addition of CCSP § V(F)(5)(2)(c) to allow the development of green-belt lots with 30 feet of frontage;
E. The addition of CCSP § V(F)(10)(g) to allow the loading spaces to be shared with open parking spaces and to restrict the loading hours and prohibit parking during loading hours;
F. To incorporate an updated Exhibit 3 to include the revised
conceptual site plan and an updated Exhibit 4 to incorporate Vesting Tentative Map No. 72287 into the Specific Plan Subdivision map exhibit; and

G. An update to the Legal Description in Appendix A and (8) the addition of an Appendix C “Legal Description of Green-belt Lots.”

SECTION 5: Development Agreement Findings. Pursuant to City Council Resolution No. 4241, adopted January 2, 2002, the City Council finds that:

A. The project is consistent with the objectives, policies, general land uses, and programs specified in the general plan. The Development Agreement would provide the following public benefits in exchange for valuable development rights:

1. Development of a property that is currently vacant and underutilized.
2. Increasing and further stabilizing the City’s tax base through development of new commercial businesses.
3. Increase in employment opportunities for the City’s residents.
4. Increasing the diversity of commercial office and retail uses and services in the City.
5. Increasing City revenues through the generation of taxes that outweigh the City cost of services.
6. Development of a project that is consistent with the Elements of the General Plan and consistent with the Corporate Campus Specific Plan as amended.
7. The Revised Corporate Campus Development project will be developed with 925,205 square feet and will be reduced by 1,244,975 square feet from the approved 2,175,000 square feet approved under the Original Corporate Campus project. The maximum permitted floor area ratio on the property is 0.99:1 and the Revised Corporate Campus Project will be developed with an overall FAR of 0.60:1. The Far for Phase 1 of the project would be 0.40:1, which is below the maximum 0.99:1 allowed.
8. Allow the development of green-belt lots that will be used for open space and landscaping. Green-belt lots shall have a minimum frontage of 30 feet and have frontage on a public street, private-and-future street, or driveway.
9. Include provisions to allow for 80 feet of frontage on lots that abut green-belt lots.

a. Following implementation of the proposed Specific Plan Amendment, the project is compatible with the development standards authorized in, and the regulations
prescribed for, the land use district in which the real property is located. These uses and development standards are specific to the Corporate Campus Specific Plan.

b. The project conforms with the public convenience, general welfare and good land use practice. The Corporate Campus Development Specific Plan permits a floor area ratio of 0.99:1 and the floor area ratio of the proposed project would be 0.60:1, which is below the maximum allowed. The project would be developed with private streets and provide public improvements where required. The project would also be designed to support and encourage public transportation uses and contribute to the continued diversification of the northeast quadrant of the City by providing a broad range of commercial office and retail uses.

c. The project will not be detrimental to the health, safety and general welfare. The proposed project will not create any negative environmental impacts, with the exception of traffic, operational and temporary construction related air quality, and temporary construction-related noise impacts, and cumulative solid waste and traffic impacts. The City Council is responsible for determining if there are overriding considerations, which outweigh the identified unavoidable environmental consequences of the project.

d. The project will not adversely affect the orderly development of property or the preservation of property values. The Corporate Campus Specific Plan (CCSP) Zone development standards and development agreement will ensure that the project will be developed in an orderly fashion. All mitigation measures will be implemented at the time and place impacts occur.

e. The project would also be designed to support and encourage public transportation uses and contribute to the continued diversification of the northeast quadrant of the City.

10 The Amendment to the Development Agreement by and between the City of El Segundo and CDC Mar Campus, LLC, as set forth in attached Exhibit "A," and incorporated into this Ordinance by reference, is approved. The Mayor is authorized to execute the Development Agreement in a form approved by the City Attorney.
11 Additional Approvals. To the extent they are not otherwise adopted or approved by this Ordinance, and subject to the attached amended Corporate Campus Specific Plan in attached Exhibit "B" and subject to the conditions listed in attached Exhibit "C," which are incorporated into this Ordinance by reference, the City Council approves Corporate Campus Specific Plan Amendment No. SP 13-02 and Development Agreement Amendment No. DA 12-03.

12 Reliance on Record. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

13 Limitations. The City Council’s analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council’s knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

14 Summaries of Information. All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

15 Effectiveness of ESMC. Repeal or amendment of any provision of the ESMC will not affect any penalty, forfeiture, or liability incurred before or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

16 Memorialization. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.
Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

Effective Date. This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED, APPROVED AND ADOPTED this ___ day of ________ 2013.

____________________
Bill Fisher, Mayor

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. 4852 was duly introduced by said City Council at a regular meeting held on the 19th day of November 2013, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of ________ 2013, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

____________________
Tracy Weaver, City Clerk

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

By: _______________________
Karl H. Berger, Assistant City Attorney
ORDINANCE EXHIBIT “A”

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF EL SEGUNDO
350 Main Street
El Segundo, California 90245

EXEMPT FROM RECORDER’S FEES
Pursuant to Government Code § 6103

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

BY AND BETWEEN

CITY OF EL SEGUNDO,

AND

CDC MAR CAMPUS, LLC.

THIS AGREEMENT MUST BE RECORDED WITHIN TEN DAYS OF EXECUTION BY ALL PARTIES PURSUANT TO GOVERNMENT CODE §65868.5

12/3/13
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement ("First Amendment") is made and entered into by and between the CITY OF EL SEGUNDO, a general law city and municipal corporation ("City") and CDC MAR CAMPUS, LLC, a California limited liability company ("Developer"), as of this _____ day of __________, 2013. City and Developer are individually referred to as "Party" and collectively as "Parties." In consideration of the mutual covenants and agreements contained in this First Amendment, and in light of Developer’s application which was considered by City concurrently with this First Amendment, City and Developer agree as follows:

1. Recitals.

1.1 Unless otherwise specified the term "Development Agreement" refers to the Development Agreement entered into between the Parties, or their predecessors in interest, on February 11, 2002, its amendments, and related Operating Memoranda.

1.2 On or about May 7, 2013, TPG-EL SEGUNDO PARTNERS, LLC, executed an Assignment and Assumption Agreement whereby TPG-EL SEGUNDO PARTNERS, LLC, conveyed to CDC MAR CAMPUS, LLC, in accordance with the provisions of Section 3 of the Development Agreement, TPG-EL SEGUNDO PARTNERS, LLC’s right, title and interest in and to the Development Agreement and the Project Approvals with respect to the Property covered by the Development Agreement.

1.3 On October 17, 2013, the Planning Commission held a duly noticed public hearing on this First Amendment to the Development Agreement along with Developer’s other applications.

1.4 On November 19, 2013 the City Council held a duly noticed public hearing on this First Amendment and Developer’s other applications. At the conclusion of the public hearing the City Council adopted Resolution No. 4852 approving the use of an Addendum for this project and introduced Ordinance No. 1492 approving this First Amendment to the Development Agreement as well as a Specific Plan Amendment. On __________, 2013 the City Council adopted Ordinance No. 1492. Ordinance No. 1492 became effective on __________, 2013.

1.5 Section 15 of the Development Agreement provides for amendment of the Development Agreement upon mutual consent of the parties and in accordance with the procedures established by applicable law. This First Amendment was adopted in conformance with Government Code §§ 65865, et seq.

1.6 On November 19, 2013, the City Council certified an Addendum to the Final Environmental Impact Report ("FEIR"). As set forth in that Addendum, no subsequent or supplemental environmental impact report is required before approving this First Amendment.

2. Setbacks of the Project. Section 4.5 of the Development Agreement is amended to read as follows:
4.5 **Setbacks.** As set forth in the Specific Plan, buildings within the Project boundaries must be setback a minimum of fifteen (15) feet from the adjoining public rights-of-way of Nash, Atwood Way, Douglas Street, and Mariposa Avenue. Building setbacks within the interior of the project must be a minimum of five (5) feet from each lot line, except for buildings adjacent to private streets/internal roadways, and driveways, in which case setbacks will be 15 feet from curb face. At-grade patios with 6-foot high walls, fences, and hedges will be allowed to encroach within the front yard setbacks for lots that have frontage on a green-belt lot or frontage on Maple Avenue.

3. Section 4.8 of the Development Agreement is amended to read as follows:

4.8 **Subdivided Lots.** Each lot shown on the vesting tentative map, and subsequent final maps, must have a lot area of not less than 10,000 square feet. Furthermore, a minimum of 100, feet of frontage must be provided on a public street, private-and-future street, private street, or driveway. A green-belt lot may be developed on the site that will be used for open space and landscaping purposes. The green-belt lots must have a minimum frontage of 30 feet and have frontage on a public street, private-and-future street, private street, or driveway. Interior lots abutting a green-belt lot shall have a minimum lot frontage of 80 feet.

4. Section 6.6 of the Development Agreement is amended to read as follows:

6.6 **Park Site.** The Developer may execute an amendment to the recorded Parking Covenant reasonably satisfactory to the City to relocate the required 100 parking spaces for the Park Site (soccer fields) during Phase 2 and/or Phase 3 of the proposed project in accordance with Condition No. 69 and Condition No. 90 of the Conditions of Approval. The 100 parking spaces will be located adjacent to the Park Site. Some or all of the parking spaces may be provided on the private streets along Campus Drive, Parkview Drive South north of Fire Station No. 2 and/or the private driveway, formerly known as Campus Square West, with final design and location to be determined by the City. Time or use restrictions for any parking spaces provided on the private streets along Campus Drive, Parkview Drive South north of Fire Station No. 2 and/or the private driveway, formerly known as Campus Square West, will be at the sole discretion of the City. The Developer must provide a minimum of 50 additional parking spaces to the City for overflow parking for the soccer fields during non-business hours in the evenings and on weekends in the Phase 1, Phase 2 and/or Phase 3 portions of the Specific Plan area that is reasonably satisfactory to the City and incorporates the applicable Traffic, Circulation and Parking Plan, prepared by a licensed traffic engineer, for review and approval by the City. To secure the reservation of these additional parking spaces for public use, Developer agrees to record a covenant, in a form approved by the City Attorney, reflecting the
regulation, access, location and other matters set forth in the Traffic, Circulation and Parking Plan approved by the City.

5. **Notice.** Section 19 of the Development Agreement is amended by changing the Notice to Developer to read as follows:

   **If to Developer:** Richard C. Lundquist, President  
   Continental Development Corporation  
   2041 Rosecrans Avenue, Suite 200  
   El Segundo, CA 90245

   **With Copy to:** Lisa Kranitz  
   Wallin, Kress, Reisman & Kranitz  
   2800 Twenty-Eighth Street, Suite 315  
   Santa Monica, CA 90405

6. **Remainder of Development Agreement to Remain in Full Force and Effect.** Except as set forth in this First Amendment, all terms and conditions of the Development Agreement remain in full force and effect.
IN WITNESS WHEREOF, Developer and City have executed this First Amendment on the date first above written.

CITY:

CITY OF EL SEGUNDO, a municipal corporation

By: ____________________________
Name: Bill Fisher
Title: Mayor

ATTEST

By: ____________________________
Name: Tracy Weaver
Title: City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: ____________________________
Name: Karl H. Berger
Title: Assistant City Attorney

CDC MAR

CDC MAR CAMPUS, LLC, a California limited liability company

By: Continental Development Corporation,
a California corporation
Its: Managing Member

By: Richard C. Lundquist, President

By: Leonard E. Blakesley, Jr., Executive Vice President and Secretary
State of California  )
County of ________________  )

On ________________, before me, __________________________, Notary Public,

(personally appeared __________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature____________________________ (seal)

State of California  )
County of ________________  )

On ________________, before me, __________________________, Notary Public,

(personally appeared __________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature____________________________ (seal)
State of California       
County of _______________  

On ________________, before me, ____________________________, Notary Public, (here insert name and title of the officer) personally appeared _______________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

__________________________________________  (seal)

State of California  
County of _______________  

On ________________, before me, ____________________________, Notary Public, (here insert name and title of the officer) personally appeared _______________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

__________________________________________  (seal)
State of California  
County of ______________  

On ______________, before me, ____________________________, Notary Public, 

(personal name and title of the officer) 

personally appeared ____________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: ____________________________

(seal)
ORDINANCE B

CORPORATE CAMPUS
SPECIFIC PLAN

ENVIRONMENTAL ASSESSMENT NO. EA-548
GENERAL PLAN AMENDMENT NO. GPA 01-2
ZONE CHANGE NO. ZC 01-1
ZONE TEXT AMENDMENT NO. ZTA 01-1
SPECIFIC PLAN NO. SP 01-1
DEVELOPMENT AGREEMENT NO. DA 01-1
ADMINISTRATIVE USE PERMIT NO. AUP 01-1
VESTING TENTATIVE TRACT NO. 53570 (SUB. 01-5)

AS AMENDED BY:
ENVIRONMENTAL ASSESSMENT NO. EA-1021
SPECIFIC PLAN AMENDMENT NO. SP 13-02
DEVELOPMENT AGREEMENT NO. DA 13-02
SUBDIVISION NO. SUB 13-05 (VESTING TENTATIVE TRACT NO. 72287)

PREPARED FOR:
CITY OF EL SEGUNDO
350 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245

APPLICANT:
CDC MAR CAMPUS, LLC
2050 WEST 190TH STREET, SUITE 108
TORRANCE, CA 90504

OCTOBER 17, 2013
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CORPORATE CAMPUS SPECIFIC PLAN

I. INTRODUCTION

A. SPECIFIC PLAN BOUNDARY

The Corporate Campus Specific Plan (CCSP) area is located in the City of El Segundo, County of Los Angeles, California (see Exhibit 1). El Segundo is situated 15 miles southwest of downtown Los Angeles. It is located south of Los Angeles International Airport (LAX), east of the Pacific Ocean, north of the City of Manhattan Beach, and west of the City of Hawthorne.

More specifically, the roughly rectangular 46.5-acre site is located in the northeast portion of the City of El Segundo, approximately 0.5 miles south of the Los Angeles International Airport (LAX). The site is bounded by Atwood Way and the elevated MTA Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and the elevated MTA Green Line to the west (see Exhibit 2).

B. SPECIFIC PLAN SCOPE AND GOALS

The Corporate Campus Specific Plan consists of a mixed-use development program that would accommodate a range of uses, heights, and building square footages. The Specific Plan area is designed to accommodate up to approximately 2,175,000 gross square feet of buildings and associated parking on approximately 46.5 acres of land (see Exhibit 3). Uses may include (but are not limited to) office, research and development, light industrial/manufacturing, laboratories, restaurants, technology related telecommunications and web hosting facilities, hotel/conference center with appurtenant restaurant, retail, service, recreational, and public service uses.

The El Segundo General Plan provides the underlying fundamentals of the Corporate Campus Specific Plan. The Specific Plan serves both as a planning and regulatory document. It is the device implementing the El Segundo General Plan in the study area.

Proposed development plans or agreements, tentative tract or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects consistent with this Specific Plan will be automatically deemed consistent with the General Plan.

The Corporate Campus Specific Plan has 5 major goals, which reflect the vision of the General Plan:

1. Facilitate Economic Development

   a. Enhance the City’s economic base through the addition of a variety of uses such as (but not limited to) office, hotel, retail, restaurant, recreation, office, light industrial, research and development, and technology/web hosting/telecommunications.
b. Expand quality retail service facilities in proximity to major employment centers.

2. Promote Compatible Land Uses
   a. Retain and attract economically viable, environmentally safe uses that provide a stable tax base and minimize any negative impact on the City.
   b. Provide a combination of standards and incentives that will stimulate quality development.

3. Provide a Safe, Convenient, and Efficient Circulation System
   a. Provide a system that incorporates the present and future circulation needs of the surrounding community.
   b. Ensure private development identifies potential impacts and proposes reasonable and feasible measures to mitigate potential impacts on the community.
   c. Implement Transportation Demand Management measures to discourage single-occupant vehicles, particularly during peak hours, while encouraging ridesharing, flexible work schedules, telecommuting, and preferential parking for carpools.

4. Accentuate Overall Positive Identity of the Community
   a. Enhance services and convenience while respecting the immediate surrounding uses.
   b. Incorporate well-designed landscape, lighting, and signage elements.

5. Encourage Alternative Modes of Transportation
   a. Provide a mix of uses that stimulate pedestrian environments, reducing traffic impacts to, and within, the area.
   b. Develop mixed uses within ¼-mile of a Metro Green Line station to encourage transit usage.
   c. Provide pedestrian linkages to and from the Metro Green Line station and between buildings.
   d. Design pedestrian circulation systems that encourage walking as a safe, convenient, and enjoyable travel mode.
II. OVERVIEW OF THE SPECIFIC PLAN STUDY AREA

A. THE COMMUNITY

The Corporate Campus Specific Plan area is located in the northeastern quadrant of the City of El Segundo. The design and implementation of this Specific Plan relate directly to its position within this larger context.

1. Demographics

The community served by the City of El Segundo includes a very diverse population, representing the full spectrum of social, environmental, and economic issues.

According to 2000 Census Data, El Segundo has a population of 16,033 and a total of 7,261 dwelling units. From 1990 to 2000, El Segundo's population increased by 5%.\(^1\) At year-end 1997, the daytime population was approximately 75,000\(^2\).

According to 2000 Census Data, the median age of El Segundo residents is 36.4 years. Family households are still a majority in El Segundo (55%) as opposed to single or unrelated households\(^3\).

2. Location Context

The City of El Segundo is adjacent to the City of Los Angeles on the north, the City of Hawthorne and the County of Los Angeles on the east, the City of Manhattan Beach and the County of Los Angeles on the south, and the City of Los Angeles and the Pacific Ocean on the west. As shown in Exhibit 2, the site is less than a quarter mile south of the Glen Anderson Century Freeway (I-105), one mile west of the San Diego Freeway (SR-405), and approximately one mile west of the juncture of these two freeways.

The Corporate Campus Specific Plan area is situated in the northeast portion of the City of El Segundo, approximately 0.5 miles south of the Los Angeles International Airport (LAX). The site is bounded by Atwood Way and the elevated MTA Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and the elevated Green Line to the west. In the immediate area of the Specific Plan, the Metro Green Line runs east and west along I-105 and Atwood Way, and turns south at the site's northwest corner. The Metro Green Line provides service between Norwalk and Redondo Beach. The Mariposa-Nash Street station lies diagonally across the street from the Specific Plan area at the southwest corner of Mariposa Avenue and Nash Street.

\(^1\) 2000 Census Data (www.scag.ca.gov).
\(^3\) 2000 Census Data (www.scag.ca.gov).
Exhibit 4 Vesting Tentative Tract Map No. 72287
3. **Economic Context**

Over the past seven decades, the City of El Segundo has established itself as a major employment center for a variety of industrial, aerospace, high-tech, and airport-related businesses. In 1997, El Segundo boasted a daytime working population of approximately 75,000 persons. El Segundo is home to many major corporations including Boeing, Chevron, Computer Sciences, DirecTV, TRW, Mattel, Raytheon, Xerox, The Aerospace Corporation, and Northrop Grumman.

The City is aggressively marketing itself as a favorable business environment using the concept of a "Small Town for Big Business".

**B. EXISTING LAND USES**

The City of El Segundo has distinctive land use patterns, which are defined into four quadrants by Sepulveda Boulevard and El Segundo Boulevard (northeast quadrant). Compatibility of an individual land use is determined mainly by its relationship to other uses within its quadrant.

The Corporate Campus Specific Plan area is east of Sepulveda Boulevard and north of El Segundo Boulevard (northeast quadrant). This portion of the City is designated as an industrial and commercial region which contains the Boeing campus, Northrop Grumman Corporation, and the U.S. Air Force's Los Angeles Air Force Base (LAAFB).

Adjacent land uses to the north, across Atwood Way, include mid- and high-rise office buildings with multi-story parking structures. LAX is also located approximately 0.5 mile north of the Specific Plan area. The adjacent land uses to the east include multi-story facilities for Northrop Grumman Corporation and the LAAFB. Land uses to the south include a wind tunnel, a United States Post Office, and other smaller industrial, manufacturing, and office buildings. Land uses to the west include numerous light industrial and manufacturing buildings.

Other land uses in the general area include a freeway right-of-way (I-105) and commercial storage facilities to the north; a freeway right-of-way (I-405) and residential development to the east of Aviation Boulevard in Los Angeles County; industrial, light industrial, manufacturing, office space, and commercial storage to the south; and industrial, light industrial, and manufacturing development to the south and west.

**C. EXISTING UTILITIES AND INFRASTRUCTURE**

1. **Water Service**

Water utility service is provided by the City of El Segundo and is currently available within the Specific Plan Area. A 10-inch water line exists in Mariposa Avenue, and 12-inch lines can be found in Douglas and Nash Streets. Additionally, a 12-inch line traverses the extreme northwestern portion of the site.
The West Basin Municipal Water District supplies reclaimed water to the City of El Segundo. Reclaimed water systems are not available to the Specific Plan area at this time. The nearest main line is located in El Segundo Boulevard.

2. Fire Protection

The Specific Plan Area is less than one mile from Fire Station 2, located at El Segundo Boulevard and Nash Street. The provision of water for fire suppression is provided from existing hydrants located adjacent to the site on Douglas Street, Nash Street, and Mariposa Avenue. Furthermore, a one-acre site will be included within the Specific Plan for the future relocation of Fire Station 2.

3. Sewer Service

Within the City of El Segundo, the Los Angeles County Sanitation District services areas east of Sepulveda Boulevard, including the Specific Plan area. Service connections will be made to the existing 8- and 10-inch lines in the adjacent streets. Furthermore, a 15-inch sewer line crosses the northern portion of the Specific Plan area from east to west.

4. Gas/Electric/Telephone Utilities

Four-inch gas lines exist adjacent to the Specific Plan in Douglas Street, Mariposa Avenue, and Nash Street. Telephone facilities exist in Nash Street and Mariposa Avenue. Overhead electrical facilities are above Nash and Douglas Streets and Mariposa Avenue. Furthermore, cable television and fiber optic lines also exist in the adjacent streets.

The Specific Plan allows for the development of technology-related telecommunications and web hosting uses. Because of the prospective levels of power consumption associated with such uses, the Specific Plan area could include an on-site electrical co-generation facility. If necessary, this co-generation facility would be designed to meet the requirements of the utility provider and would be located and screened in a manner so as to preclude its visibility outside the boundaries of the Specific Plan area.

5. Solid Waste Disposal

Solid waste disposal is provided to commercial and industrial users by a variety of private haulers. Development within the Specific Plan area would contract with a provider. Landfill capacity is adequate for assumed population and commercial growth within Los Angeles County. The Corporate Campus Specific Plan would not exceed any assumptions for either population or commercial growth in the region.

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5 County of Los Angeles Countywide Siting Element, Adopted 1998
D. **BACKGROUND AND SETTING**

The Specific Plan area was previously utilized by Rockwell International from 1953 to 1990 to manufacture metals and composite aircraft parts. During the time that Rockwell International occupied the site, numerous buildings and underground storage tanks existed on the site. Rockwell International concluded demolition activities in 1992. During demolition, remediation activities were conducted on the Specific Plan site, including the closure and removal of all underground storage tanks. In January of 1997, the California Environmental Protection Agency ("Cal/EPA") determined that no significant health, safety, or hazard risk remains on the property.

Currently, the Specific Plan area is relatively level, underdeveloped land that contains native and non-native vegetation. The MTA Green Line commuter rail encroaches upon the northwest corner of the site in an air-rights easement. Before the adoption of the Corporate Campus Specific Plan, the area was designated by the El Segundo General Plan Land Use Element as being located within the Urban Mixed-Use North ("MU-N") Zone. In addition, the El Segundo Multimedia Overlay ("MMO") Zone was adopted on April 20, 1999, that includes additional zoning criteria for the site. The Corporate Campus Specific Plan includes uses that are consistent with both the above-mentioned designations.

E. **POTENTIAL CHANGES**

El Segundo has been steadily moving away from heavy industrial and manufacturing uses towards more diversified commercial and professional uses. With the exception of long-standing uses like the Chevron Refinery and the Honeywell and Air Products Chemical Plants, most heavy industrial uses have relocated from the city. The aerospace industry has also branched into many commercial enterprises as well. During the 1990’s, El Segundo attracted a spectrum of new economy companies such as DirecTV, Sun Microsystems, Infonet, Exodus Communications and the professional services that support them.

Both Douglas and Nash Streets, identified by the City of El Segundo Circulation Element as secondary arterial roadways, run north and south on either side of the Specific Plan area. Nash and Douglas Streets currently operate as one-way streets; Nash Street carries traffic south, and Douglas takes traffic north. However, the City of El Segundo is contemplating an amendment to its Circulation Element that may result in both Nash and Douglas Streets being returned to two-way traffic. The design of the Specific Plan takes into account the possibility of two-way traffic on these roadways.
III. POLICIES AND GUIDELINES

The Corporate Campus Specific Plan consists of a mixed-use development program that would accommodate a range of uses, heights, and building square footages. The Specific Plan area is designed to accommodate up to approximately 2,175,000 gross square feet (approximately 2,000,000 net square feet) of buildings and associated parking on approximately 46.5 acres of land. Uses may include (but are not limited to) office, research and development, light industrial/manufacturing, laboratories, restaurants, technology related telecommunications and web hosting facilities, hotel/conference center with appurtenant restaurant, retail, service, recreational, and public service uses.

There are a variety of options and site plan configurations that may ultimately be developed within the overall Specific Plan area. Because of the potential for technology related telecommunications and web hosting facilities, the Specific Plan area could include an on-site electrical substation and/or a 15-megawatt, electrical co-generation facility. If necessary, these facilities would be designed to meet the requirements of the utility provider and would be located and screened in a manner so as to preclude its visibility outside the boundaries of the Specific Plan area. The Specific Plan may also include a fire station site, approximately 1.0-acre (43,560 site square feet) in size. The location of the fire station would be mutually agreed to between applicant and the City of El Segundo.

The following policies and guidelines are intended to supplement the existing City of El Segundo General Plan. Where this plan proposes inconsistencies with the General Plan or Zoning Code, the Specific Plan shall prevail.

A. ECONOMIC DEVELOPMENT

The City of El Segundo is an employment-led community. El Segundo's development has been led by employment rather than housing growth. The development proposed in the Corporate Campus Specific Plan area should serve the mission of economic development in the City. This mission is to create, maintain, and implement a business climate that fosters a strong economic community, develop a strategic plan that will result in business retention and attraction, provide an effective level of City services to all elements of the community, and maintain the quality of life that has characterized El Segundo for more than seven decades. Development proposed in the Specific Plan area will be a positive contribution to the maintenance and expansion of El Segundo's economic base.

Permitted uses within the Specific Plan area will create job opportunities and seek balance between growth, local resources, and infrastructure capacity.

B. LAND USE

Development in the Corporate Campus Specific Plan area is compatible with adjacent uses. Before the adoption of the Specific Plan, the Urban Mixed-Use North Zone (MU-N) and Multi-Media
Overlay District applied to the subject site. Notwithstanding the City's Multimedia Overlay (MMO) District, which permits 1.5 million square feet of multimedia and support uses in addition to existing and/or future uses on properties east of Sepulveda Boulevard, the maximum development within the Specific Plan is limited to 2.175 million gross square feet and an FAR of 0.99:1.

The Corporate Campus Specific Plan area envisions hotel/conference center, office (including general office, government office, medical-dental office, and multimedia-related office), retail, light industrial, research and development, a fire station, and recreational uses as such uses are defined in the El Segundo Municipal Code. The Specific Plan may also include technology, web hosting, and telecommunications uses, defined collectively as follows:

“Buildings devoted to the installation and operation of sophisticated telecommunications and computer equipment, including telecommunication and computer switches, servers, antenna and other related equipment needed to provide telecommunications and Internet service and otherwise transmit, receive, monitor, process and/or interact with any and all types of information, data and/or signals (including without limitation, through cellular, microwave, satellite and other wireless based methods, and telephone, cable, optic and other conduit based methods) up to twenty-four hours per day. While the buildings will be devoted primarily to the installation and operation of such equipment, a portion of the buildings may be devoted to the ancillary administrative, technical, and sales offices associated with, and servicing such, telecommunications and computer equipment”.

The Specific Plan area was rezoned from the current Urban Mixed-Use North (MU-N) to Corporate Campus Specific Plan (CCSP). This is based on the following findings:

1. The Specific Plan designation is intended to provide more flexibility for the development of a master-planned corporate campus that will be constructed in several phases.

2. The primary objective of the Specific Plan is to provide for superior, more comprehensive, site planning of the property.

3. The Specific Plan lowers the overall permitted Floor Area Ratio (FAR) of the site.

4. Uses permitted within the Corporate Campus Specific Plan are consistent with prior zoning and compatible with adjacent uses.

5. The Specific Plan is consistent with all applicable elements of the El Segundo General Plan.

C. Circulation

The Specific Plan area is accessible from Atwood Way, Nash Street, Mariposa Avenue, and Douglas Street which all have sufficient capacity to carry the amount of traffic anticipated to be generated from the developed site.
1. Circulation within the Specific Plan area will be designed to accommodate the potential conversion of Nash and Douglas Streets to two-way traffic.

2. Development within the Specific Plan area will have sufficient parking in close proximity to building entrances. A clear circulation pattern for traffic will be provided within each area with direct vehicle access to parking structures, surface parking, and subterranean parking. Access to visitor parking is to be at-grade and clearly visible.

3. All parking necessary for new development shall be accommodated within the Specific Plan area. Parking is permitted on certain roadways within the Specific Plan on Campus Drive and on a portion on the east side of Parkview Drive South just north of Fire Station No. 2. Additionally, parking is also permitted on the east side of the private driveway formerly known as the roadway Campus Square West.

4. Development within the Specific Plan will facilitate and promote usage of the Metro Green Line. The Mariposa-Nash Street station lies diagonally across the street from the Specific Plan site.

5. The Specific Plan is expected to effectively limit vehicle trips generated in the area by promoting a wide variety of uses and on-site amenities that allow multiple tasks to be completed without leaving the site.

6. A Transportation Management Plan, that identifies trip reduction methods in accordance with the guidelines set forth in Chapter 15-17 and Chapter 15-18 of the El Segundo Municipal Code, will be prepared for development within the Specific Plan.

7. An efficient, internal roadway system will be provided to facilitate on-site circulation.

8. Public access to the Specific Plan area shall be from Atwood Way, Nash Street, Mariposa Avenue, and Douglas Street.

9. New development shall be designed to accommodate access for emergency vehicles.

10. Development within the Specific Plan area will provide access and facilities for various modes of transit.

11. The Specific Plan will provide pedestrian and handicap access between buildings and the nearby MTA Green Line station.

D. AESTHETIC

The Corporate Campus Specific Plan area is situated in the northeast portion of the City, just south of the I-105 interchange with Nash Street, a gateway location. The design and quality of new development is directly related to the image of the City, can positively affect property values in the adjacent areas, and beneficially contribute to the quality of life in the community.

1. New development in the Specific Plan area shall provide adequate landscaping and enhance view sheds from adjacent properties. Major activity centers within the Specific Plan area shall be located to minimize impacts on neighboring properties. Such aesthetic-related
impacts to be avoided may include views, noise, light, and glare.

2. The Specific Plan is designed to provide potential tenants with office and work place structures constructed of materials that are characteristic of the overall "high-tech" design, utilizing glass, steel, and textured surfaces such as concrete.

3. New development shall provide consistent design quality throughout the Specific Plan area. This may include consistent architecture treatments and use of materials.

4. New development shall provide landscape treatments.

5. The Specific Plan will provide pedestrian linkages between buildings and to key elements in the surrounding area.

E. LANDSCAPING

Landscaping is a critical criterion when evaluating development proposals in the Corporate Campus Specific Plan area. This section will ensure that adequate landscaping area and permanent maintenance is provided for all new development. This mandate is also in accordance with the City's requirements to landscape commercial and industrial areas.

1. The Specific Plan area will utilize soft planting materials and hardscape, including rock, brick, or concrete, in between buildings and around the site's perimeter.

2. Landscaping within the new development shall soften and buffer the edge of the property from the adjacent uses, as well as public rights-of-way, to ensure the following conditions:
   a. Reduction of visual impacts from the developed site.
   b. Maintenance of visual security around buildings and between adjacent uses by optimizing development configuration.
   c. Repetition of certain details, with variations, to link buildings into a cohesive design.
   d. Reduction of the heat gain of parking lots by providing shaded parking.
   e. Encouraging the use of drought tolerant plant material and water conserving landscape and irrigation systems.
   f. Accommodation of walkways with treatments such as rest areas, landscape buffers, courts, or canopies accented with street furnishings and pedestrian-scale lighting.

F. PUBLIC SAFETY

In an effort to ensure the safety of employees and visitors to the Corporate Campus Specific Plan, the following strategies shall be incorporated into site development:

1. Lighting shall be adequate throughout the Specific Plan area and shielded to minimize off-site illumination.

2. The site design and operation shall comply with fire and police safety policies with regard to
site layout, building configurations, and infrastructure requirements.

3. Development within the Specific Plan will likely include private, on-site security, or a private security patrol.

G. **SIGNAGE**

The purpose of this section is to encourage the effective use of signs within the Specific Plan area to provide the following:

1. A means of communication in the City.

2. Maintenance and enhancement of the aesthetic environment while preserving the ability to attract sources of economic development and growth.

3. Support of signs that are integrated with and harmonious in size, design, style, material, and aesthetic appearance to the buildings and sites that they occupy and surround.

4. Improvement of pedestrian and traffic safety.

5. Limitation of the possible adverse effect of signs on nearby public and private property.

6. The signage in the Specific Plan area shall reinforce the uniformity of standard components in the City of El Segundo.
IV. ADMINISTRATION

A. INTRODUCTION

The Corporate Campus Specific Plan shall be administrated in accordance with the City of El Segundo Municipal Code, except as noted herein.

B. SPECIFIC PLAN ADMINISTRATION

1. Administrative Determinations

Administrative Determinations must comply with El Segundo Municipal Code § 15-22-2 and/or Development Agreement 01-1.

2. Land Use Determinations

The Director of Planning and Building Safety may grant administrative determinations related to uses in accordance with Development Agreement 01-1 and/or El Segundo Municipal Code § 15-22-2.

3. Development Standards Determinations

The Director of Planning and Building Safety may grant administrative determinations related to development standards in accordance with Development Agreement 01-1. The Director of Planning and Building Safety may grant administrative relief of up to 10% of any development standard that would not materially alter the intent of this Specific Plan. The following items shall not be subject to 10% administrative relief:

(a) Any decrease in the required building setbacks as set forth in Section V F 4 below;

(b) Any increase in the total developable square footage of the entire Specific Plan in excess of the maximum FAR allowed under the Specific Plan;

(c) Any increase in height of buildings or structures on the Property above 175 feet;

(d) Any increase in the maximum amount of office uses in the Specific Plan area to more than 80% of the total overall gross square footage constructed;

(e) Any decrease of the minimum amount of Non-Office uses, as defined in Section V F 11c below, to less than 20% of the total overall gross square footage constructed;

(f) Any increase in the maximum number of A.M. and P.M. peak hour vehicle trips for the Specific Plan as specified in Section V F 9a below, unless a subsequent traffic report has been prepared to the reasonable satisfaction of the City’s Director of
Planning and Building Safety that identifies potential impacts and proposes feasible mitigation measures to mitigate such impacts and otherwise complies with CEQA;

(g) Any change in use to a use which is not permitted under the Specific Plan;

(h) Any material modification to the developer's obligation to dedicate the Fire Station site to the City, or sell the park site to the City as provided in Development Agreement 01-1;

(i) Any material variation in the phasing of Non-Office uses as provided in Section V F 11b, below.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The Corporate Campus Specific Plan and related entitlements were approved in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (Guidelines), and City policies adopted to implement the CEQA and the Guidelines.

An Environmental Impact Report has been prepared and certified by the City of El Segundo which establishes the development thresholds shown in Table 1 below.

**Table 1: California Environmental Quality Act Compliance**

<table>
<thead>
<tr>
<th>EIR PROJECT</th>
<th>GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>2,000,000 square feet</td>
</tr>
<tr>
<td>All other Permitted Uses, Permitted Accessory Uses, and uses subject to an Administrative Use Permit (AUP) and/or a Conditional Use Permit (CUP), allowed by the Corporate Campus Specific Plan</td>
<td>550,000 square feet</td>
</tr>
</tbody>
</table>

**SPECIFIC PLAN**

<table>
<thead>
<tr>
<th>GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
</tr>
<tr>
<td>All other Permitted Uses, Permitted Accessory Uses, and uses subject to an Administrative Use Permit (AUP) and/or a Conditional Use Permit (CUP), allowed by the Corporate Campus Specific Plan</td>
</tr>
</tbody>
</table>

The CEQA clearance indicated above analyzes the effects of 2,550,000 gross square feet of development originally envisioned by the project. However, the originally-proposed project has since been reduced. Therefore, the gross square footages permitted by the Specific Plan are 1,740,000 gross square feet for all office uses and 435,000 gross square feet for all other uses identified by this Specific Plan as Permitted Uses, Permitted Accessory Uses, and uses subject to an Administrative Use Permit (AUP) and/or a Conditional Use Permit (CUP).
V. DEVELOPMENT STANDARDS

A. PERMITTED USES

1. Business service establishments such as electronic computer facilities, web hosting, technology-related telecommunications, internet data centers; internet service exchanges, and internet service providers (as such uses are defined on Page 12 of this Specific Plan).

2. Commissary.

3. Craft shops and rentals.

4. General offices of commercial, financial, or industrial establishments.

5. Engineering, industrial design, consultation and other offices.

6. Financial institutions.

7. Fire stations and other public uses.

8. Hotels and motels.

9. Light industrial/manufacturing

10. Medical-dental offices or facilities.

11. Movie and entertainment facilities.

12. Multimedia archive facilities.


14. Picture equipment sales.

15. Public and private utilities, including co-generation and substation facilities.

16. Recreational facilities (public and commercial).

17. Restaurants, coffee shops and cafes.

18. Retail sales and services (excluding off-site alcohol sales) and wholesale sales.

19. Scientific research and experimental development laboratories.

20. Special effects studios.

21. Studio/sound stage(s) and other support facilities.

22. Theaters and performance space.

23. Trade union halls, clubs, including service clubs, veterans' organizations, lodges and similar nonprofit organizations.

24. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV B of this Specific Plan.
B. **Permitted Accessory Uses**

1. Drive-through or walk-up services related to financial operations.
2. Employee recreational facilities and play area.
3. Parking structures and surface parking lots.
4. Any use customarily incidental to a permitted use.
5. Other similar uses approved by the Director of Planning and Building Safety.

C. **Uses Subject To An Administrative Use Permit**

1. The on-site sale and consumption of alcohol at restaurants, coffee shops, delicatessens, cafes, and hotels.
2. The off-site sale of alcohol at retail establishments.
3. Video arcades with three or fewer video or arcade machines.
4. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV B of this Specific Plan.

D. **Uses Subject To A Conditional Use Permit**

2. On-site sale and consumption of alcohol at bars.
3. Outdoor dining, exempting outdoor dining at restaurants where outdoor dining comprises 20% or less of the total dining area of the restaurant.
4. Commercial parking facilities, including park and ride lots.
5. Service stations.
6. Video arcades with four or more video or arcade machines.
7. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV B of this Specific Plan.

E. **Prohibited Uses**

1. All uses that are not permitted or conditionally permitted in the Specific Plan area.
2. All uses that are involved with the transfer and storage of waste material.
3. Residential uses.
4. Drive-through restaurants.
5. Freight forwarding, freight sort, freight transfer, freight terminals, freight yards, sort and distribution facilities, sort, distribution or express operations facilities, warehouse and distribution facilities, and other similar uses.

F. Development Standards

The Corporate Campus Specific Plan Development Standards apply to all uses in the Plan area. Where the Specific Plan does not state, new development shall comply with the applicable sections of the El Segundo Municipal Code. Otherwise, the requirements set forth herein shall provide the primary development guidelines for the Specific Plan area.


   a. All uses are subject to administrative site plan review to assure design compatibility and adequate access.

   b. All uses shall comply with the provisions of the El Segundo Municipal Code, except as otherwise set forth herein.

   c. All uses shall be conducted wholly within an enclosed building except:

      i. Electrical distribution stations.

      ii. Outdoor restaurants and cafes incidental to the permitted use, provided they comply with the provisions of El Segundo Municipal Code § 15-2-16.

      iii. Recreational facilities customarily conducted in the open.

      iv. Outdoor recreation associated with daycare facilities.

      v. Special uses, to the degree a conditional use permit granting such special uses expressly permits operation in other than a fully enclosed building.

2. Lot Area

   a. The minimum lot area shall be 10,000 gross square feet.

3. Height

   a. Buildings and structures within the Specific Plan area shall not exceed 175 feet in height.

   b. Structures shall not interfere with the operation of the MTA Green Line.

4. Setbacks
a. Buildings within the Specific Plan shall be setback a minimum of fifteen feet from the adjoining public rights-of-way of Nash Street, Atwood Way, Douglas Street, and Mariposa Avenue.

b. Building setbacks within the interior of the Specific Plan shall be a minimum of five feet from each lot line, except for buildings adjacent to private streets/internal roadways, in which case setbacks will be fifteen feet from curb face. Actual required setbacks may vary depending on Uniform Building Code requirements that relate to type and height of structure.

c. The following intrusions are permitted to project into a setback:

1. Architectural landscape features, such as fountains, arbors, trellises, pergolas, colonnades, statuary, and other similar features, as well as works of art which also do not contain floor area; or a roof or side walls consisting of greater than 20% component solid portions.

2. Cornices, belt courses, sills, eaves or similar architectural features.

3. Planting boxes or masonry planters.

4. Guard railing for safety protection around ramps.

5. Mechanical equipment and housing.

6. Bay or greenhouse windows.

7. At-grade patios with 6-foot high walls, fences, and hedges within the front yard setbacks.

5. Lot Frontage

a. A minimum of 100 feet of frontage must be provided on a public street, private street, or private driveway.

b. A minimum of 80 feet of frontage must be provided on lots that abut green-belt lots.

c. A minimum of 30 feet of frontage on a private street or on a driveway parcel must be provided for green-belt lots.

6. Gross and Net Floor Area

a. Net floor area consists of the area of all floors or levels included within the exterior surrounding walls of a building or structure. Space devoted to the following shall not be included when determining the total net floor area within a building or structure:
1. Elevator shafts;
2. Stairwells;
3. Courts or atriums uncovered and open to the sky;
4. Rooms exclusively holding building operating equipment;
5. Parking spaces at or above grade and access thereto;

b. Gross floor area consists of the area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts, and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

c. Net floor area shall be used in calculating floor area ratios within the Specific Plan. For purposes of converting gross floor area to net floor area, a factor of 0.92 shall be used. Based on net floor area, the maximum allowable FAR for the entire Specific Plan is 0.99 to 1.

7. Floor Area Ratio and Transfer of Development Rights

a. Development within the boundaries of the Specific Plan shall not exceed a FAR of 0.99 to 1. Any floor area that may be constructed for ancillary public recreational uses, and/or for a fire station, shall not be counted against the allowable floor area permitted for the Specific Plan area.

b. Unused FAR may be transferred from any parcel within the boundaries of the Specific Plan area (the “Donor Site”) to any other parcel, whether contiguous or non-contiguous, within the Specific Plan area (the “Receiver Site”) upon the written consent of the owners of both the Donor Site and Receiver Site. Any FAR transferred from a Donor Site shall be deducted from that parcel’s base FAR. In no event, or at no time, shall the overall FAR for the Specific Plan area exceed 0.99 to 1. Transfer of FAR shall be accomplished by submission of a letter from the applicant to the City of El Segundo Director of Planning and Building Safety before the City issues building permits for the Receiver Site which would utilize the transferred FAR. The Director will maintain records of such transfers and the current density allocations, if any, of all of the properties within the Specific Plan area. In addition, the owner of Donor Site must record a covenant acceptable to the Director and the City Attorney memorializing such transfer of FAR.

8. Walls & Fences
a. All walls and fences will comply with the provisions of El Segundo Municipal Code §§ 15-5E-7G and 15-2-4.

b. Setback Exceptions for walls, fences and hedges set forth in Section V(F)(4)(c)(7) of this Plan.

9. Traffic and Access

a. The maximum number of A.M. and P.M. peak hour vehicle trips for the Specific Plan area, as determined in accordance with the Trip Generation tables set forth in Appendix B, shall not exceed 2,186 and 2,631, respectively, unless a subsequent traffic report has been prepared to the reasonable satisfaction of the City of El Segundo Director of Planning and Building Safety that identifies potential impacts and proposes feasible measures to mitigate previously unidentified new impacts.

b. A trip inventory analysis must be prepared, acceptable to the Director of Planning and Building Safety, to maintain a cumulative accounting of total square footage by land use as well as the cumulative number of A.M. and P.M. peak hour trips. The trip inventory will be updated and submitted upon the filing of each building permit request.

c. Internal roadways shall be designed and constructed in accordance with the following typical sections:
10. Parking and Loading


b. The number of required parking spaces may be modified subject to the approval of transportation demand management measures and a transportation systems management plan, as outlined in El Segundo Municipal Code Chapters 15-16 and 15-17.

c. The Director of Planning and Building Safety may modify the required number of parking spaces up to a maximum of 10%, based on the submittal of a parking demand study. Additionally, for any use for which the number of parking spaces is not listed in El Segundo Municipal Code Chapter 15-15, the Director of Planning and Building Safety must specify the required number of spaces based on a parking demand study.

d. The Director of Planning and Building Safety may grant uses with significantly different peak hours of operation up to a 20% parking reduction. Any request for such shared parking must meet the following requirements:
1. A parking study shall be submitted by the applicant demonstrating that there will not exist substantial conflict in the peak hours or parking demand for the uses for which the joint use is proposed.

2. The number of parking stalls which may be credited against the requirements of the structures or uses involved shall not exceed the number of stalls reasonably anticipated to be available during differing hours of operation.

3. A written agreement shall be executed by all parties concerned, to the satisfaction of the Director of Planning and Building Safety and the City Attorney ensuring the continued availability of the number of stalls designed for joint use.

e. Any public recreation use within the Specific Plan area shall not be required to provide parking beyond that already provided for daytime, weekday users.

f. Electric vehicle charging stations shall be evenly distributed throughout the Specific Plan area at a rate of 0.5% of the total number of required spaces.

g. Loading spaces may be shared with regular parking spaces provided that loading does not occur during the hours from 6 a.m. to 6 p.m. and signs must be posted prohibiting parking by employees and the general public during the designated loading hours, which will be from 6 p.m. to 6 a.m.
11. Minimum and Maximum Floor Area By Use

a. The maximum amount of developed floor area within the Specific Plan is not to exceed the allowable FAR as permitted by this Specific Plan. Of this total, a maximum amount of eighty percent of the total overall gross square footage constructed will be permitted for Office uses. The minimum amount of Non-office uses (all other Permitted Uses, Permitted Accessory Uses, and Uses subject to an Administrative Use or Conditional Use Permit, see definition in Section V F 11 c, below) shall be no less than twenty percent of the total overall gross square footage constructed.

b. The Non-office uses will be phased proportionately throughout development of the Specific Plan at a ratio of one square foot of Non-office use for every five square feet of Office use; a ratio of 5 to 1 or 20%. However, credit for the deferral of up to 200,000 square feet of Non-office uses, as outlined by the Development Agreement, will be applied to any phase of development at the discretion of the developer.

c. For the purposes of the Specific Plan Non-offices uses shall consist of the following, without limitation: technology, web hosting, and telecommunications, financial institutions, hotels and motels, motion picture/television production facilities, restaurants, coffee shops, cafes, retail and wholesale sales and service, scientific research and experimental development laboratories, light industrial, medical/dental offices, commercial recreational facilities, trade union halls, clubs, service clubs, veteran’s organizations, lodges, and other similar uses approved by the City of El Segundo Director of Planning and Building Safety.

12. Signage

The following development standards shall apply to signs within the Specific Plan area.

a. All signs shall be constructed of permanent materials. Signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure. All signs shall be maintained in good structural condition, and comply with all building and electrical codes at all times.

b. Freestanding buildings shall be allowed wall, fin, marquee, canopy, and projecting signage up to five percent of each building face.

c. Store-front shops shall be allowed signage up to fifteen percent of the face of each shop front, including any wall, fin, marquee, canopy, and projecting signs.

d. One monument or ground sign up to two hundred fifty square feet of signage area per sign face shall be permitted per street frontage per lot. Monument signs that identify the master-planned campus will be encouraged at Specific Plan entry areas.

e. Signs identifying those persons engaged in construction up to a maximum of thirty-two square feet per construction site shall be allowed for a maximum period of six months. The Director of Planning and Building Safety may grant up to three separate
six-month extensions.

f. Real estate signs, including "For Sale", "For Lease", "For Rent" signs, up to a maximum size of thirty-two square feet. Real estate signs shall be removed immediately following the sale (close of escrow), lease (occupancy), or disposition of the property.

g. One temporary construction "announcement" or "Coming Soon" sign up to a maximum size of one hundred square feet for a new development or business may be erected and maintained from the time a building permit is issued until final inspection, but in no case shall an announcement sign be displayed for more than one year.

h. Any sign may be erected and maintained in a required setback, provided a five-foot minimum setback is maintained and the sign is not located in a required corner clearance or driveway visibility area.

i. One identification sign for each street frontage is allowed, provided the signs contain only the name and street address of the building upon which it is placed. The size of such signs shall be counted as a portion of the maximum signs otherwise permitted on the property (i.e., freestanding buildings, store fronts, monument signs, etc.).

j. No billboards or pole signs shall be permitted within the Specific Plan.

k. Signs or banners greater than 500 square feet shall be subject to the approval of the El Segundo City Council.

13. Landscaping

Landscaping criteria are divided into four separate components.

a. Property Entry Area

- Landscaping at the Specific Plan entrances shall be accentuated and distinguished from that within the rest of the Specific Plan area. A permanent irrigation system shall be installed at the property entry area.

b. Building Perimeter

- Except as otherwise allowed by this Plan, all buildings shall have landscaped areas and permanent irrigation systems within the setbacks around their perimeter.

- A combination of soft and hard landscape material may be installed in harmony with the overall design of the development. The design of the landscaping shall incorporate a variety of heights, textures, and colors to enhance and soften building perimeters.

- Except as otherwise allowed by this Plan, a minimum horizontal depth of five feet of
landscape materials, excluding curbs, shall be provided around each building. In instances where two buildings are separated by ten feet, the landscape requirement shall be reduced to allow for pedestrian walkways/access.

c. **Property Perimeter**

All required setback areas shall be fully landscaped including permanent irrigation systems. One shade tree shall be provided for every 25 feet of street frontage. The following encroachments are permitted into the landscaped setback areas:

- Parking may encroach into the landscaped setback up to a maximum of fifty percent of the required setback area, provided a minimum landscaped setback of five feet is maintained.

- "Architectural landscape features", as defined on Page 21, section 4 c.1 of this Specific Plan, may encroach into the landscaped setback area up to a maximum of eighty percent of the required setback area, provided a minimum landscaped setback of five feet is maintained. The features may cover a maximum of twenty five percent of the total area of the setback, and be a maximum of twenty feet in height.

d. **Vehicle Use Areas (VUA)**

- All surface vehicular use areas (VUA) shall provide landscape areas including shade trees and permanent irrigation systems, to cover five percent of the VUA. Landscaping shall be distributed uniformly throughout the VUA, and shall be in addition to the required property perimeter and building perimeter landscaping. There shall be one tree for every three thousand square feet of VUA. These trees shall be evenly distributed throughout the automobile parking area to provide shade and shall be provided around the perimeter of truck loading/waiting areas to provide screening. Individual tree and planter areas shall not be less than three feet in width, excluding curbs.
Appendix A  Corporate Campus Specific Plan Legal Description

PARCEL A:

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN 12.625 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED FEBRUARY 25, 1929 AND RECORDED IN BOOK 7451 PAGE 166 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT SOUTH 0 DEGREES 12 MINUTES EAST 564.44 FEET FROM THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7 AND BEING A POINT IN THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE);

THENENCE SOUTH 0 DEGREES 12 MINUTES EAST ALONG SAID SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID 12.625 ACRE PARCEL, A DISTANCE OF 1400.00 FEET; THENENCE SOUTH 89 DEGREES 47 MINUTES WEST PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER, 650.00 FEET; THENENCE NORTH 0 DEGREES 12 MINUTES WEST ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT 650.00 FEET WESTERLY AT RIGHT ANGLES FROM THE FIRST DESCRIBED COURSE OF THIS DESCRIPTION, A DISTANCE OF 708.21 FEET; THENENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 588.81 FEET, THROUGH A CENTRAL ANGLE OF 50 DEGREES 54 MINUTES 37 SECONDS, A DISTANCE OF 523.19 FEET; THENENCE IN A DIRECT LINE NORTH 61 DEGREES 17 MINUTES EAST 492.17 FEET TO THE POINT OF BEGINNING.


ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA, BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND (B) TO CHANSIOR-CANFIELD MIDWAY OIL COMPANY, BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OF SAID OFFICIAL RECORDS.
PARCEL B:

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN 17.858 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 15, 1948, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED IN BOOK 27854 PAGE 191, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, SAID POINT BEING IN THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE), DISTANT SOUTH 0 DEGREES 12 MINUTES EAST ALONG SAID WEST LINE 1964.44 FEET FROM THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 0 DEGREES 12 MINUTES EAST 678.96 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 47 MINUTES WEST ALONG SAID SOUTHERLY LINE 650.00 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 650.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF DOUGLAS STREET; THENCE NORTH 0 DEGREES 12 MINUTES WEST ALONG LAST SAID PARALLEL LINE 678.96 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID 17.858 ACRE PARCEL; THENCE NORTH 89 DEGREES 47 MINUTES EAST ALONG THE SOUTH LINE OF SAID 17.858 ACRE PARCEL, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA, BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND (B) TO CHANSLO- CANFIELD MIDWAY OIL COMPANY, BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OF SAID OFFICIAL RECORDS.

PARCEL C:

A STRIP OF LAND 1.00 FEET IN WIDTH BY 1820.82 FEET IN AVERAGE LENGTH, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCH OF SAUSAL REDONDO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 650.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE
OF DOUGLAS STREET (150 FEET WIDE), SAID POINT BEING IN THE WESTERLY LINE
OF THAT CERTAIN 10.1314 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED
OCTOBER 23, 1950, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH
AMERICAN AVIATION, INC., RECORDED IN BOOK 34649 PAGE 88, OFFICIAL
RECORDS OF SAID LOS ANGELES COUNTY; THENCE NORTH 0 DEGREES 12
MINUTES WEST ALONG SAID PARALLEL LINE, BEING ALONG THE WESTERLY LINE
OF SAID 10.1314 ACRE PARCEL AND ALONG THE WESTERLY LINE OF THAT
CERTAIN 17.858 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 15,
1948, FROM SANTA FE LAND IMPROVEMENTS COMPANY, TO NORTH AMERICAN
AVIATION, INC., RECORDED IN BOOK 27854 PAGE 191, OFFICIAL RECORDS OF SAID
LOS ANGELES COUNTY, A DISTANCE OF 1387.17 FEET, MORE OR LESS, TO A
CURVE POINT IN LAST SAID WESTERLY LINE; THENCE CONTINUING ALONG LAST
SAID WESTERLY LINE, BEING ALONG THE ARC OF A CURVE, TANGENT TO LAST
COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 588.81 FEET,
THROUGH A CENTRAL ANGLE OF 42 DEGREES 24 MINUTES 18 SECONDS, A
DISTANCE OF 435.78 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE
OF THAT CERTAIN 2.007 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED
MARCH 15, 1949, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO THE
ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED IN BOOK
29807 PAGE 332, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE
SOUTHWESTERLY ALONG LAST SAID SOUTHERLY LINE, BEING ALONG THE ARC
OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 628.805
FEET, A DISTANCE OF 5.66 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS
CONCENTRIC WITH AND DISTANT RADIIALLY 1.00 FEET NORTHWESTERLY FROM
THE SECOND DESCRIBED COURSE OF THIS DESCRIPTION; THENCE
SOUTHWESTERLY ALONG LAST SAID CONCENTRIC LINE, BEING ALONG THE ARC
OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 589.81 FEET,
A DISTANCE OF 431.53 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS
PARALLEL WITH AND DISTANT 651.00 FEET WESTERLY AT RIGHT ANGLES FROM
THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE); THENCE SOUTH 0
DEGREES 12 MINUTES EAST ALONG LAST SAID PARALLEL LINE 1387.17 FEET,
MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 7; THENCE NORTH 89 DEGREES 47 MINUTES EAST ALONG SAID SOUTH
LINE, 1.00 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.042 OF
AN ACRE, MORE OR LESS.

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

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 30.0 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 0 DEGREES 12 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE 1578.80 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 2.007 ACRES PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 15, 1949, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED IN BOOK 29807 PAGE 332, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE FOLLOWING ALONG THE SOUTHERLY LINE OF SAID 2.007 ACRES PARCEL, NORTH 78 DEGREES 47 MINUTES EAST 434.45 FEET, AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTWESTERLY AND HAVING A RADIUS OF 628.805 FEET, A DISTANCE OF 182.61 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS CONCENTRIC WITH AND DISTANT RADIAILY 44.00 FEET NORTWESTERLY FROM THE NORTWESTERLY LINE OF THAT CERTAIN 17.858 ACRES PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 15, 1948, FROM SANTA FE LAND IMPROVEMENT CO., TO NORTH AMERICAN AVIATION, INC., RECORDED IN BOOK 27854 PAGE 191, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC LINE, BEING ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 632.81 FEET, A DISTANCE OF 352.73 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 694.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE); THENCE SOUTH 0 DEGREES 12 MINUTES EAST ALONG LAST SAID PARALLEL LINE, BEING TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 1387.18 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 47 MINUTES WEST ALONG SAID SOUTH LINE 502.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS THEREOF DESCRIBED IN THE DEED TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, A PUBLIC AGENCY, IN DEED RECORDED NOVEMBER 1, 1994 AS INSTRUMENT NO. 94-1978699.

ALSO EXCEPT THEREFROM THAT PORTION, IF ANY, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, IN DEED RECORDED SEPTEMBER 1, 1995 AS INSTRUMENT NO. 95-
ALSO EXCEPT THEREFROM ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, BUT WITHOUT ANY RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION, BY DEED Recorder ON JULY 27, 1943 IN BOOK 20145 PAGE 298, OFFICIAL RECORDS.

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

PARCEL E:

THAT PORTION OF THE LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSA REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN THE GRANT DEED FROM THE SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDERD APRIL 11, 1949 IN BOOK 29807 PAGE 332 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF NORTH 78 DEGREES 47 MINUTES 47 FEET EAST AND A LENGTH OF 633.30 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SAID POINT BEING DISTANT THEREON SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 435.35 FEET FROM THE EASTERLY TERMINUS THEREOF; THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS WEST 6.55 FEET; THENCE NORTH 29 DEGREES 28 MINUTES 46 SECONDS EAST 11.49 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY FROM THE COURSE HEREIN ABOVE CITED AS HAVING A BEARING OF SOUTH 89 DEGREES 56 MINutes 28 SECONDS WEST AND A LENGTH OF 6.55 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST 44.85 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 834.00 FEET; THENCE EASTERLY 7.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 31 MINUTES 15 SECONDS TO ITS INTERSECTION WITH SAID CERTAIN COURSE; THENCE SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 52.52 FEET ALONG SAID CERTAIN COURSE TO THE POINT OF BEGINNING.
PARCEL F:

THAT PORTION OF THE LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSA REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN THE GRANT DEED FROM THE SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 11, 1949 IN BOOK 29807 PAGE 332 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF NORTH 78 DEGREES 47 MINUTES EAST AND A LENGTH OF 633.30 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SAID POINT BEING DISTANT THEREON SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 26.77 FEET FROM THE EASTERLY TERMINUS THEREOF; THENCE NORTH 67 DEGREES 51 MINUTES 23 SECONDS EAST 291.58 FEET TO A POINT ON A CURVE IN SAID SOUTHERLY LINE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 628.805 FEET, (SAID CURVE BEING DESCRIBED IN SAID DEED AS HAVING A LENGTH OF 294.76 FEET, MORE OR LESS), A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 35 DEGREES 26 MINUTES 04 SECONDS EAST; THENCE ALONG SAID SOUTHERLY LINE OF THE FOLLOWING COURSES: NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 26 MINUTES 38 SECONDS, AN ARC DISTANCE OF 26.82 FEET TO A POINT ON A NON-TANGENT CURVE IN SAID SOUTHERLY LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 588.81 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 47 DEGREES 41 MINUTES 01 SECONDS WEST; AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 45 MINUTES 02 SECONDS, AN ARC DISTANCE OF 7.71 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHWESTERLY FROM THE COURSE HEREIN ABOVE CITED AS HAVING A BEARING OF NORTH 67 DEGREES 51 MINUTES 23 SECONDS EAST AND A LENGTH OF 291.58 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 67 DEGREES 51 MINUTES 23 SECONDS WEST 3G7.43 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 834.00 FEET; THENCE SOUTHWESTERLY 8.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 34 MINUTES 41 SECONDS TO ITS INTERSECTION WITH SAID CERTAIN COURSE; THENCE NORTH 78 DEGREES 55 MINUTES 38 SECONDS EAST 52.30 FEET ALONG SAID CERTAIN COURSE TO THE POINT OF BEGINNING.

PARCEL G:

THAT PORTION OF THE LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSA REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN THE GRANT DEED FROM THE SANTA FE LAND IMPROVEMENT
COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY,
RECORDED APRIL 11, 1949 IN BOOK 29807 PAGE 332 OF OFFICIAL RECORDS OF
SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE DESCRIBED AS HAVING A
BEARING OF NORTH 78 DEGREES 47 MINUTES EAST AND A LENGTH OF 633.30
FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SAID
POINT BEING DISTANT THEREON SOUTH 78 DEGREES 55 MINUTES 38 SECONDS
WEST 26.77 FEET FROM THE EASTERLY TERMINUS THEREOF; THENCE NORTH 67
DEGREES 51 MINUTES 23 SECONDS EAST 291.58 FEET TO A POINT ON A CURVE IN
SAID SOUTHERLY LINE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF
682.805 FEET, (SAID CURVE BEING DESCRIBED IN SAID DEED AS HAVING A
LENGTH OF 294.76 FEET, MORE OR LESS), A RADIAL LINE OF SAID CURVE TO SAID
POINT BEARS SOUTH 35 DEGREES 26 MINUTES 04 SECONDS EAST; THENCE
SOUTHWESTERLY ALONG SAID CURVE AND SOUTHERLY LINE THROUGH A
CENTRAL ANGLE OF 24 DEGREES 21 MINUTES 42 SECONDS, AN ARC DISTANCE OF
276.37 FEET TO THE EASTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE
SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 26.77 FEET ALONG SAID
CERTAIN COURSE TO THE POINT OF BEGINNING.

PARCEL H:

A PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL
REONDO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN 18.877 ACRE PARCEL
OF LAND DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY,
TO NORTH AMERICAN AVIATION, INC., RECORDED APRIL 2, 1951 IN BOOK 35937
PAGE 52, OFFICIAL RECORDS OF SAID COUNTY, SAID SOUTHEAST CORNER BEING
A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 1.10 ACRE PARCEL
DESCRIBED AS PARCEL NO. 2 IN EASEMENT FROM SANTA FE LAND
IMPROVEMENT COMPANY TO THE CITY OF EL SEGUNDO, RECORDED SEPTEMBER
28, 1953 IN BOOK 42792 PAGE 108, OFFICIAL RECORDS OF SAID COUNTY; THENCE
ALONG THE EASTERLY LINE OF SAID 18.877 ACRE PARCEL THE FOLLOWING
COURSES: NORTH 0 DEGREES 12 MINUTES WEST 1387.18 FEET; THENCE
NORTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND
HAVING A RADIUS OF 632.81 FEET, A DISTANCE OF 352.73 FEET, MORE OR LESS, TO
A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 2.007 ACRE PARCEL OF
LAND DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY TO
THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL
11, 1949 IN BOOK 29807 PAGE 332, OFFICIAL RECORDS OF SAID COUNTY, LAST
SAID POINT BEING IN THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND
HAVING A RADIUS OF 628.805 FEET; THENCE, LEAVING SAID EASTERLY LINE,
NORTHEASTERLY ALONG SAID SOUTHERLY LINE, AN ARC DISTANCE OF 106.49 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THAT CERTAIN 0.042 ACRE PARCEL DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED JANUARY 2, 1951 AS INSTRUMENT NO. 1761 IN BOOK 35204 PAGE 41, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID OF SAID 0.042 ACRE PARCEL THE FOLLOWING COURSES: SOUTHERLY ALONG CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 589.81 FEET, A DISTANCE OF 431.53 FEET, MORE OR LESS; THENCE SOUTH 0 DEGREES 12 MINUTES EAST TO A POINT IN THE SOUTHERLY LINE OF SAID 1.10 ACRE PARCEL; THENCE WESTERLY LINE THE ARC OF A DISTANCE OF 1387.17 FEET SOUTH 89 DEGREES 47 MINUTES WEST ALONG SAID SOUTHERLY LINE 43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS AND ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SAID SUBSTANCES, AS GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OFFICIAL RECORDS AND TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336, OFFICIAL RECORDS.
Appendix B  Corporate Campus Specific Plan Trip Generation Rates, Credits, and Caps

The following table has been prepared to provide a method for maintaining a trip inventory analysis for the build-out of the Specific Plan. The table shall maintain a cumulative accounting of total square footage by land use as well as the cumulative number of A.M. and P.M. peak hour trips. The trip inventory will be updated and submitted upon the filing of each building permit request.

The traffic-generating characteristics of most of the components of the project are identified in the Institute of Transportation Engineers’ (ITE) *Trip Generation, 6th Edition.* This manual is recognized as the industry standard for trip generation documentation. However, two of the uses proposed within the Specific Plan are not represented in this manual. Therefore, trip generation for the fire station use and the technology/telecommunications/web hosting uses were derived from previous analyses and trip counts at a similar land use in the project vicinity, respectively. Trip generation formulas for the various Specific Plan uses are outlined in the table below.

Field data, such as square footage and number of trips, is gathered by ITE from many sites of similar uses and plotted on a graph. The data can then be represented in one of two ways: by average rates or logarithmic equations. The logarithmic equation is a curvilinear representation of the data gathered; the average rates are linear representations. The curvilinear representation of the data collected is supported with regression analysis, and is often a better estimation of trips associated with larger projects. There are both average rates and logarithmic representations for the office and shopping center uses proposed in the Specific Plan. The average rates for these land uses, when plotted on a graph, depict much steeper slopes than a logarithmic function. Therefore, any Specific Plan land use which includes a natural logarithm in the trip generation formula must always be calculated using the functions shown in the table below in order to maintain the trip cap allocated to the permissible square footages outlined in this Specific Plan. Moreover, when trips are calculated using a formula that contains a natural logarithmic function, the trip generation calculation for each incremental increase should include the prior square footage already built. Because of the curvilinear representation of the logarithmic equations, if calculations are performed separately for each incremental increase in building area, the trip cap will be reached prior to achieving the allowable square footage.

With mixed-use projects there are many opportunities for interaction amongst the various uses. The interaction is likely to reduce the number of trips entering and leaving the site (“internal capture”). Additionally, many of the individual uses will attract vehicles already on the surrounding street network (“diverted/pass-by”). These are trips that are already on the roadway network and are diverted to the project. Furthermore, since the Specific Plan is across the street from the Mariposa-Nash Metro Green Line station, the following table takes into consideration credits for transit usage, as well as for “internal capture” and “diverted/pass-by”.

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*City of El Segundo*  
*Page 37*  
*October 17, 2013*
<table>
<thead>
<tr>
<th>USE</th>
<th>AM PEAK-HOUR FORMULA (per 1,000 gross square feet)</th>
<th>PM PEAK-HOUR FORMULA (per 1,000 gross square feet)</th>
<th>AVERAGE DAILY TRIPS FORMULA (per 1,000 gross square feet)</th>
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</thead>
<tbody>
<tr>
<td>Office</td>
<td>( \text{Ln} (T) = 0.797 \text{Ln} (A) + 1.558 )</td>
<td>( T = 1.121 (A) + 79.295 )</td>
<td>( \text{Ln} (T) = 0.768 \text{Ln} (A) + 3.654 )</td>
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<tr>
<td>Transit/Walk Credit Internal Capture</td>
<td>Less 5%</td>
<td>Less 5%</td>
<td>Less 5%</td>
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<td></td>
<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>( \text{Ln} (T) = 0.596 \text{Ln} (A) + 2.329 )</td>
<td>( \text{Ln} (T) = 0.660 \text{Ln} (A) + 3.403 )</td>
<td>( \text{Ln} (T) = 0.643 \text{Ln} (A) + 5.866 )</td>
</tr>
<tr>
<td>Transit/Walk Credit Internal Capture Diverted/Pass-By</td>
<td>Less 5%</td>
<td>Less 5%</td>
<td>Less 5%</td>
</tr>
<tr>
<td></td>
<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
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<td>Less 25%</td>
<td>Less 25%</td>
</tr>
<tr>
<td>Day Care Center</td>
<td>( T = 12.71 (A) )</td>
<td>( \text{Ln} (T) = 0.664 \text{Ln} (A) + 3.026 )</td>
<td>( T = 79.26 (A) )</td>
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<td>Internal Capture Diverted/Pass-By</td>
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<td>Less 40%</td>
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<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>( T = 2.43 (A) )</td>
<td>( \text{Ln} (T) = 0.921 \text{Ln} (A) + 1.476 )</td>
<td>( T = 36.13 (A) )</td>
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<tr>
<td>Transit/Walk Credit Internal Capture Diverted/Pass-By</td>
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<td>Less 5%</td>
<td>Less 5%</td>
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<tr>
<td></td>
<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
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<tr>
<td>Health Club</td>
<td>( T = 0.30 (A) )</td>
<td>( T = 4.30 (A) )</td>
<td>( T = \text{(AM Peak Hour Total} + \text{PM Peak Hour Total}) \times 10 )</td>
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<tr>
<td>Transit/Walk Credit Internal Capture Diverted/Pass-By</td>
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<td>Less 5%</td>
<td>Less 5%</td>
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<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
<td>High Turnover Restaurant</td>
<td>( T = 9.27 (A) )</td>
<td>( T = 10.86 (A) )</td>
<td>( T = 130.34 (A) )</td>
</tr>
<tr>
<td>Transit/Walk Credit Internal Capture Diverted/Pass-By</td>
<td>Less 5%</td>
<td>Less 5%</td>
<td>Less 5%</td>
</tr>
<tr>
<td></td>
<td>Less 40%</td>
<td>Less 40%</td>
<td>Less 40%</td>
</tr>
<tr>
<td></td>
<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
<td>Hotel (per room)</td>
<td>( T = 0.67 (R) )</td>
<td>( T = 0.71 (R) )</td>
<td>( T = 8.92 (R) )</td>
</tr>
<tr>
<td>Transit/Walk Credit Internal Capture</td>
<td>Less 30%</td>
<td>Less 30%</td>
<td>Less 30%</td>
</tr>
<tr>
<td></td>
<td>Less 25%</td>
<td>Less 25%</td>
<td>Less 25%</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>( T = 0.92 (A) )</td>
<td>( T = 0.98 (A) )</td>
<td>( T = 6.97 (A) )</td>
</tr>
<tr>
<td>Transit/Walk Credit Internal Capture</td>
<td>Less 5%</td>
<td>Less 5%</td>
<td>Less 5%</td>
</tr>
<tr>
<td></td>
<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
<td>Research and Development</td>
<td>( \text{Ln} (T) = 0.875 \text{Ln} (A) + 0.833 )</td>
<td>( \text{Ln} (T) = 0.832 \text{Ln} (A) + 1.060 )</td>
<td>( \text{Ln} (T) = 0.824 \text{Ln} (A) + 3.135 )</td>
</tr>
<tr>
<td>Transit/Walk Credit Internal Capture</td>
<td>Less 5%</td>
<td>Less 5%</td>
<td>Less 5%</td>
</tr>
<tr>
<td></td>
<td>Less 10%</td>
<td>Less 10%</td>
<td>Less 10%</td>
</tr>
<tr>
<td>USE</td>
<td>AM PEAK-HOUR FORMULA (per 1,000 gross square feet)</td>
<td>PM PEAK-HOUR FORMULA (per 1,000 gross square feet)</td>
<td>AVERAGE DAILY TRIPS FORMULA (per 1,000 gross square feet)</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>---------------------------------------------------</td>
<td>---------------------------------------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Technology/Telecommunications/ Web Hosting</td>
<td>( T = 0.33 ) (A)</td>
<td>( T = 0.31 ) (A)</td>
<td>( T = 5.09 ) (A)</td>
</tr>
<tr>
<td>Transit/Walk Credit Internal Capture</td>
<td>Less 5% Less 10%</td>
<td>Less 5% Less 10%</td>
<td>Less 5% Less 10%</td>
</tr>
<tr>
<td><strong>TOTAL TRIPS WITHIN THE CCSP</strong></td>
<td><strong>2,186</strong></td>
<td><strong>2,631</strong></td>
<td><strong>20,013</strong></td>
</tr>
</tbody>
</table>

Legend:

\( T = \) Trip ends  
\( A = \) Building area in 1,000 sq. ft.  
\( R = \) Rooms  
\( Ln = \) Natural Logarithm
Appendix C  Corporate Campus Specific Plan Green-belt Lot Definition, Legal Description, and Map Exhibits of Green-Belt Lots

Green-belt lot refers to a lot that is developed for open space purposes and may be developed with walkways, benches, and outdoor recreational amenities.

LOTS 12 AND 13 OF TRACT NO. 72287, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXHIBITS OF LOTS 12 AND 13 ON NEXT PAGES
CITY COUNCIL ORDINANCE NO. 1492 EXHIBIT "C"
CITY COUNCIL RESOLUTION NO. 4582 EXHIBIT "D"

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC") and such previous conditions of approval for the Project that are applicable, CDC Mar Campus, LLC, or its successor-in-interest, agrees that it will comply with the following provisions as conditions for the City's approval of Environmental Assessment No. EA-1021, Specific Plan Amendment No. SP 13-02, Development Agreement Amendment No. DA 13-01, and Subdivision No. 13-05 (Vesting Tentative Map No. 72287) ("Project Conditions").

DEFINITIONS

1. Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in these conditions.

   A. "PBS Director" means the Director of Planning and Building Safety, or designee.

   B. "EIR" means the Final Environmental Impact Report for the proposed El Segundo Corporate Campus project, El Segundo, California certified by the City Council of the City of El Segundo on January 2, 2002.


   D. "Green-belt lot" refers to a lot that is developed for open space purposes and may be developed with walkways, benches, and outdoor recreational amenities, except as otherwise provided in these conditions.

   E. "MMRP" means the Mitigation Monitoring and Reporting Program for the El Segundo Corporate Campus project, El Segundo, California adopted by the City Council of the City of El Segundo on January 2, 2002. The MMRP is incorporated by this reference into these conditions of approval.

   F. "Project Area" refers to one of the 46 developable lots on the Project Site (as originally shown on Vesting Tentative Map No. 53570 and subsequently amended with the approval of Vesting Map No. 68231 and as further amended by Vesting Tentative Map No. 72287).

   G. "Project Site" refers to the 46.53-acre site generally located south of Atwood Way, east of Nash Street, west of Douglas Street, and north of Mariposa Avenue.

2. Except as otherwise specified in these Conditions of Approval, conditions must be satisfied before the City issues a building permit for each building within a Project Area.

AESTHETICS

Lighting

3. Before the City issues the first building permit in any Project Area, the applicant must submit a Lighting Master Plan for that Project Area for the review and approval of the PBS Director and the Police Chief. A Lighting Plan (construction drawings) and Photometric Study, consistent with the Lighting Master Plan must be reviewed and approved by the PBS
CITY COUNCIL ORDINANCE NO. 1492 EXHIBIT “C”
CITY COUNCIL RESOLUTION NO. 4582 EXHIBIT “D”

CONDITIONS OF APPROVAL

Director and the Police Department before the City issues each Building Permit and must be installed before the City issues each Certificate of Occupancy in the Project Area. The Lighting Plan and Photometric Study must demonstrate that the proposed project allows minimum off-site illumination but still complies with Police Department safety requirements.

A. The Lighting Master Plan must include, without limitation;
B. Foot-candle intensity;
C. Parking areas and structures;
D. Pedestrian walkways;
E. Access ways in and around buildings;
F. On-site light fixtures have been designed to direct the light downward and internal to the proposed project site to minimize off-site illumination;
G. Type and height of lighting devices;
H. Compliance with applicable requirements of ESMC Title 15.
I. Weather and vandal resistant covers on lighting fixtures.

Before the City issues each Certificate of Occupancy, the applicant must provide evidence to the PBS Director and the Police Chief that outdoor lighting design was installed in compliance with the approved Lighting Master Plan for the building that is the subject of the Certificate of Occupancy.

4. Before the City issues each Building Permit in any Project Area, the applicant must provide evidence to the City PBS Director and the Police Chief that outdoor lighting design conforms to Federal Aviation Administration (FAA) requirements for the building that is the subject of the Building Permit. The applicant must obtain a letter of compliance from the FAA and/or the Los Angeles World Airports (LAWA) to serve as evidence.

Materials and Design

5. Before the City issues the first building permit in any Project Area, the applicant must submit Final Working Drawings to the PBS Director for design review. The applicant must provide a Building Materials Sample Board of the materials and elevation drawings to be utilized to the PBS Director for review and approval. The design review includes, without limitation, the following design guidelines:

A. All buildings must be in accordance with the Project Site’s Conditions, Covenants and Restrictions (CC&R’s), if any.
B. All buildings must be developed with nonreflective exterior building materials of a contemporary nature, and low-reflectivity glass panel window.
CONDITIONS OF APPROVAL

C. Exterior colors must be light with limited use of accent color to enhance visual unity and a contemporary appearance;

D. Within the office park component, exterior building materials will be of a contemporary nature in balance with adjacent office developments. New technology will be acceptable if compatible with other materials used in the project;

E. The elevations of any computer/telecommunications data center building(s) or other similar use must be designed to look like an office building, compatible in scale to office buildings in the adjacent area.

F. Elevations of parking structures must be compatible with main buildings.

G. Any computer/telecommunications data center building(s) or other similar building must be designed with floor-to-ceiling heights compatible for current industry standards for office uses to facilitate any future conversion, if necessary.

H. The buildings must be light in color with contrasting accent features. Building materials must be of non-reflective coatings and glazings;

I. All colors, textures, and materials on exterior elevation(s) must be coordinated to achieve a continuity of design;

J. All buildings must utilize energy efficient floor plans and controlled HVAC and heat generating equipment to reduce energy use for cooling and ventilation;

K. All roof-mounted mechanical equipment and communications devices must be hidden behind building parapets or screens to screen these devices from off-site ground level view and the Metro Green Line. Telecommunications satellite dishes and antennas up to 175 feet high may be located on the property without a Wireless Communications Facility Permit, if the facility is intended to serve only on-site buildings and is not designed or used for wireless communication services for adjacent off-site properties, except as may be permitted by state or federal law.

L. Ground level mechanical equipment, refuse collectors, storage tanks, generators, and other similar facilities must be screened from view with dense landscaping and/or walls of materials and finishes compatible with adjacent buildings;

M. Service, storage, maintenance, utilities, loading, and refuse collection areas must be located out of the view of public roadways and buildings on adjacent sites, or screened by dense landscaping and/or architectural barriers, as practicable;

N. Walls used to screen service areas must be of the same materials and finishes as adjacent buildings or compatible finishes;

O. No wood or chain-link fences must be located within view of a public street;

P. Building design will meet the City’s standards for the attenuation of interior noise;
CONDITIONS OF APPROVAL

Q. All service areas must be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation;

R. No loading will be permitted directly from public streets, except in designated areas as approved by City PBS Director; and

S. All on-site utility systems including without limitation, water, electricity, gas, sewer and storm drains, must be installed underground.

No Certificate of Occupancy can be issued unless there is substantial compliance with the aforementioned development standards.

Landscaping and Irrigation

6. Before the City issues the first building permit in any Project Area, the applicant must submit a Master Landscape and Irrigation Plan for the Project Area. The Master Landscape and Irrigation Plan must be reviewed and approved by the City PBS Director, the Director of Recreation and Parks, and the Police Chief. Landscaping for each building in the Project Area must be installed in accordance with the approved Master Landscape and Irrigation Plan before the City issues each Certificate of Occupancy. The Master Landscape and Irrigation Plan must include, without limitation, the following:

A. All landscaped areas must be provided with a permanent automatic watering or irrigation system;

B. All on-site landscaped areas must be maintained by the owner in a neat and clean manner at all times;

C. All landscaped areas must be designed to ensure efficient access to fire hydrants;

D. Dual plumbing must be installed for reclaimed water irrigation;

E. All landscaped areas must be irrigated with reclaimed water, if made available by the provider. Until such time as reclaimed water is made available, potable water may be utilized for irrigation;

F. All landscaping and irrigation must comply with the ESMC water conservation regulations and zoning regulations;

G. All landscaping must be designed to enhance site security in accordance with Police Department policies;

H. All public rights-of-way abutting the site must be landscaped;

I. All landscaped areas must include a majority of mature landscaping; and

J. Landscaping must be installed along property perimeters and throughout the employee/visitor parking areas.
CONDITIONS OF APPROVAL

7. Before the City issues the first building permit in any Project Area, the applicant must provide a Landscape Plan and Architectural Plan (i.e., construction drawings), consistent with the Master Landscaping Plan, to the PBS Director, Director of Recreation and Parks, and the Police Chief for review and approval. The Landscape Plan and Architectural Plan must demonstrate that errant nighttime illumination is generally screened from other potentially sensitive uses, through building design and landscape treatments, but still complies with Police Department safety requirements.

Signs

8. Before the City issues the first building permit in each Project Area, the applicant must submit to the PBS Director for review and approval an overall Master Sign Program for the Project Area. Before the City issues a Certificate of Occupancy for each building within the Project Area which is the subject of the Master Sign Program, the applicant must submit construction sign plans substantially consistent with the approved Master Sign Program for the review and approval of the PBS Director. Before the City issues a Certificate of Occupancy, signs must be installed in accordance with the approved Master Sign Program. The overall Master Sign Program must include, without limitation:

A. Consistency with the Corporate Campus Specific Plan;
B. Compliance with the City’s sign regulations governing permitting;
C. All signs must be architecturally compatible with the proposed buildings;
D. All signs must be compatible with the aesthetic objectives of the General Plan; and
E. No sign may impede traffic or pedestrian safety.

AIR QUALITY

9. During grading and construction, dust control measures are required to comply with ESMC Chapter 7-3. Grading must be discontinued during first-stage smog alerts and suspended when wind velocity exceeds 15 miles per hour. All hauling trucks must have loads covered or wetted and loaded below the sideboards to minimize dust.

10. The South Coast Air Quality Management District (SCAQMD) has promulgated rules and applicable standards including, without limitation, the following: Rule 402 - Nuisances; Rule 403 - Fugitive Dust; and Rule 2202 - On-Road Motor Vehicle Mitigation Options. The applicant must use best management practices in compliance with Rule 402 during the operation of construction equipment. Construction activities are restricted to between the hours of 7 A.M. to 6 P.M., Monday through Saturday, unless such hours are extended pursuant to a Noise Permit issued by the PBS Director. During the construction phase, all unpaved construction areas must be wetted at least twice daily during excavation, grading, and construction and temporary covers for stockpiles must be used to reduce dust emissions by as much as 50 percent. The applicant must ensure that all materials transported off-site will be either sufficiently watered or securely covered in compliance with Rule 403. Resultant peak daily exhaust emissions from diesel- and gasoline-powered construction equipment must be monitored to control emission levels that exceed SCAQMD screening thresholds. During construction, trucks and vehicles in loading or unloading
CONDITIONS OF APPROVAL

queues must keep their engines off, when not in use, to reduce vehicle emissions. Construction activities must be phased and scheduled to avoid emission peaks, and construction must be discontinued during first- and second-stage smog alerts. On-site vehicle speed during construction must be limited to 15 mph. Before the City issues a Grading Permit for each Project Area, the applicant must provide a Construction Management Plan to the PBS Director for review and approval relative to compliance with the appropriate SCAQMD standards during the construction phase. Daily records will be maintained by the applicant throughout the construction phase.

ALCOHOL

11. The sale of a full line of alcoholic beverages for on-site consumption at the proposed restaurants, coffee shops, delicatessens, cafés and hotel(s) within the Project Site is permitted, subject to the following conditions:

A. The on-site sale of alcoholic beverages is permitted between the hours of 10:00 a.m. to 2:00 a.m., seven days a week;

B. The applicant cannot advertise the sale of alcoholic beverages on the exterior walls or windows of the subject restaurants or at any location in the Project Site. No self-illuminating advertising for alcoholic beverages can be located on the buildings or windows;

C. Telephone numbers of local law enforcement must be posted adjacent to the cashier’s areas within the bar and service area of the restaurants;

D. Consumption of alcoholic beverages is prohibited in open areas adjacent to the subject restaurant under the control of the applicant, other than outdoor dining areas;

E. Loitering is prohibited on the premises under the control of the applicant. Signage must be posted providing notice of this prohibition;

F. The applicant must provide adequate lighting above the entrance of the premises. This lighting must be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises;

G. The applicant must instruct all employees in the regulations regarding no loitering and no consumption of alcoholic beverages outside the subject restaurants. Employees must be instructed to enforce these regulations and to call local law enforcement if necessary;

H. The applicant must maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the applicant has control;

I. The total occupancy of the restaurants cannot exceed California Building Code regulations;

J. There must be no cover charge or prepaid fee for food and/or beverage service required for admission to the restaurants.
CONDITIONS OF APPROVAL

K. The conditions of this approval must be retained on the premises at all times and be immediately produced upon request of any law enforcement officer or State Department of Alcohol Beverage Control investigator. The restaurant manager and all employees of the restaurant must be knowledgeable of these conditions;

L. All servers of alcoholic beverages must be at least 18 years old;

M. The sale of alcoholic beverages for consumption off the premises requires the approval of a separate Administrative Use Permit; and

N. The applicant must be required to maintain a valid permit to sell alcohol from the State Department of Alcohol Beverage Control.

ENERGY

12. Before the city issues a Building Permit in each Project Area, the applicant must provide an Energy Conservation Plan to the PBS Director for review and approval. The Energy Conservation Plan must incorporate energy conservation features in accordance with the requirements of the City and State. Before the City issues each Certification of Occupancy, the applicant must provide evidence to the PBS Director that the approved energy conservation features were installed and will be maintained.

13. If a substation is constructed, the Applicant must develop plans, projected loads, and a master plan for scheduling to the satisfaction of Southern California Edison.

FIRE

14. Before the City issues a Building Permit in each Project Area, the applicant must provide Fire Life Safety Plans to the PBS Director and the Fire Chief for review and approval including, without limitation, the following:

A. Fire lanes;

B. Fire lane signing;

C. Fire lane access easements or other recorded documents approved as to form by the City Attorney;

D. Fire lane accessibility;

E. Gas detection systems;

F. Minimum acceptable flow from any fire hydrant must be 2,500 gallon per minute, calculated at 20 psi;

G. Sprinklers within structures;

H. Underground looped fire mains, sprinklers and fire alarms; and
CONDITIONS OF APPROVAL

I. Documentations that on-site fire main will be maintained if privately owned, or documentation creating fire main easements on the project site if the mains will be owned by the City.

Before the City issues each Certificate of Occupancy, the applicant must demonstrate to the Fire Department that the Project complies with, and adequate operational facilities were installed consistent with the Fire Life Safety Plan, and that any required easement was properly dedicated and recorded.

15. Before the City issues a Building Permit in each Project Area, the applicant must develop and submit an Evacuation Plan and Procedures for review and approval by the Fire Department. Before the City issues each Certificate of Occupancy, the applicant must provide evidence to the PBS Director and the Fire Department that the approved Evacuation Plan and procedures were implemented or are operational as appropriate.

16. Before the City issues Grading or Building Permits in each Project Area, the applicant must provide a Construction Safety Plan to the PBS Director and Fire Department for review and approval. The Construction Safety Plan must document construction and staff training procedures to ensure that best management practices during project grading and construction will be utilized. The Construction Safety Plan must identify an awareness program for the subgrade installation of utilities and the potential for worker exposure to related emissions, especially during excavation. Compliance with this measure must be verified by the PBS Director before permit issuance.

17. Before the City issues a Building Permit in each Project Area, all hydrants determined necessary by the Fire Chief and the PBS Director must be installed in accordance with approved plans and specifications. Fire hydrants must be spaced no greater than 300 feet apart. One private hydrant must be provided for each structure and each structure must be sprinklered in accordance with the California Building Code (CBC) and the National Fire Code (NFC).

18. The applicant must comply with the applicable requirements of the 2010 California Building and Fire Codes and the 2009 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations. On January 1, 2014, the 2013 California Residential, Building and Fire Codes will become effective. Any project submitted after January 1, 2014 will need to comply with the locally adopted codes of the 2013 editions.

19. The applicant must submit and have approved by the Fire Department a Fire/Life Safety Plan, identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler systems and fire alarm systems before the City issues a building permit.

20. For any building 4 or more stories in height to 75 feet from the lowest fire department access to the highest occupied floor, the applicant must comply with the Mid-Rise Buildings requirements identified in California Fire Code Section 915, as adopted by the ESMC.

21. Before the City issues building permits, the applicant must submit to the Fire Chief a fire/life safety plan which includes emergency site access during construction, fire water supply and permanent site access.
22. The building fire sprinkler systems must have a system fire department connection on each building, with a loop system fire department connection at each double detector check assembly.

23. The applicant must provide the following conditions for all fire features:
   a. barrier must be provided around the fire feature to prevent accidental access into the fire feature.
   b. The distance between the fire feature and combustible material and furnishings must meet the fire feature’s listing and manufacturer’s requirements.
   c. If the fire feature’s protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

24. The revised roadways will allow parking on the streets. California Fire Code, as adopted by the ESMC, requires a minimum 20-foot roadway width where no on-street parking is allowed, a minimum 32-foot roadway where parking is allowed on one side of the street and a minimum 40-foot wide roadway where parking is allowed on both sides of the street. Angled or head-in parking is considered street parking.

25. The public fire hydrants must be maintained at 300 foot spacing.

26. Any private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation H-2-a “Fire Hydrant and Private Fire Main System Installation.”

GEOTECHNICAL (GRADING, TOPOGRAPHY, SOILS AND DRAINAGE)

27. Before the City issues a Grading Permit for each Project Area, the applicant must prepare and submit a Grading Plan for review and approval by the PBS Director and the Director of Public Works. The Grading Plan must include, without limitation:

   A. The Grading Plan must demonstrate compliance with applicable City policies and requirements;

   B. The Grading Plan must show cross sections for any grading purpose and the location of and extent of existing and planned sewer easements and facilities;

   C. Grading depths cannot encroach upon or damage the existing sewer lines on the property;

   D. Haul routes for import/export trucks and other heavy construction related vehicles must be approved by the Director of Public Works;

   E. All grading must be accomplished in accordance with the recommendations of an independent Geotechnical and Geological Report to be submitted by the applicant and reviewed and approved by the City;

   F. The Grading Plan must detail where special restrictions apply due to soil contamination, if applicable;
G. Additional information, as required through the plan check process, must be included as appropriate;

H. Final grading must be coordinated with the City Engineer at the time the Grading Permit is issued; and,

I. Compliance with this measure must be verified by the PBS Director before the City issues each Certificate of Occupancy.

HAZARDS

28. Before the City issues a Grading Permit for grading in the southwest corner of the site, the applicant must submit a letter from the Los Angeles Regional Water Quality Control Board ("LARWQCB") approving the grading and/or development of the southwest corner of the site, which may have contaminated soil.

29. The applicant must comply with any permit requirements imposed by the LARWQCB or the Department of Toxic Substances Control ("DTSC") related to development and/or grading on the southwest corner of the site.

30. Before the City issues a Grading Permit for the southwest corner of the project site, the applicant must provide any appropriate hazardous materials safety training for all City employees needed to implement the project. If required, the training must be related specifically to safety issues that may arise during site grading and construction due to the possible low-level VOC soil contamination that may exist in the site. All training must be completed to the reasonable satisfaction of the PBS Director, and the Fire Chief.

31. Before the City issues a Certificate of Occupancy for the first Project Area, the applicant must record as a covenant, in a form approved by the City Attorney, a disclosure that manufacturing and fabrication activities are conducted within a one-mile radius of the site, including on the real property owned by the Northrop Grumman Corporation, and that such operations may involve the use of certain hazardous or potentially hazardous materials. It must further obligate all holders of real property interests on the Project Site that receive actual notice of any Proposition 65 or related environmental notices produced and published by other proximal industrial uses operated within a one-mile radius of the Project Site to use reasonable efforts to disclose the same to their tenants and other occupants. Provided, however, recording such a covenant is not assumption of any responsibility or liability by such interest holder under Proposition 65 or other environmental law, policy or statute.

32. No child care facilities can be located within any location designated on the “facility risk map” as published by Northrop Grumman Corporation, dated October 31, 1997, on file in the Planning Division, or on the “cancer risk from toxic air pollution map” as published by SCAQMD, January 1999, on file in the Planning Division, unless it can be demonstrated to the satisfaction of the PBS Director that due to such factors as site conditions (e.g., building placement) sensitive receptors at such facilities will not be exposed to significant levels of toxic emissions.
CONDITIONS OF APPROVAL

NOISE

33. The proposed project must be designed to ensure that noise generated by the proposed project operations does not exceed the City’s noise standards, as established by the ESMC, for on-site or off-site receptors. A noise monitor must be designated according to the relevant codes. Before the City issues a Building Permit for each Project Area, the applicant’s Final Working Drawings must be submitted to the PBS Director for review and approval relative to compliance with the ESMC’s noise regulations.

POLICE / SAFETY

34. Pursuant to ESMC §§ 15-27A-1, et seq., and before the City issues certificates of occupancy, the Applicant must pay a police services mitigation fee in accordance with applicable law at the time the building permit is issued. Compliance with this measure must be verified by the PBS Director before issuance of a Certificate of Occupancy for each building.

35. Before the City issues a Building Permit in each Project Area, the applicant must submit an overall Security and Crime Prevention Plan, to the PBS Director and the Police Department for review and approval, which must address, without limitation the following:

A. Lighting;

B. Addressing;

C. Telephones;

D. Trash dumpsters (including space for recyclable materials);

E. Indoor and outdoor security cameras installed at strategic locations;

F. Parking lots and structures;

G. Hotel key card systems;

H. Fences, walls;

I. Security hardware;

J. Office;

K. On-site security personnel;

L. Locker rooms;

M. An Evacuation Plan and Procedures;

N. A combination of closed circuit television system and private security patrols to monitor employee and other vehicle parking areas;
CITY COUNCIL ORDINANCE NO. 1492 EXHIBIT “C”
CITY COUNCIL RESOLUTION NO. 4582 EXHIBIT “D”

CONDITIONS OF APPROVAL

O. The employment of security personnel who will monitor and patrol the proposed Project Site and coordinate with public safety officials;

P. The installation of lighting in entryways, elevators, lobbies, and parking areas designed to eliminate potential areas of concealment;

Q. A diagram of the proposed project, which will include access routes, and any information that might facilitate emergency response;

R. Compliance on all applicable items on Police Department checklist memo dated October 11, 2001.

All Security and Crime Prevention Plan measures must be installed in conformance with the approved plans or must be operational before the City issues a Certificate of Occupancy.

PROJECT DESCRIPTION

36. The City of El Segundo requires development project applicants to prepare and submit Final Working Drawings for review and approval. The applicant must provide Final Working Drawings that comply with Policies and Requirements and these conditions of approval. The Final Working Drawings must indicate proposed uses, building sizes and heights, and the specific location of structures, loading docks, staging areas, parking layout, landscaped areas and recreational amenities. The Final Working Drawings must include vehicular, pedestrian and bicycle access, on- and off-site circulation, and linkage to other key elements in the site vicinity, including the MTA Green Line. The Final Working Drawings must indicate building materials and architectural design elements that will be utilized in the construction of the proposed structures. The Final Working Drawings must include information on security lighting and hardware and other detail required for compliance with the City’s security, safety and crime prevention standards. The Final Working Drawings must demonstrate compliance with the California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Sign Code, and California Electrical Code, and approved Fire Life Safety Systems, all as adopted by the ESMC. In addition, the Final Working Drawings must clearly indicate the location of all entrances and exits, including emergency vehicle access. All parcel buildings and structures must be located in proximity to the proposed parcel lines such that they meet all requirements for exterior wall and opening protection. Additional information, as required through the plan check process, must be included as appropriate. Before the City issues a Building Permit for each Project Area, the applicant must coordinate with all applicable City and applicable County agencies to prepare and submit Final Working Drawings to be approved by the PBS Director, the Department of Public Works, the Fire Department and the Police Department. Before the City issues a Certificate of Occupancy for each building, the applicant must provide evidence to the PBS Director, the Department of Public Works, the Police Department, and the Fire Department that Code and policy requirement conditions have been met.

37. The project must provide the minimum and maximum floor areas for the uses as provided in the Corporate Campus Specific Plan. The Proposed project will be comprised of 625,205
square feet of new development and 304,820 of existing development for a total of 930,205 square feet. The new development will be developed in 3 Phases. Phase 1 will contain 217,637 square feet (203,977 square feet of office and 13,660 square feet of restaurant/retail). Phase 2 will be developed with 193,228 square feet. Phase 3 will be developed with 214,340 square feet.

38. The maximum project size must be determined by the vehicle trip generation for each use. A maximum of 1,193 AM peak hour and 1,297 PM peak hour vehicle trips is allowed for the whole project based on developing 930,205 square feet. The trip generation for each use and building is determined using the rates identified in Appendix B of the Corporate Campus Specific Plan. The project is allowed to develop a combination of uses as permitted in the Corporate Campus Specific Plan, consistent with the minimum floor areas indicated in The Corporate Campus Specific Plan, as long as the total AM and PM peak trip generation established in the EIR for the project as a whole is not exceeded.

39. The City of El Segundo requires development project applicants to prepare and submit a Construction Management Plan for each Project Area for review and approval by the PBS Director and Director of Public Works. The Construction Management Plan must consider all stages of construction, including grading, dirt hauling, employee travel, materials delivery, etc. The Construction Management Plan must identify the types and approximate number of construction vehicles to be utilized and provide haul routes, staging area information and needed road or lane closures. The plan must include, without limitation, construction hours, construction trailer locations, construction and staging areas, construction crew parking, parking/access plan (including truck haul routes), construction methods and schedules. During construction, the areas of construction must be enclosed by a six-foot high chain link fence. Gates of site fencing must be located at driveways and cannot open over sidewalk/public right-of-way. During construction, trash must be removed from the Project Site on an as needed basis. At the end of each construction day, all open trenches must be completely closed or covered, or secured in accordance with Cal OSHA standards. All gates and access points to the construction area must be locked and/or fully secured at the end of construction each day. The applicant must provide a twenty-four hour, every day contact person/liaison to receive and respond to complaints during construction.

40. A Construction Management Plan must also be required for review and approval by the PBS Director and Department of Public Works for the installation of any utilities, including telecommunication utilities, in the public right-of-way. Such a plan must include, without limitation, traffic control measures for any lane closures.

41. Before the City issues a Grading or Building Permit for each Project Area, the applicant must provide evidence to the PBS Director that grading or any construction on property or within easements not owned or controlled by the applicant has been approved by the property owner or easement holder. Separate Grading and/or Building Permit(s) must be obtained by the applicant with the easement holder as co-applicant, if needed.

42. Before the City issues a Building Permit for each Project Area, the applicant must submit plans and specifications for any new curbs, sidewalks, driveway approaches, wheelchair ramps, and asphalt concrete (A.C.) pavement, that must be constructed/reconstructed for any missing public segments/areas on the perimeter of the Project Site adjacent to the building or parcel that is the subject of the Building Permit, as reasonably required by the Director of Public Works. Existing driveways and other concrete work not to be incorporated.
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into the construction must be removed and replaced with standard curb and sidewalk. Before issuance of a Certificate of Occupancy for the building that is the subject of the Building Permit, the applicant must install the required public improvements per the approved plans to the reasonable satisfaction of the Director of Public Works.

DEDICATIONS AND FEES

43. Pursuant to ESMC §§ 15-27A-1, et seq., and before the City issues certificates of occupancy, the applicant must pay the required traffic mitigation fees as calculated in accordance with applicable law.

44. Pursuant to ESMC §§ 15-27A-1, et seq., and before the City issues certificates of occupancy, the applicant must pay a Library Service Mitigation Fee, equal to three cents per gross square foot of floor area ($0.03/sq.ft.) in accordance with applicable law. Compliance with this measure must be verified by the PBS Director before issuance of each Certificate of Occupancy for each building.

45. For any development that is issued a building permit after the Development Agreement expires on July 11, 2018, pursuant to ESMC §§ 15-27A-1, et seq, the applicant must pay a one-time parks services mitigation fee in accordance with applicable law.

46. For any development that is issued a building permit after the Development Agreement expires on July 11, 2018, pursuant to ESMC §§ 15-27A-1, et seq., the applicant must pay a one-time fire services mitigation fee in accordance with applicable law.

47. Before building permits are issued, the applicant must pay the required School Fees as required per applicable law. This condition does not limit the applicant’s ability to appeal or protest the payment of these fees to the school district(s).

48. The applicant is permitted to modify the location of the parcel boundaries as approved on Final Map No. 53570 and Vesting Tract Map No. 72287, consistent with the development standards in the Corporate Campus Specific Plan to accommodate the size and location of the fire station and park site properties, before recordation of Final Map No. 72287, provided a maximum of 46 parcels are created for the entire Project Area.

49. The applicant must maintain all existing easements on the site if the easement is still required by its grantee.

50. The applicant must provide reciprocal access agreements, in a form approved by the City Attorney, between any parcels that do not have independent direct vehicle access to a public right-of-way. Such agreements must be recorded before the City issues any Certificate of Occupancy for a building on an affected parcel.

51. Concurrent with the submittal of any plans or request for permits, the applicant must provide funds in trust to the PBS Director to cover the reasonable first year costs, including City consultants’ costs, of the monitoring of all conditions of approval and mitigation measures adopted in the MMRP. Annually thereafter, the applicant must replenish funds on the anniversary of the approval date sufficient to cover the reasonable costs, including City consultant’s costs for each year. The PBS Director, at his discretion, may hire a consultant to coordinate and monitor compliance.
52. Before the City issues a Grading Permit, Building Permit, or Certificate of Occupancy, the applicant must provide evidence to the PBS Director that all mitigation measures in the MMRP have been or will be implemented pursuant to the project’s mitigation monitoring plan. Compliance with this measure must be verified by the PBS Director.

CONSTRUCTION REQUIREMENTS

53. All work within the City public right-of-way must be in accordance with the latest edition of the Standards Specifications for Public Works Construction and City of El Segundo Standard Specifications. No work can be performed in the public right-of-way without first obtaining a Public Works Encroachment Permit.

54. Before the City issues a Grading or Building Permit for each Project Area, the applicant must provide evidence to the reasonable satisfaction of the PBS Director that all applicable permits from other agencies have been obtained including, but not limited to, Caltrans, State Water Quality Control Board’s National Pollution Discharge Elimination Systems (N.P.D.E.S) Permit, South Coast Air Quality Management District, and Los Angeles County Department of Public Works.

55. Following the receipt of all requisite permits, the applicant must notify the PBS Director of the date that construction will commence.

56. At such time deemed necessary by the PBS Director, the applicant must provide an on-site inspection office trailer for the use of City inspection personnel as may be required.

57. Project must comply with current California Building Code, current California Energy Code, and the current California Building Code. Buildings must comply with the locations and percentage of openings as per table 705.8 of the current California Building Code based on the distant to proposed property lines.

58. Project must provide complete calculation notes and details, along with a geotechnical report. All mechanical, electrical, and plumbing plans are to be kept separate from each other and separate from the building plan submittals.

STORMWATER (GROUND HYDROLOGY AND GROUND WATER QUALITY)

59. The Los Angeles Regional Water Quality Control Board has promulgated rules and standards including, without limitation, obtaining an NPDES Permit and regulations related to underground and above ground storage tanks. The applicant’s compliance with LARWQCB will ensure compliance with the applicable sections of the California Water Code (Section 13260), the Clean Water Act, and the Porter-Cologne Water Quality Control Act. The applicant must ensure that any on-site tanks for use in the storage of fuels, wasted oil, solvents or other chemicals, which are located either above ground or underground, must be placed, constructed and maintained in accordance with the requirements of the LARWQCB.

60. The applicant must adhere to any relevant requirements of the LARWQCB regarding development of the site. The applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP) which will demonstrate best management practices relevant to compliance with LARWQCB requirements and the California General Construction Permit. Before the
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City issues a Grading Permit for the proposed project, the applicant must provide a SWPPP to the LARWQCB, the PBS Director and Fire Department for review and approval relative to compliance with the provisions and requirements of the LARWQCB. Before issuance of a Building Permit for each Project Area, the applicant must apply for the appropriate notifications and/or registrations for any on-site storage tanks. The applicant must provide a copy to the City of the Notice of Intent required by the LARWCQB.

61. Before the City issues a Grading and/or Building Permit for each Project Area, the applicant must provide a drainage plan for that portion of the Project Area affected that eliminates pollutants to surface runoff as required by NPDES requirements. The drainage plan must be reviewed and approved by the PBS Director and Public Works. Before the City issues a Certificate of Occupancy for each Project Area, the applicant must demonstrate that the drainage plan has been implemented and is effective to the reasonable satisfaction of the PBS Director and Director of Public Works.

62. The project must comply and provide current Storm Water Pollution Preventative Plan and Standard Urban Water Mitigation Plan, which includes an Erosion and Sediment Control Plan.

63. Before the City issues a Building Permit for each Project Area, the applicant must provide evidence to the PBS Director and Director of Public Works that pavement on-site must be adequately applied to prevent soil erosion. Further, paved areas on-site must be regularly maintained (e.g., all cracks repaired and debris removed on a regular basis) to prevent soil erosion. The applicant must install improvements pursuant to the approved plans before final sign-off of the Permit. Before the City issues a Grading or Building Permit for each Project Area, the applicant must provide evidence to the PBS Director and Director of Public Works that on-site drainage must be directed to existing storm drains. The applicant must install said improvements per the approved plans before final sign-off of the Permit.

64. Before the City issues a Grading or Building Permit for each Project Area, the applicant must prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) and provide evidence to the PBS Director and Director of Public Works that the project area that is the subject of the Grading or Building Permit complies with City of El Segundo Urban Runoff Pollution Prevention Controls (Title 5 - Health and Sanitation, Chapter 7 - Standards Urban Stormwater Mitigation Plan Implementation of the El Segundo Municipal Code). The applicant must install said improvements per the approved plans before final sign-off of the Permit.

65. Before the City issues a Grading or Building Permit for each Project Area, the applicant must provide evidence to the PBS Director and Director of Public Works that:

A. Collection basins to reduce silts in storm water before runoff drainage to the Los Angeles Flood Control System have been adequately incorporated into the project design;

B. On-site catch basins must be designed and constructed to screen out larger matter to prevent flooding of the project site resulting from debris caught in the drainage canal;
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C. Drainage channels within parking lot and paved areas must be designed and constructed to direct storm water and/or irrigation run-off to collection basins provided on-site;

D. On-site drainage and hydrology improvements must be designed in conformance with applicable standards of the City of El Segundo and the Los Angeles County Department of Public Works, including policies in the Public Safety Element of the City’s General Plan;

E. The project is in compliance with applicable permit requirements of the Los Angeles County Department of Public Works or Los Angeles County Flood Control District;

F. On-site drainage and hydrology improvements must be designed using the necessary hydraulic/hydrology and structural calculations required for permitting by the Los Angeles County of Department of Public Works: and,

G. All on-site development must be consistent with a Hydrology and Drainage Study and the Final Working Drawings, as approved by the City; and,

H. Before the city issues ‘Final Inspection Approval’ for the proposed project, the applicant must provide evidence to the PBS Director and Director of Public Works that all the improvements herein have been constructed in compliance with the appropriate regulations and specifications.

TRANSPORTATION/CIRCULATION/PARKING

66. Before the City issues the first building permit for the Project Site, the applicant must provide Los Angeles County Congestion Management Plan (CMP) Debit/Credit Calculations, and a Phasing Plan for CMP related improvements, to the PBS Director and Public Works for reasonable review and approval. The calculations must include only programs which meet all the minimum criteria (e.g., density) contained in the CMP. Before the City issues a Certificate of Occupancy for the building, the applicant must provide evidence to the PBS Director that the proposed project CMP debits/credits related improvements were implemented and balanced on the Project Site in accordance with the approved phasing plan. Compliance with this measure must be verified by the PBS Director before permit issuance. As may be applicable, the City will give credit for CMP related improvements towards the applicant’s traffic mitigation impact fee, as appropriate.

67. Before the City issues a Building Permit for each Project Area, the applicant must provide a Pedestrian Access/Circulation Plan to the PBS Director, the Recreation and Parks Director, and Police Chief for review and approval. The Plan must identify the location of pedestrian, bicycle accesses and indicate linkage to other key elements in the site vicinity, and within the project itself, including parking areas, building entrances, bicycle racks, recreational elements, etc. The Plan must reflect a safe movement pattern, which does not significantly conflict with vehicular movement and parking access areas. Before the City issues a Certificate of Occupancy for each Project Area, the applicant must provide evidence to the PBS Director, Recreation and Parks Director, and Police Chief that the approved pedestrian and bicycle access features have been installed and will be adequately maintained per the approved plan.
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68. Before the City issues a Building Permit for each Project Area, the applicant must submit plans for review and approval by the PBS Director that show electric vehicle charging stations for at least one-half (1/2) percent of the total number of required parking spaces. Before the City issues each Certificate of Occupancy, the charging stations must have been installed, per the approved plans. The charging station may receive credit under the Air Quality Mitigation Plan, as appropriate.

69. Before the City issues building permits for each Project Area, the applicant must submit a detailed Traffic, Circulation and Parking Plan, prepared by a licensed traffic engineer, for review and approval by the Director of Public Works, the PBS Director, the Police Chief, the Fire Chief, and the City’s Traffic Engineer. Alternatively, such a plan may be submitted for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other as determined by the PBS Director. Additionally, the City may request an updated plan when the project reaches 80% occupancy after all building construction is completed for Phase 1, Phase 2, and Phase 3 of the Revised Project. The Traffic, Circulation and Parking Plan must include, without limitation, the following:

A. An analysis of the estimated traffic generation for the building(s);

B. An analysis of the current level of service (LOS) at adjacent intersections which may be impacted by the project;

C. A Sensitivity Analysis, to determine if any of the mitigation measures, as identified in the EIR, or other proposed improvements, such as construction of the internal private roadway, must be implemented before the completion of a particular building(s) due to the traffic generation from that particular building(s);

D. Sight distances for each structure and parking area associated with the building(s);

E. An analysis of the traffic volumes at each driveway or intersection associated with the building(s) in order to determine if any offsite improvements are warranted (i.e., deceleration lanes, left-turn pockets, new or modified traffic signals, etc.) that were not analyzed in the EIR due to the approximation of building locations in the EIR;

F. Any new traffic signals or modifications to existing traffic signals must be subject to the review and approval of the Los Angeles County Department of Public Works. The applicant must pay the applicable county costs to provide plan check and inspection services;

G. The applicant must be required to dedicate any on-site land required to accommodate any required intersection improvements (e.g., deceleration lanes);

H. All truck circulation;

I. Visitor parking;

J. All access points to the project site, which should be aligned with existing driveways and intersections where possible;
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K. Off-site circulation improvements;

L. All median modifications, if necessary;

M. All dead end aisles eliminated to satisfy the ESMC;

N. All truck turning radii;

O. The location of required loading spaces;

P. An analysis that shows the location and the timing of construction of the required parking for the building or Project Area;

Q. The parking must be conveniently accessible;

R. Pedestrian crossing areas of the private roadways must be called out on the plans and appropriately designated; and,

S. All parcels and structures must be connected by an accessible route of travel that meets the requirements of Title 24 of the California Building Code, as adopted by the ESMC.

70. In addition to the required 100 spaces, the applicant must provide a minimum of 50 additional parking spaces to the City for overflow parking for soccer field use during non-business hours in the evenings and on weekends in Phase 1, Phase 2 and/or Phase 3 portions of the Corporate Campus Specific Plan area. The location, access, and regulation of such parking spaces must be incorporated within the Traffic, Circulation and Parking Plan prepare by a licensed traffic engineer, for review and approval by the City. In addition, the applicant must record a covenant, in a form approved by the City Attorney, to reserve such 50 parking spaces in accordance with the Traffic, Circulation and Parking Plan.

71. Final site plan approval for each building(s) is contingent upon fulfillment of the above traffic design review requirements. All Circulation and Parking Plan improvements which require installation must be installed before the City issues each Certificate of Occupancy for the building(s) which are the subject of the Traffic, Circulation and Parking Plan. Compliance with these requirements must be verified by the Director of Public Works, the PBS Director, the Police Chief, the Fire Chief, and the City’s Traffic Engineer before the City issues a Certificate of Occupancy.

72. Parking may be allowed on the internal private roadways on Campus Drive and on a portion of the east side of Parkview Drive South just north of Fire Station No. 2. Additionally, parking may be allowed on the private driveway parcel formally known as the internal private roadway, “Campus Square West.” The applicant must install “No Parking” signs on other internal private roadways, subject to the approval of the Public Works Department.

73. The applicant may eliminate Campus Square East as a private street and convert it to a green belt with landscaping only.

74. The applicant may request that the City vacate the Campus Square East private street easement for utility purposes, provided the conditions below are satisfied. The conditions
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are based on the current design concept submitted to the City for review, and are subject to change if the design concept changes.

A. The applicant must contact all utility companies utilizing the Campus Square East Street and ask permission to abandon and relocate the utility lines (West Basin, Water Division, Wastewater Division, etc.) within the said easement. Public Works’ Engineering Division needs copies of the developer’s request as well as the written responses from the utility companies.

B. The applicant must address the following Water Division requirements:
   i) The applicant must properly abandon the use of the water main lines on Campus Square East, including the removal of inoperative fire hydrants and other inoperative above-ground water facilities.
   ii) The applicant subject to a study acceptable to the City, will extend the 12” water main line from Parkview Drive all the way to Nash Street as may be required.
   iii) The applicant must provide additional fire hydrants, fire services, and fire loop system in locations requested by both Fire Department and Public Works’ Water Division.
   iv) The applicant must provide water service laterals, water meters, backflow devices, and all other water-related systems per Public Works’ Water Division standards.
   v) The applicant must obtain easements to provide utility service to individual lots such as lots 11 to 14 and lots 17 to 19, which are not directly adjacent to streets.
   vi) The applicant must arrange utility infrastructure to be constructed for lots such as 11 to 14 and 17 to 19.

C. The applicant must address the following Public Works’ Wastewater Division requirements:
   i) The sewage flows from Mariposa Avenue through Campus Square East must be diverted as determined by a sewer study acceptable to the City. The applicant must provide a sewer system design reflecting the new sewage flow routes to the Public Works’ Engineering Division.
   ii) The applicant must check the existing sewer system capacity that flows to Los Angeles County Sanitation District lines all the way to Aviation Blvd. A sewer flow study that reflects the anticipated additional volume must be provided to both the City and County. Any system upgrades necessary must be addressed by the owner.
   iii) The applicant must submit to the Public Works’ Engineering Division verification from the Los Angeles County Sanitation District that it has the capacity to accept the additional flow per the proposed improvements.

D. The applicant must provide an updated storm water system design. Currently, there is an existing underground storm water storage structure located in the center of the project area near Lot 18. The storage structure collects storm water from the area and allows it to filter back into the ground.

75. One Sewer Lateral and one water lateral is required to be installed per lot.

76. The applicant must obtain approval from all utility companies (West Basin, Water Division, Waste Water Division, etc.) and submit written approvals to the Public Works Department for the conversion of Campus Square West from a private street to a private driveway.

77. The applicant must provide a pedestrian sidewalk on Campus Drive and it must comply with ADA requirements.
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78. The applicant is responsible for maintaining the parking striping and any vehicle tire bumpers at all times even when the City is to break into the pavement to access the underground utility lines they need to maintain or do any repairs.

79. The applicant must provide handicap accessible pedestrian walkways, with a minimum five-foot width, within the required setbacks abutting all internal private roadways. Any internal roadways dedicated to the City as public roadways may have handicap accessible pedestrian walkways within the public right-of-way instead of locating them on private property.

80. Before the City issues a Building Permit for each Project Area, the applicant must submit Final Working Drawings to the PBS Director for review and approval that shows that all handicapped, carpool, vanpool, motorcycle, and bicycle parking and other TDM and TSM physical requirements have been provided as reasonably required by the City. All TDM/TSM physical requirements required by City regulations, as may be modified by Development Agreement 01-1, must be installed before the City issues each Certificate of Occupancy.

81. Before the construction of the portion of the private internal roadway for the proposed project that would intersect Atwood Way, the applicant must secure a Caltrans Encroachment Permit to alter the Atwood Way on-ramp intersection improvements as set forth in the EIR. The alterations to the intersection of the I-105 eastbound on-ramp at Atwood Way must be in accordance with relevant Caltrans Encroachment Permit requirements and conditions and must be shown on the Final Working Drawings. The applicant is responsible for the costs of modifications to the intersection and construction of all the private internal roadways. Before the City issues a “Final Inspection Approval” of the private internal roadway improvements, the applicant must install the intersection improvements. The improvements must be reviewed and approved by the City Traffic Engineer, and PBS Director.

82. The private internal roadways must be constructed in accordance with applicable Department of Public Works construction standards for a public roadway and private driveways with the minimum dimensions required by the Corporate Campus Specific Plan, and must comply with applicable requirements of the Americans with Disabilities Act (ADA), as well as City requirements for traffic signage, street lighting, drainage plans, and underground utility service, subject to the review and approval of the Director of Public Works. The applicant must be responsible for the design, construction, and maintenance of the private internal roadways, private driveways, and green-belts.

83. The applicant must prepare public access easements on all the internal private roadways, subject to the review and approval of the PBS Director and City Attorney to permit public use of the internal private roadways. Upon approval, such easements must be recorded with the County Recorder before the City issues a Building Permit for construction of the roadways.

84. The applicant must install off-site traffic related mitigation measures as set forth in the EIR and MMRP at the time when amount of building (floor area or vehicle trips) triggers the impact for which the mitigation measure is based, as documented in the required Traffic, Circulation, and Parking Plan.
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85. Should it be necessary to alter the striping of the Nash Street off-ramp from the I-105 Freeway, the applicant must secure an Encroachment Permit from Caltrans and the City of Los Angeles, as documented in the required Traffic, Circulation, and Parking Plan.

86. Before the City issues a Building Permit for each Project Area, the applicant must submit a temporary lane closure plan for review and approval by the Director of Public Works, Fire Chief and Police Chief if lane closures will be required during construction for a particular building to insure construction vehicles, equipment and supplies do not interfere with local emergency response routes and incidences.

87. If the Nash-Douglas one-way couplet is eliminated by the City Council, and both Nash Street and Douglas Street are returned to two-way traffic by the City before the build out of the project, the applicant must bear the cost of designing and constructing needed traffic improvements on the portion of the Nash and Douglas Streets fronting the project required as the direct result of the proposed project.

88. Driveway entrances must be clearly marked, as well as different areas of the parking lot, to ensure visiting vehicles do not accidentally enter the truck staging area.

89. The applicant must coordinate construction lane closures with the Director of Public Works, Police Chief and Fire Chief.

90. Concurrent with the sale of the park site to the City, the applicant must record an Agreement for the Maintenance of Off-site Parking, approved as to form by the City Attorney, to provide 100 parking spaces for public use for the park site to be located on one or more of the Project Areas.

UTILITIES

91. The Los Angeles County Sanitation District requires a Buildover Permit for construction over its sewer easements. The applicant must demonstrate through its Grading Plans in the affected Project Areas that all alterations to final sewer easements, relocation of sewer manholes, and rights of way must be in accordance with relevant Buildover Permit(s) to allow the construction of the proposed project and other project components over the 10-foot wide sewer easement. Before the issuance of the affected Grading Permits in the affected Project Areas for the proposed project, the applicant must provide evidence to the PBS Director that the Buildover Permit(s) has been obtained or the easement has been relocated.

92. Before the City issues a Building Permit for each Project Area, the applicant must provide a Utility Plan to the PBS Director and Public Works for review and approval. The Utility Plan must demonstrate that all on-site utilities, including fiber optic utility lines from each building to the public right-of-way, are placed underground. The applicant assumes the costs for the relocation of all utilities, without limitation, light poles, electrical vaults, and fire hydrants, which are due to the proposed project. Before the City issues a Certificate of Occupancy for each Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that the approved Utility Plan improvements has been installed and appropriate access provided per the approved plan.
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93. Encroachment Permits must be obtained from the Engineering Division of the Public Works Department for demolition haul-off. This Permit must be obtained at the same time the permit for demolition is issued. An Encroachment Permit for grading is also required when import or export of dirt exceeds fifty cubic yards. Demolition and grading may be listed on one Encroachment Permit.

94. If new sewer laterals are required and constructed in the public right-of-way, they must be a minimum of six inches inside diameter. Material must be “vitreous clay pipe.” Each lateral must have a six-inch clean-out brought to grade at the property line and securely capped. A B9 size box must be placed around the clean-out for protection. The box must have a cover emblazoned with the word “sewer.” If in a traffic area, the cover must be traffic approved. All elevations of planned sewer connections must be reviewed and approved by the Director of Public Works before starting construction. Existing sewer laterals must be plugged at the sewer mainline and capped at the property line. Existing six-inch wyes may be reused if approved by the Director of Public Works. Any required sewer laterals must be installed before the City issues a Certificate of Occupancy for the building to be served.

95. No material storage is allowed in the public right-of-way except by Encroachment Permit issued by the Engineering Division of the Public Works Department. If material storage is allowed in the public right-of-way, it must be confined to parkway areas and street parking areas, as long as safe and adequate pedestrian and vehicular passage is maintained at all times as determined by the Engineering Division. Storage beyond these areas in the public right-of-way requires prior approval of the Public Works Director and is limited to a maximum period of 24 hours.

96. Before the City issues a Building Permit for each Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that proposed utility service improvements will be of a quality reasonably acceptable to the PBS Director. The developer must encourage and promote a high quality, efficient, and sustainable development through the incorporation and utilization of the best and most cost-effective electrical, natural gas, communications, sewage handling, water conservation, and solid waste disposal equipment and systems. Compliance with this measure must be verified by the PBS Director before the City issues building permits.

97. Before the City issues a Building Permit for each Project Area, the applicant must submit Street and Public Right-of-Way Improvement Plans for review and approval to the Director of Public Works and PBS Director. Said plans must include any required dedications and sidewalks in accordance with City standards necessary for the building that is the subject of the Permit. Before the City issues a Certificate of Occupancy for each building that is the subject of the Permit, the applicant must dedicate any required right-of-way and install all sidewalks in accordance with plans and specifications approved by the City. Alternatively, the applicant may submit Street and Public Right-of-Way Improvement Plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

98. If any off-site upgrades are required due to changes in the proposed peak demands in sewer services, a program for the implementation of the upgrades must be provided to demonstrate capacity availability within a reasonable time frame before occupancy. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director that adequate sewer capacity is
available to accommodate the building that is the subject of such Certificate of Occupancy. Alternatively, the applicant may submit any sewer upgrade plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

99. If any off-site upgrades are required due to changes in the proposed peak demands in water and wastewater service, a program for the implementation of the upgrades must be provided to demonstrate capacity availability within a reasonable time frame before occupancy. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director that adequate water and wastewater capacity is available to accommodate the building that is the subject of such Certificate of Occupancy. Alternatively, the applicant may submit any water and wastewater upgrade plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

100. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that the appropriate additional on-site water and wastewater improvements as identified by the El Segundo Water and Wastewater Division, or an equivalent service provider, have been installed. Such additional measures must include separate services for potable and fire water systems, a separate water meter for each building, and potable system to be a combined irrigation and domestic, or separated into domestic and irrigation meters. Separate fire services with double detector check valves and backflow preventers are required. Upon competition of the site plan, the exact size and number of fire lines will be determined. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

101. If any off-site upgrades are required due to changes in the proposed peak demands for telecommunication services, a program for the implementation of the upgrades must be provided to demonstrate capacity availability within a reasonable time frame before occupancy. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that adequate facilities are available to accommodate the building that is the subject of such Certificate of Occupancy. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

102. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that any appropriate additional improvements for on-site telecommunication services as identified by Pacific Bell, or an equivalent service provider, have been installed to accommodate the building that is the subject of such Certificate of Occupancy. Such additional improvements must include that the developer must provide the conduit trench and point of entry to the site while Pacific Bell installs the cable to the point of entry. All additional on-site improvements must be provided by the applicant. If the existing facilities serve adjacent properties, the services may require relocation. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.
103. If any off-site upgrades are required due to changes in the proposed peak demands in natural gas service, a program for the implementation of the upgrades must be provided to demonstrate capacity availability within a reasonable time frame before occupancy. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that adequate facilities are available to accommodate the building that is the subject of such Certificate of Occupancy. Compliance with this measure must be verified by the PBS Director before the City issues building permits. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

104. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that any appropriate additional on-site natural gas service improvements as identified by The Gas Company, or an equivalent service provider, have been installed to accommodate the building that is the subject of such Certificate of Occupancy. Compliance with this measure must be verified by the PBS Director and before the issuance of the Certificate of Occupancy. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

105. If any off-site upgrades are required due to changes in the proposed peak demands for electrical service, a program for the implementation of the upgrades must be provided to demonstrate capacity availability within a reasonable time frame before occupancy. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that adequate facilities are available to accommodate the building that is the subject of such Certificate of Occupancy. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

106. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that any appropriate additional on-site electrical service improvements as identified by The Edison Company, or an equivalent service provider, have been installed to accommodate the building that is the subject of such Certificate of Occupancy. Alternatively, the applicant may submit any improvement plans, if required, for a Project Area or a number of buildings at one time if that group of buildings will be completed within a reasonable time period of each other.

WATER

107. Before the City issues the first building permit for each building within a Project Area, the applicant must submit Off-site Reclaimed Water Facility Plans to the PBS Director and the Director of Public Works for review and approval. Such plans must include the extension of the reclaimed water trunk line in Nash Street from the termination of the line at a separately planned extension near the intersection of Nash Street and Mariposa Avenue to the furthest applicable extension of the Project Area necessary to provide service to the Project Area. Said plans for the off-site improvements must include an approval from West Basin
CITY COUNCIL ORDINANCE NO. 1492 EXHIBIT “C”
CITY COUNCIL RESOLUTION NO. 4582 EXHIBIT “D”

CONDITIONS OF APPROVAL

Municipal Water District, the supplier of reclaimed water. Alternatively, such plans may be submitted for the whole project site before issuance of the first Building Permit any Project Area.

108. Before the City issues a Building Permit for each building within a Project Area, the applicant must submit Final Working Drawings that incorporate On-site Irrigation Plans to the PBS Director and the Director of Public Works for review and approval. Such plans must indicate that reclaimed water is utilized in the irrigation systems for all landscape areas and other uses, as approved by the Department of Public Works, when available from the West Basin Municipal Water District or other supplier of reclaimed water. Such plans must include the installation of a dual water line system on-site to accommodate distribution of potable water for landscaping until reclaimed water for landscaping becomes available for the Project Area. In addition to the utilization of reclaimed water for irrigation, other water conservation features such as low-flow devices and automated shut-offs must be included throughout the Project Site. Water management systems must include both water conservation and wastewater reduction features.

109. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must provide evidence to the PBS Director and the Director of Public Works that the connection with the City’s reclaimed water system has been provided, the approved water management systems and water-saving devices have been incorporated into project development, and that the water facilities have been installed per the approved plans. If the water provider is unable to make reclaimed water available before the issuance of the Certificate of Occupancy, then potable water may be utilized and the Certificate of Occupancy must be issued.

110. The applicant must install a loop water distribution system for the Project Site with service connections to each of the 12-inch water mains in the streets surrounding the project, subject to the review and approval of the Director of Public Works. Before the City issues a Building Permit for each Project Area, the applicant must submit a construction phasing plan for the water service, which must include, without limitation, how the building which is the subject of the permit will be connected to the looped water distribution system.

111. Before the City issues a Certificate of Occupancy for each building within a Project Area, the applicant must pay the applicable water meter installation fees. Compliance with this measure must be verified by the PBS Director before issuance of the Certificate of Occupancy.

112. Before the City issues a Building Permit for each building within a Project Area, the applicant must pay the applicable sewer connection fees and charges. Compliance with this measure must be verified by the PBS Director before Permit issuance.

INDEMNIFICATION

113. CDC Mar Campus, LLC 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-1021, Specific Plan Amendment No. SP 13-02, Development Agreement Amendment No. 13-01, and Subdivision No. SUB 13-05 (Vesting Tentative Map No. 72287). Should the City or any representative of the City be named in any suit, or should any claim be brought
CONDITIONS OF APPROVAL

against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1021, Specific Plan Amendment No. SP 13-02, Development Agreement Amendment No. 13-01, and Subdivision No. SUB 13-05 (Vesting Tentative Map No. 72287), CDC Mar Campus, LLC agrees to defend the City (at the City’s request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, “the City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

114. CDC Mar Campus, LLC must acknowledge receipt and acceptance of the Project Conditions by executing the acknowledgement below.

By signing this document, CDC Mar Campus, LLC certifies that it has read, understood, and agrees to the Project Conditions listed in this document.

Richard C. Lundquist, President
CDC Mar Campus, LLC

Leonard E. Blakeley, Jr.
Executive Vice President and Secretary
CDC Mar Campus, LLC

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}
AGENDA DESCRIPTION:
Consideration and possible action to authorize the City Manager, or designee, to record the Notice of Completion accepting completion of work for 26 homes related to the City's Residential Sound Insulation Program's Group 50 (Project No. RSI 13-04).
(Final Contract Amount: $897,084.55)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Clerk to file the City's Planning and Building Safety Director's Notice of Completion in the County Recorder's Office;
2. Authorize the City Manager, or designee, to close out Project No. RSI 13-04; and/or
3. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
List of homes included in Group 50
Planning and Building Safety Director's Notice of Completion

FISCAL IMPACT: Included in Adopted Budget
Amounts Budgeted: $961,978
Additional Appropriation: N/A
Account Number(s): 116-400-0050-8960

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The RSI Program offers modifications to owners of qualifying residential property in the City of El Segundo that reduce interior sound levels of noise generated by air traffic from neighboring Los Angeles International Airport (LAX).

At its meeting June 4, 2013 the City Council awarded a construction contract to Big West Construction Corporation for the construction of 26 homes, commonly referred to as Group 50 of the RSI Program.

The work has now been completed and the final contract amount is $897,084.55.
### Exhibit A

<table>
<thead>
<tr>
<th>RSI Number</th>
<th>Project Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>50.01</td>
<td>643 W. Maple Ave.</td>
</tr>
<tr>
<td>50.02</td>
<td>633 W. Maple Ave.</td>
</tr>
<tr>
<td>50.03</td>
<td>604 W. Maple Ave.</td>
</tr>
<tr>
<td>50.04</td>
<td>735 Loma Vista St</td>
</tr>
<tr>
<td>50.05</td>
<td>716 Loma Vista Street</td>
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<tr>
<td>50.06</td>
<td>853 Loma Vista St</td>
</tr>
<tr>
<td>50.07</td>
<td>117 W. Sycamore</td>
</tr>
<tr>
<td>50.08</td>
<td>119 W. Sycamore</td>
</tr>
<tr>
<td>50.09</td>
<td>847 Pepper Street</td>
</tr>
<tr>
<td>50.10</td>
<td>864 Maryland Street</td>
</tr>
<tr>
<td>50.11</td>
<td>936 Sheldon Street</td>
</tr>
<tr>
<td>50.12</td>
<td>818 Main Street, Unit # 101</td>
</tr>
<tr>
<td>50.13</td>
<td>820 Main Street, Unit # 201</td>
</tr>
<tr>
<td>50.14</td>
<td>823 Main Street, Unit # 301</td>
</tr>
<tr>
<td>50.15</td>
<td>821 Main Street, Unit # 202</td>
</tr>
<tr>
<td>50.16</td>
<td>824 Main Street, Unit # 302</td>
</tr>
<tr>
<td>50.17</td>
<td>819 Main Street, Unit # 103</td>
</tr>
<tr>
<td>50.18</td>
<td>822 Main Street, Unit # 203</td>
</tr>
<tr>
<td>50.19</td>
<td>825 Main Street, Unit # 303</td>
</tr>
<tr>
<td>50.20</td>
<td>1120 E. Imperial, Unit # A</td>
</tr>
<tr>
<td>50.20</td>
<td>1121 E. Imperial, Unit # B</td>
</tr>
<tr>
<td>50.22</td>
<td>1122 E. Imperial, Unit # C</td>
</tr>
<tr>
<td>50.23</td>
<td>1123 E. Imperial, Unit # D</td>
</tr>
<tr>
<td>50.24</td>
<td>1124 E. Imperial, Unit # E</td>
</tr>
<tr>
<td>50.25</td>
<td>1125 E. Imperial, Unit # F</td>
</tr>
<tr>
<td>50.26</td>
<td>535 E. Walnut Ave., Unit # A</td>
</tr>
</tbody>
</table>
NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: Residential Sound Insulation Program – Group 50

Project No.: RSI 13-04

Notice is given pursuant to California Civil Code §§ 3093, et seq. that:

1. The undersigned is an officer of the owner of interest of the property described below.

2. The project owner’s name is: City of El Segundo

3. The full addresses of the project are: attached as Exhibit A and incorporated by reference

4. A work of improvement on the property hereinafter described was field reviewed by City representatives on: see attached Exhibit A

5. The work done was: Residential Sound Insulation Program Improvements

6. On December 3, 2013, City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.

7. The name of the Contractor for such work of improvement was: Big West Construction Corporation

8. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: Private Residence(s) listed in Exhibit A

9. The street address of said properties are: set forth in Exhibit A

Dated: ____________________________

Sam Lee
Planning and Building Safety Director

VERIFICATION

I, the undersigned, say: I am the Director of Planning and Building Safety of the City El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on ________________________ at El Segundo, California.

Sam Lee
Planning and Building Safety Director

Notice of Completion
AGENDA DESCRIPTION:
Discussion and possible action regarding future fee waiver in association with Special Event Permit applicants. (Fiscal Impact: to be determined)

RECOMMENDED COUNCIL ACTION:
1. Discontinue or modify the practice of waiving City fees and costs associated with non-City events; or,
2. Modify or approve the list of existing advanced fee waiver requests for a designated period of time; or,
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Annual Special Events Calendar
2. Annual Special Events with Estimated Waived Fees

FISCAL IMPACT: TBD
Amount Budgeted: $0
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Meredith Petit, Recreation Superintendent
REVIEWED BY: Bob Cummings, Director of Recreation and Parks
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:
In December 2011 the City Council approved a 2-year advanced fee waiver for fifteen community special events in which the City has historically provided support services and/or facility space at no cost. The advanced fee waiver approval expires on December 31, 2013. Therefore, this item is presented before the City Council for discussion and action for the continuation or revision of waived fees associated with special events that have previously been granted fee waivers.

Five City departments are identified as the frequent service providers for the permitted special events: Police, Fire, Public Works, Planning & Building Safety, and Recreation & Parks.

The Police Department support is often in the form of officers for crowd and traffic control. The Fire Department provides the assistance of the Fire Marshal to ensure proper compliance to fire and safety codes, if necessary. The Public Works Department is responsible for providing the personnel necessary to perform the hanging of street banners and posting street closures, with barricades and signage. The Planning & Building Safety Department processes Amplified Sound Permits associated to Special Events as necessary. The Recreation & Parks Department typically provides administration of the Special Event Permit, coordination of the event, equipment delivery (tables, chairs, mobile stage, sound equipment, etc.), and assistance with event set-up and breakdown.
In addition, the Recreation & Parks Department facilitates facility and field rentals, which have hourly reservation fees assigned to specific fields and impact levels. The organizing groups of each special event have traditionally been granted fee waivers for these fees as well.

The Annual Special Events Calendar (Attachment #1) includes the fifteen (15) Special Events in which the City Council has historically provided support and services. It also includes additional events that have either been requested by the applicant to expand or were granted fee waivers by the City Council within the last two years.

The Annual Special Events Support Matrix (Attachment #2) illustrates the personnel costs, facility reservation fees, banner hanging fees, Amplified Sound Permit fees, and other City charges. It is important to note that these costs are estimates determined by reviewing the logistics and site plans from the past events. Should the event plans change, fees could increase or decrease.

The El Segundo Municipal Code dictates the process in which applicants of Special Event Permits are charged additional fees:

**9-8-10: ADDITIONAL USE FEE:**

A condition of issuing a permit is that the permittee must pay the city additional park use fees equal to the city's total estimated cost for providing city personnel and/or equipment, if any, needed to monitor an event or otherwise provide city services for, or in connection with, the event. These fees will be determined by the director based on the estimate of the police chief, fire chief, and/or director as to the number and hours of employment of city personnel necessary to control the event or otherwise provide city services for or in connection with such event. (Ord. 1363, 6-3-2003)

Staff respectfully requests direction from the City Council regarding future fee waiver requests in association with Special Event Permit applicants.
<table>
<thead>
<tr>
<th>Event</th>
<th>Sponsor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>February</strong></td>
<td></td>
</tr>
<tr>
<td>Opening Day Parade</td>
<td>El Segundo Little League/Girls Softball</td>
</tr>
<tr>
<td>Tasting Bee</td>
<td>El Segundo Girl Scouts Neighborhood</td>
</tr>
<tr>
<td><strong>March</strong></td>
<td></td>
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<tr>
<td>Run for Education 5K &amp; 10K</td>
<td>El Segundo PTA</td>
</tr>
<tr>
<td>Arbor Day</td>
<td>Tree Musketeers</td>
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<tr>
<td><strong>June</strong></td>
<td></td>
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<tr>
<td>Promotional Dance</td>
<td>El Segundo Middle School</td>
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<tr>
<td><strong>July</strong></td>
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<tr>
<td>Soap Box Derby</td>
<td>El Segundo Boy Scouts Association</td>
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<tr>
<td>Relay for Life</td>
<td>American Cancer Society</td>
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<tr>
<td><strong>August</strong></td>
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<tr>
<td>Broadway in the Park</td>
<td>El Segundo Broadway in the Park</td>
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<tr>
<td>Movie in the Park</td>
<td>El Segundo Rotary Club</td>
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<tr>
<td>Main Street Car Show</td>
<td>El Segundo Police Officer's Association</td>
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<tr>
<td><strong>September</strong></td>
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<tr>
<td>Richmond Street Fair</td>
<td>El Segundo Kiwanis Club</td>
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<tr>
<td>Pancake Breakfast</td>
<td>El Segundo Police and Fire Associations</td>
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<tr>
<td>Homecoming Parade</td>
<td>El Segundo High School</td>
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<tr>
<td><strong>October</strong></td>
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<tr>
<td>Make a Difference Day</td>
<td>Tree Musketeers</td>
</tr>
<tr>
<td><strong>December</strong></td>
<td></td>
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<tr>
<td>Holiday Parade</td>
<td>El Segundo Chamber of Commerce</td>
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<tr>
<td>Candy Cane Lane</td>
<td>Residents of E. Acacia Ave</td>
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<tr>
<td><strong>Banners</strong></td>
<td></td>
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<tr>
<td>Band Comedy Night</td>
<td>El Segundo High School</td>
</tr>
<tr>
<td>Ice Cream Social</td>
<td>Center Street School PTA</td>
</tr>
<tr>
<td>Richmond School Fall Festival</td>
<td>Richmond Street School PTA</td>
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<tr>
<td>Winter Wonderland Concert</td>
<td>El Segundo Concert Band</td>
</tr>
<tr>
<td>Young Americans Parent Committee</td>
<td>ESUSD</td>
</tr>
<tr>
<td>Various school-related events (up to 5)</td>
<td>ESUSD</td>
</tr>
<tr>
<td>EVENT</td>
<td>SPONSORED BY</td>
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<tr>
<td>--------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>Opening Day Parade</td>
<td>El Segundo Little League</td>
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<td>Tasting Bee</td>
<td>El Segundo Girls Scouts Neighborhood</td>
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<td>Candy Cane Lane</td>
<td>Residents of E. Acacia Avenue</td>
</tr>
<tr>
<td>Center Street PTA Ice Cream Social</td>
<td>Center Street PTA</td>
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<tr>
<td>EHS Band Comedy Night</td>
<td>EHS</td>
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<tr>
<td>Young America Parent Committee</td>
<td>ESUSD</td>
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<tr>
<td>Various school-related events (up to 5)</td>
<td>El Segundo Unified School District</td>
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<tr>
<td>New Requests for FY 13/14</td>
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<tr>
<td>Run for Education 10k (Additional)</td>
<td>El Segundo PTA</td>
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<tr>
<td>Co-Op Nursery Casino Night</td>
<td>Co-Op Nursery</td>
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<tr>
<td>Make a Difference Day</td>
<td>Tree Musketeers</td>
</tr>
<tr>
<td><strong>TOTAL PER CALENDAR YEAR</strong></td>
<td></td>
</tr>
</tbody>
</table>

Total Amount for Personnel: $58,630
Total Amount for Non-Personnel: $400
Total Amount for Rental/Fee Value: $13,640
Total Amount: $72,670
AGENDA DESCRIPTION:
Consideration and possible action regarding Council consensus to cancel the January 7, 2014 City Council Meeting.
(Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Approve cancellation of the January 7, 2014 City Council Meeting;
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT: None
Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Tracy Weaver, City Clerk
REVIEWED BY:
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The first regular 2014 City Council meeting is scheduled for Tuesday, January 7, 2014. Because City Hall will be closed for certain established holidays and because of the additional meeting workload and scheduled travel plans, it would be difficult to meet legal noticing requirements and to properly prepare for the meeting.

Traditionally, the first City Council meeting of the new year has been cancelled and therefore staff recommends that Council consider cancelling the January 7, 2014 meeting.