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.

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, APRIL 7, 2015 – 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:

   (Fiscal Impact: None)  
   Recommendation – 1) Announce the appointees to the Economic Development Advisory Council, if any; 2) Alternatively, discuss and take other action related to this item.

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- matters

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279  
2. Hooper vs. City of El Segundo, LASC Case No. BC 540995

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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


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

APPOINTMENT OF PUBLIC EMPLOYEE (Gov't. Code § 54957): -0- matter

PUBLIC EMPLOYMENT (Gov't Code § 54957) -0- matter
CONFERECE WITH CITY'S LABOR NEGOTIATOR (Gov't Code §54957.6): -8-matters

1. **Employee Organizations:** Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory and Professional Employees Association; City Employees Association; Executive Management Group (Unrepresented Group); Management/Confidential Group (Unrepresented Group)

   Agency Designated Representative: Steve Filarsky and City Manager

CONFERECE WITH REAL PROPERTY NEGOTIATOR (Gov't Code §54956.8): -0-matters
AGENDA DESCRIPTION:
Consideration and Possible action to interview candidates for the Economic Development Advisory Council. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Interview candidates.
2. Announce appointments at the 7:00 p.m., April 7, 2015 City Council meeting, if any
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Application of candidates

FISCAL IMPACT: Included in Adopted Budget
Amount Budgeted: $ None
Additional Appropriation: N/A
Account Number(s):

ORIGINATED BY: Mishia Jennings, Executive Assistant
REVIEWED BY:
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
Number of openings listed below:

Four positions open on Economic Development Advisory Council

<table>
<thead>
<tr>
<th>Candidate</th>
<th>Applying to: CCBs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Martin Skredsvig</td>
<td>Economic Development Advisory Council</td>
</tr>
</tbody>
</table>
AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

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REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, APRIL 7, 2015 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Lee Carlile, Pastor, United Methodist Church

PLEDGE OF ALLEGIANCE – Trinity Parascandola, AYSO Girls U12 All Star
PRESENTATIONS

a) Commendation – AYSO Girls U12 All Star Team
b) Proclamation – April 29, 2015 Denim Day
c) Proclamation – April 2015 as DMV/Donate Life California Month
d) Presentation – National Library Week, April 12-18, 2015

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)

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) adopt an Addendum to the Final EIR (FEIR); 2) amend the existing Corporate Campus Specific Plan relating to uses, parking and signage; and 3) approve a 121,852 square-foot development project (the “Lakers Project”) on approximately 5 acres that will include construction of new corporate offices, an athletic training facility and an exhibition venue for the Los Angeles Lakers. Applicant: LAL Property, LLC. (Fiscal Impact: None)

Recommendation – 1) Open the Public Hearing; 2) Take Testimonial and documentary evidence; 3) Discussion; 4) Adopt a Resolution approving an Addendum to an Environmental Impact Report (Environmental Assessment No. EA-1082), including implementing the Mitigation Monitoring and Reporting Program (MMRP); adopt a Statement of Overriding Considerations, approve Parking Demand Study No. PDS 14-02, and modifications to the conditions of approval; 5) Introduce, and waive first reading, of an Ordinance for Specific Plan Amendment No. SPA 14-02; 6) Schedule second reading and adoption of the Ordinance for April 21, 2015; 7) Alternatively, discuss and take other action related to this item.

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

2. Consideration and possible action to announce the appointments to the Economic Development Advisory Council.

(Fiscal Impact: None)

Recommendation – 1) Announce the appointees to the Economic Development Advisory Council, if any; 2) Alternatively, discuss and take other 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 3005120 through 3005456 on Register No. 12 in the total amount of $1,648,318.30 and Wire Transfers from 3/2/2015 through 3/15/2015 in the total amount of $3,159,540.87.

Recommendation – Approve Warrant Demand Register 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 March 17, 2015.

Recommendation – Approval.

5. Consideration and possible action to receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code (“ESMC”) §§ 1-7-12 and 1-7A-4.

(Fiscal Impact: $50,000.00)

Recommendation – 1) Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code (“ESMC”) §§ 1-7-12 and 1-7A-4; 2) Alternatively, discuss and take other action related to this item.

6. Consideration and possible action to adopt a resolution approving the 2015 City of El Segundo Hazard Mitigation Plan.

(Fiscal Impact: None)

Recommendation – 1) Adopt the resolution; 2) Alternatively, discuss and take other action related to this item.

7. Consideration and possible action to enter into a five year agreement with Califa Group to acquire Internet Service for the El Segundo Public Library at a cost of $15,970 per year.

(Fiscal Impact: $79,850.00)

Recommendation – 1) Authorize the City Manager to enter into a five year agreement with Califa Group to acquire Internet Service for the El Segundo Public Library at a cost of $15,970 per year; 2) Alternatively, discuss and take other action related to this item.
8. Consideration and possible action to authorize the City Manager, or designatee, to record the Notice of Completion accepting completion of work for twenty-five (25) homes related to Project RSI 14-11 (the City's Residential Sound Insulation Program's Group 55).
(Fiscal Impact: Final Contract Amount: $768,832.69)

Recommendation – 1) Authorize the City Clerk to file the City Manager's, or designatee's, Notice of Completion in the County Recorder's Office; 2) Authorize the City Manager, or designatee, to close out Project No. RSI 14-11; 3) Alternatively, discuss and take other action related to this item.

F. NEW BUSINESS

9. Consideration and possible action to amend the City's informal bidding procedures for certain public projects, codified in El Segundo Municipal Code (“ESMC”) Chapter 1-7C, to help facilitate the timely bidding, contracting, and completion of most public projects.
(Fiscal Impact: $0)

Recommendation – 1) Adopt Resolution No. ____ declaring the City’s intent to become subject to the Uniform Public Construction Cost Accounting Act for all public projects; 2) Introduce and waive first reading of an Ordinance amending ESMC Chapter 1-7C to extend the City’s election under the Uniform Public Construction Cost Accounting Act to all forms of “public projects” as defined in Public Contract Code §22002(c); 3) Alternatively, discuss and take other possible action related to this item.

G. REPORTS – CITY MANAGER

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

J. REPORTS – CITY TREASURER

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer –
Council Member Atkinson –

Council Member Dugan -

Mayor Pro Tem Jacobson –

Mayor Fuentes –

10. Consideration and possible action to send a letter in support of the intent of AB 306 which aims to address an issue critical to military families stationed in California: access to education choices. 
(Fiscal Impact: None)
Recommendation – 1) Approve letter; 2) Alternatively, discuss and take other action related to this item.

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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
Commendation

AYSO Girls U12 All Star Team
WHEREAS, Peace Over Violence has declared April 29, 2015 as "Denim Day" in Los Angeles County; and

WHEREAS, the intention is to draw attention to the fact that rape and sexual assault remains a serious issue in our society; and

WHEREAS, harmful attitudes about rape and sexual assault allow these crimes to persist and allow victim/survivors to be re-victimized; and

WHEREAS, "Denim Day" was instituted to call attention to misconceptions and misinformation about rape and sexual assault, and the problem that many in society remain disturbingly uninformed with respect to issues of assault and forcible rape; and

WHEREAS, every two minutes, someone in America is sexually assaulted, approximately 1-in-6 women are raped during their lifetime and youths under 18 account for about 44% of all reported; and

WHEREAS, with proper education on the matter, there is compelling evidence that we can be successful in reducing incidents of this alarming and psychologically damaging crime; and

WHEREAS, the members of the City Council strongly support the efforts of Peace Over Violence to educate persons in our community about the true impact of rape and sexual assault in Southern California.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, hereby designates April 29, 2015 as "DENIM DAY" and urges everyone to wear jeans on April 29, 2015 to help communicate the message that there is "no excuse and never an invitation to rape".

Mayor Suzanne Fuentes

Mayor Pro Tem Carl Jacobson
Council Member Dave Atkinson
Council Member Marie Fellhauer Council Member Michael Dugan
Proclamation

City of El Segundo, California

WHEREAS, organ, tissue, marrow and blood donation are life-giving acts recognized worldwide as expressions of compassion to those in need; and

WHEREAS, more than 123,000 individuals nationwide and more than 21,000 in California are currently on the national organ transplant waiting list, and every 90 minutes one person dies while waiting due to the shortage of donated organs; and

WHEREAS, the need for donated organs is especially urgent in Hispanic and African American communities; and

WHEREAS, more than 600,000 units of blood per year are needed to meet the need in California; and

WHEREAS, at any given time, 6,000 patients are in need of volunteer marrow donors; and

WHEREAS, a single individual’s donation of the heart, lungs, liver, kidneys, pancreas and small intestine can save up to eight lives; donation of tissue can save and heal the lives of up to 50 others; and a single blood donation can help three people in need; and

WHEREAS, millions of lives each year are saved and healed by donors of organs, tissues, marrow and blood; and

WHEREAS, the spirit of giving and decision to donate are not restricted by age or medical condition; and

WHEREAS, nearly twelve million Californians have signed up with the state-authorized Donate Life California Registry to ensure their wishes to be organ and tissue donors are honored; and

WHEREAS, California residents can sign up with the Donate Life California Registry when applying for or renewing their driver’s license or ID cards at the California Department of Motor Vehicles.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, in recognition of National Donate Life Month, hereby proclaim the month of April 2015 as “DMV/Donate Life California Month” in El Segundo and in doing so we encourage all Californians to check “YES!” when applying for or renewing their driver’s license or I.D. card, or by signing up at www.donatelIFECalifornia.org or www.donVIPDACalifornia.org

Mayor Suzanne Fuentes
Mayor Pro Tem Carl Jacobson
Council Member Dave Atkinson
Council Member Marie Fellhauer
Council Member Michael Dugan
Presentation

National Library Week, April 12-18, 2015

Julie Todd, Senior Library Manager
AGENDA DESCRIPTION:

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) adopt an Addendum to the Final EIR (FEIR); 2) amend the existing Corporate Campus Specific Plan relating to uses, parking and signage; and 3) approve a 121,852 square-foot development project (the “Lakers Project”) on approximately 5 acres that will include construction of new corporate offices, an athletic training facility and an exhibition venue for the Los Angeles Lakers. Applicant: LAL Property, LLC. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Open the Public Hearing;
2. Take Testimonial and documentary evidence:
3. Discussion;
4. Adopt a Resolution approving an Addendum to an Environmental Impact Report (Environmental Assessment No. EA-1082), including implementing the Mitigation Monitoring and Reporting Program (MMRP); adopt a Statement of Overriding Considerations, approve Parking Demand Study No. PDS 14-02, and modifications to the conditions of approval;
5. Introduce, and waive first reading, of an Ordinance for Specific Plan Amendment No. SPA 14-02;
6. Schedule second reading and adoption of the Ordinance for April 21, 2015; and/or
7. Alternatively, discuss and take other possible related action to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Staff Report dated March 18, 2015, and Planning Commission Resolution No. 2769 with conditions of approval.
2. Draft Resolution including:
   a) Addendum
   b) Mitigation Monitoring and Reporting Program (MMRP)
   c) Findings of Fact and Statement of Overriding Considerations
   d) Conditions of Approval
3. Draft Ordinance including:
   a) Draft amendment to Corporate Campus Specific Plan
   b) Conditions of Approval
4. Draft Specific Plan (strike-out/underline)
5. Project Plans

FISCAL IMPACT: None

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

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager

1
I. **Introduction**

The original Corporate Campus development project was approved in 2002. The original Corporate Campus allowed development of 2,175,000 square feet of commercial, office, and retail on a 46.5 acre site ("Original Project"). The first phase, known as the Edge at Campus El Segundo, was approved in 2007.

In 2013, a revised Corporate Campus project was approved ("2013 Revised Project"). An Addendum to the Certified EIR for the 2013 Revised Project analyzed the environmental effects of a proposed Specific Plan Amendment that would (1) affect the distribution of vehicle traffic throughout the project site’s private streets and (2) change the site plan of 23.87 acres of the site to a 625,205 square-foot commercial office/retail development to be constructed in three phases (Phases 1, 2 and 3).

The proposed Lakers Project is scaled-down from the 2013 Revised Project. It consists of up to 133,000 square feet of combined offices, athletic training facilities, and an exhibition venue for a professional sports team in a single two-story building ("Lakers Project"). The proposed project is 81,340 square feet smaller than the previously approved 214,340 square-foot commercial office/retail development for Phase 3. Additionally, the previous Addendum to the Certified EIR for the 2013 Revised Project allowed for a daily maximum allowable trip count in the Phase 3 area of 2,343 trips. The Lakers Project will generate a total of 1,260 daily trips which is 1,083 fewer trips than the maximum trip generation used to evaluate the traffic impacts of the Phase 3 portion of the Revised Project.

II. **Project Applications**

The applications include the following:

1) **Environmental Assessment No. EA-1082** - An Addendum to the certified Final Environmental Impact Report is proposed for the Lakers Project pursuant to the requirements of the California Environmental Quality Act (CEQA).

2) **Specific Plan Amendment No. SPA 14-02** - An amendment to the Corporate Campus Specific Plan to modify the current development standards within the Corporate Campus Specific Plan. The proposed modifications to the Corporate Campus Specific Plan (described in detail in the attached Planning Commission staff report) would:

   a) Amend CCSP Section V(A) to add combined offices, athletic training facilities, and exhibition venues for professional sports teams as proposed by the Lakers Project as a permitted use;
   b) Amend CCSP Section V(F)(10) to allow shared on-site parking for the Lakers Project through a parking demand study;
c) Amend CCSP Section V(11)(c) to add athletic training facilities and exhibition venues for professional sports teams to the list of CCSP non-office uses in determining the minimum and maximum floor area by use; and
d) Amend CCSP Section V(F)(12) to change the signage section of the CCSP to allow: a) one non-projecting roof sign up to 24,300 square feet in size; b) one 265 square-foot window sign; c) an increase in the total area of signage per building face to exceed five (5) percent up to a maximum combined twenty seven (27) percent for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet in size and LED digital signs up to 450 square feet in size; d) allocation of up to 65 percent of the sign area of the window sign and seven of the projecting wall signs with sponsorship name and/or logo information; and e) allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video.

3) **Parking Demand Study No. PDS 14-01** - A Trip Generation and Parking Demand Analysis Report ("Parking Study") was prepared by Hirsch Green (Exhibit 2a), submitted by the Applicant, and peer reviewed for the City by Kimley Horn. The Parking Demand Study identified the demand for parking based on the operation of the existing Lakers facility. The existing operation includes both permanent and seasonal employees. The Parking Study also identified the demand for non-office related uses as part of the Lakers' operation and the demand for parking for the exhibition games that will contain 750 retractable seats. The parking study demonstrated that the uses could share the on-site parking provided that the uses do not operate simultaneously.

4) **Modifications to the Conditions of Approval from the Original Project that were adopted in Resolution No. 4852 and Ordinance No. 1492** - Modification to certain conditions (Exhibits 2d and 3b) are proposed as part of the 2014 Revised Corporate Campus Development that includes the Lakers Project. Proposed modifications and addition to the Original Project conditions of approval include:
a) Require a lot line adjustment to merge the 4 existing parcels that comprise the Lakers Project site into 1 parcel;
b) Require the approval and relocation of the temporary parking lot located on the Project site that contains the required 100 parking spaces to the satisfaction of the City before construction begins; and
c) Make other necessary modifications to the conditions of approval to reconcile changes in the property involved, the project description, and other requested discretionary actions as well as changes in any applicable State or local regulations.

III. **Analysis**

Please refer to Sections IV through VIII of the Planning Commission Staff Report (Exhibit 1) for a detailed discussion of the project analysis and findings.
IV. Environmental Review/Certified EIR and Addendum

On January 2, 2002, the City Council certified the Final Environmental Impact Report and adopted a Mitigation Monitoring Reporting Program. The City Council conducted a separately noticed public hearing on the project after the completion of the response to comments and completion of the FEIR. The proposed uses, buildings, parking, and circulation improvements of the Lakers Project are consistent with the requirements of the CCSP and with the Final EIR certified on January 2, 2002, for the Corporate Campus Project.

Addendum to the FEIR

The City prepared an Addendum to the Final Environmental Impact Report (FEIR) for the 2013 Revised Project that was adopted by the City of El Segundo on November 19, 2013 (Resolution No. 4852). The Addendum evaluates potential environmental effects which may be associated with the proposed changes to the previously-approved Development. The Addendum to the FEIR for the proposed Lakers Project analyzes the proposed amendment to the Corporate Campus Development Project involving the proposed change from office uses only to the combined corporate offices, athletic training facility, and exhibition venue for the Los Angeles Lakers and a reduction of 81,340 square feet proposed to be constructed on this 5-acre site within the Corporate Campus Specific Plan area.

The Addendum was prepared under the authority of 14 Cal. Code of Regs. § 15164(a) (CEQA Guidelines) which allows a lead agency to prepare an addendum to a previously certified FEIR if some changes or additions to the previously certified FEIR are necessary, but none of the conditions described in CEQA Guidelines § 15162 requiring preparation of a supplemental or subsequent EIR are present. The Addendum determined that there would be no new, or substantially more severe, significant impacts than the impacts originally identified in the FEIR. However, the previously adopted Statement of Overriding Considerations must be readopted by the City Council stating the specific reasons why the project’s benefits outweigh its significant environmental impacts. Planning staff recommends that the City Council find that the overriding benefits of the project outweigh the environmental impacts and readopt the Statement of Overriding Considerations (Exhibit 2c) as required by CEQA. A complete environmental analysis is provided in the attached Addendum to the EIR (Exhibit 2a). The adopted Mitigation Monitoring and Reporting Program is attached (Exhibit 2b).

V. Application Findings

In order to approve the project, the City Council must take certain actions related to the proposed project related to the environmental review and Specific Plan Amendment. The required findings for each application are discussed in detail in the attached draft Resolution and draft Ordinance (Exhibits 2 and 3). Staff believes that the City Council may make the required findings to adopt the Addendum, Statement of Overriding Considerations (SOC), and the Mitigation Monitoring and Reporting Program (MMRP), and to approve the Specific Plan Amendment, the Parking Demand Study, and
modification to conditions of approval as outlined in the draft Resolution and draft Ordinance.

VI. Planning Commission Hearing and Public Input

On March 18, 2015, the Planning Commission held a public hearing on the proposed amendment to the Corporate Campus project. After conducting the hearing, the Planning Commission adopted Resolution No. 2769, recommending that City Council approve the Lakers Project.

VII. Conclusion and Recommendation

Planning staff believes that the proposed project meets the mandatory findings as set forth in the staff report and recommends that the City Council: 1) adopt the attached draft Resolution approving Environmental Assessment No. EA-1082 adopting an Addendum to the certified Final Environmental Impact Report including implementing the Mitigation Monitoring and Reporting Program (MMRP), and approving Specific Plan Amendment No. SPA 14-02, Parking Demand Study No. PDS 14-02, and modifications to the conditions of approval; 2) adopt a Statement of Overriding Considerations; 3) Introduce, and waive first reading, of an Ordinance for Specific Plan Amendment No. SPA 14-02; and 4) Schedule second reading and adoption of an Ordinance on April 21, 2015.

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CITY OF EL SEGUNDO

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 18, 2015

SUBJECT: Environmental Assessment No. EA-1082, Specific Plan Amendment No. SP 14-02, and Parking Demand Study No. PDS 14-01

APPLICANT: LAL Property, LLC – Joe McCormack

PROPERTY OWNER: CDC Mar Campus LLC c/o Continental Development Corp.

REQUEST: Application for a new Lakers training, administrative, and event building. The project includes an Addendum to the previously certified FEIR and an amendment to the existing Corporate Campus Specific Plan to consider, among other things, shared parking arrangements.

PROPERTY INVOLVED: 615 Douglas Street, 645 Douglas Street, 630 Parkview Drive South, and 2275 Mariposa Avenue

I. Introduction

This application is for a new Lakers training, administrative, and event building (the “Lakers Project”). If approved, the project would adopt an addendum to the certified FEIR for the Corporate Campus development project (approved 2002) and make various amendments to the existing Corporate Campus Specific Plan to consider, among other things, shared parking arrangements.

As approved in 2002, the Corporate Campus development project (the “Original Project”) allows development of up to 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 and retail on a 46.5 acre site. Building heights range from low-rise (1-2 story) and mid-rise (4-6 stories). The Original Project has a Floor Area Ratio (FAR) of .99. The Original Project Site (46.5–acres) boundaries are Atwood Way to the north, Douglas Street to the west, Nash Street to the west, and Mariposa Avenue to the south (the “Site”). The Original Project is regulated by the Corporate Campus Specific Plan (CCSP) and was previously analyzed by the FEIR.

EXHIBIT 1
In 2006, Vesting Tentative Map No. 53570 was recorded, which subdivided the area within the CCSP area into 26 parcels exclusive of the City-owned parcels. Eight of the parcels were located north of Maple Avenue.

In 2007, the City Council approved the Edge at Campus Project. This allowed 216,000 square feet of commercial office and retail and eighty-four unit commercial condominiums pursuant to Vesting Tentative Map No. 68231.

In 2013, the City Council approved a 625,205 square-foot commercial office/retail development ("Revised Project") under (EA-1021) which was a reduced size project from the Original Project to be constructed in three phases (Phases 1, 2, and 3). The City approved an Addendum to the FEIR for the Revised Project.

The City prepared an Addendum to the FEIR to analyze the Lakers Project. The Addendum was prepared under the authority of CEQA Guidelines § 15164 which allows a lead agency to prepare an addendum to a previously certified FEIR if some changes or additions to the previously certified FEIR are necessary, but none of the conditions described in CEQA Guidelines § 15162 requiring a supplemental or subsequent EIR are present.

II. Recommendation

It is recommended that the Planning Commission consider:

1. Open a public hearing to take testimonial and documentary evidence;
2. Close the public hearing and consider the evidence;
3. If desirable, adopt draft Resolution No. 2769 recommending that the City Council adopt an Addendum and adopt an ordinance amending the CCSP; and
4. Take such additional, related, action that may be desirable.

III. Project Description

The Lakers Project being considered by the Planning Commission consists of the following:

1. Environmental Assessment No. EA-1082 - An Addendum to the certified Final Environmental Impact Report pursuant to the requirements of the California Environmental Quality Act (CEQA).

2. Specific Plan Amendment No. SP 14-02 - An amendment to the CCSP as follows:

   a) An amendment to CCSP Section V(A) to add combined offices, athletic training facilities, and exhibition venues for professional sports teams as proposed by the Lakers Project as a permitted use.

   b) An amendment to CCSP Section V(F)(10) to allow shared on-site parking for the Lakers Project as the exhibition venue will be used only in the evening when the offices and training facility are not in use.
c) An amendment to CCSP Section V(11)(c) to add athletic training facilities and exhibition venues for professional sports teams to the list of CCSP non-office uses in determining the minimum and maximum floor area by use.

d) An amendment to CCSP Section V(F)(12) to amend the signage section of the CCSP to allow: a) one non-projecting roof sign up to 24,300 square feet in size; b) one 265 square-foot window sign; c) an increase in the total area of signage per building face to exceed five (5) percent up to a maximum combined twenty seven (27) percent for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet in size and LED digital signs up to 450 square feet in size; d) allocation of up to 65 percent of the sign area of the window sign and seven of the projecting wall signs with sponsorship name and/or logo information; and e) allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video.

3. **Parking Demand Study No. PDS 14-01** – A Trip Generation and Parking Demand Analysis Report ("Parking Study") was prepared by Hirsch Green, submitted by the Applicant, and peer reviewed for the City by Kimley Horn. The Parking Demand Study identified the demand for parking based on the operation of the existing Lakers facility and employees including both permanent and seasonal employees. The Parking Study also identified the demand for non-office related uses as part of the Lakers' operation and the demand for parking for the exhibition games that will contain 750 retractable seats, which exceeds the ESMC parking requirement for a public assembly use with fixed seats.

4. **Modification and Addition of Conditions of Approval adopted in Resolution No. 4241 and Ordinance No. 1345** – Modification to certain conditions are proposed as part of the 2014 Revised Corporate Campus Development that includes the Lakers Project. Proposed modifications and addition to the Original Project conditions of approval include:

   a) Require a lot line adjustment to merge the 4 existing parcels that comprise the Lakers Project site into 1 parcel.

   b) Require the approval and relocation of the temporary parking lot located on the Project site that contains the required 100 parking spaces to the satisfaction of the City before construction begins.

   c) Make other necessary modifications to the conditions of approval to reconcile changes in the property involved, the project description, and other requested discretionary actions as well as changes in any applicable State or local regulations.

IV. **Analysis**

**SITE DESCRIPTION AND SURROUNDING LAND USES**

The 46.5 acre Corporate Campus Site is located in the northeast portion of the City of El Segundo. The site consists of 304,820 square feet of development that includes the Edge at Corporate Campus project, the existing Hyatt Place hotel development, two soccer fields, Fire Station No. 2, and the existing internal streets. The remaining area includes vacant land and internal streets that were approved as the Original Project. The remaining portion consists of the Revised Project that was approved to be
developed in 3 phases (Phase 1: 217,637 square feet; Phase 2: 193,228 square feet; and Phase 3: 214,340 square feet). The proposed Lakers Project is proposed in the Phase 3 area of the Revised Project and will replace the concept previously approved for Phase 3 of the Revised Project. This portion of the City is designated as the Corporate Campus Specific Plan area.

The surrounding properties are a mix of light industrial, heavy industrial, and multi-story office buildings. The Lakers Project site surrounding land uses and zoning are described as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Elevon Project (under construction)</td>
<td>CCSP</td>
</tr>
<tr>
<td>South: Data Center</td>
<td>MU-N</td>
</tr>
<tr>
<td>East: Northrup Grumman</td>
<td>MU-N</td>
</tr>
<tr>
<td>West: Fire Station No. 2 &amp; City Soccer Fields</td>
<td>CCSP</td>
</tr>
</tbody>
</table>

PROJECT PHYSICAL DESCRIPTION

The proposed Lakers Project proposes to develop the offices for the Lakers business and basketball operations, team training facility with a double basketball court, including an exhibition court, and an exhibition area with accessory spaces and amenities to accommodate up to 750 retractable seats for use with the D-Fenders basketball games.

The proposed project includes the development of a 121,852 square-foot, two-story building on a 5-acre site. The first floor will consist of 2 full basketball courts and 2 half courts, a training area, a team area, loading, storage, an atrium, and an exterior courtyard. There will be limited office space on the first floor which is 73,091 square feet in size. The basketball court area will be comprised of 23,408 square feet and it will have 750 retractable seats on the southern end of the court. The southern court will be the exhibition court used during the D-Fenders home games. Access by the public during D-Fender games will be provided from the three (3) access points on the south end of the building. All D-Fender home games (25-30 games per year) will be played in the evenings.

The second floor will consist of office uses and is 48,761 square feet in size. Visitor and Laker’s corporate entrance lobby will be on the first floor with access from the west parking lot. The second floor will be reserved for Lakers’ business operations and basketball operations that serve as the Lakers corporate headquarters which will consist of a mixture of offices, conference areas, and areas for employee amenities. The proposed Lakers Project will be developed with a Floor Area Ratio (FAR) of 0.53:1, which is below 0.99:1 FAR approved for the CCSP and the 214,340 square-foot Phase 3 concept approved as part of the Revised Project.

Architecture

The proposed two-story building will be constructed of protected structural steel frame. The first floor wall will be a light gauge frame construction with a stucco exterior. The
second floor exterior walls will consist of a combination of curtain wall and metal panels with punched openings, aluminum mullions, and tinted glass elements combined into a contemporary design. All sides of the buildings will incorporate the design elements so as to make each side visually attractive and consistent.

The two-story building will be approximately 38'-6" feet in maximum height to the main roofline and 51'-6" to the top of the rooftop mechanical screen wall. All roof mounted equipment will be screened from public view as required.

Circulation and Traffic

The internal private streets within the CCSP area will serve the project site. Ingress and egress to the project site would be provided by driveways along Douglas Street, Mariposa Avenue, and Parview Drive South. The driveways along Douglas Street will access two separate gated areas, one for players and staff and the other for loading areas for the building. The driveways along Mariposa Avenue and Parkview Drive South will provide access to the employee and visitor parking areas. Pedestrian access is provided from four street frontages. A Traffic Analysis was conducted by Kimley-Horn (Exhibit 1A) as part of the Addendum to the FEIR to determine the trip generation of the proposed Lakers Project and that the trip generation would not exceed what was previously studied in the FEIR. The Original Project generated 21,366 daily trips. The Revised Project approved in 2013 generated 10,532 daily trips with AM and PM peak periods that generated 1,193 and 1,297 trips respectively compared to 2,267 and 2,795 trips respectively in the Original Project FEIR. The results of the Analysis indicates that the Lakers Project and changes to the Phase 3 area of the Revised Project would not result in increased traffic congestion or significant delay to the on-site circulation system as the trip generation for the Lakers Project is less than what would be generated in the Phase 3 plan under the Revised Project. At peak period, the Lakers Project will generate 1,260 daily trips whereas the Phase 3 plan under the Revised Project would have generated 2,343 daily trips as proposed. Greater detail is provided in the attached Addendum to the FEIR (Exhibit 1A).

Parking and Loading

Parking is proposed to be located in surface parking lots and in three parking areas for a total of 276 parking spaces. The west parking lot will contain 112 parking spaces, the south parking lot will contain 124 parking spaces, and 40 parking spaces on the east parking lot will be reserved for Lakers players during regular business hours. The Parking Study identifies the parking demand for training facilities for sports teams as such uses are not listed in the ESMC and to demonstrate that the office use and training facilities (non-office), which would operate during the daytime hours from 8:00 a.m. to 6:00 p.m. could share the 276 on-site parking spaces with the D-Fenders exhibition games that would take place in the evening hours after 7:00 p.m.

The office use and non-office uses require 200 parking spaces based on the ESMC and the Parking Study. The west parking lot (112 parking spaces) and the south parking lot (124 parking spaces) will have a total of 236 parking spaces to accommodate the office and non-office uses during business hours. In addition, the
east lot with 40 parking spaces will also be available for exclusive use by the players during business hours.

The Lakers Project proposes to have D-Fender exhibition basketball games in the evening with game start times at 7:00 p.m. The D-Fender games will utilize 750 retractable seats. ESMC § 15-15-6(A) requires 188 parking spaces for the 750 fixed seats. The Parking Study identified the staff and other personnel that would be required during the exhibition games and established the parking demand for D-Fenders exhibition games at 257 parking spaces. During the exhibition games the entire 276 parking spaces will be made available including the 40-space player parking lot. There will be 25 to 30 exhibition games per year. The daytime office and non-office parking demand would generally not overlap with the nighttime D-Fenders game-day parking demand and therefore the site parking supply can be shared between the two operating components of the Lakers Project.

Based on the proposed uses and size of the building, two small truck and one large truck loading spaces are required. The Lakers Project is providing 3 small truck spaces and one large truck space. The Applicant has indicated that the types of deliveries that would occur on-site are limited to small trucks and deliveries by large trucks would not occur. As a result, the Applicant plans to apply for an Administrative Adjustment to request that a small truck loading space would suffice in place of a large truck parking space.

**Signage**

The proposed Lakers Project includes changes to signage regulations. The amendment would allow certain sign types with increased individual and overall signage area per building façade and on the roof of the building. Additionally, the proposed signage and amendment to the CCSP would allow including sponsorship information (names and logos) of other businesses on the Lakers building as part of certain sign types.

Specifically, the proposed amendment to the CCSP Section regarding signage development standards would allow only combined offices, athletic training facilities, and exhibition venues for professional sports teams the following signs: a) one non-projecting roof sign up to 24,300 square feet; b) one 265 square-foot window sign; c) an increase in the total area of signage per building face to exceed five (5) percent up to a maximum combined twenty seven (27) percent for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet and LED digital signs up to 450 square feet; d) allocation of up to 65 percent of the sign area of the window sign and seven of the projecting wall signs with sponsorship name and/or logo information; and e) allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video.

Although the signage is larger than currently permitted in the CCSP, Planning staff believes that the signage conforms with the size and scale of the Lakers building and the uniqueness of the use, and enhances the vibrant aesthetic appearance of the building and visitor attraction with the high quality signage that is proposed for the project. Planning staff believes that the signage is consistent with the CCSP Major
Goal No. 4 to accentuate the overall positive identity of the community; Goal 4a to enhance services and convenience while respecting the immediate surrounding uses; and Goal 4b to incorporate well-designed landscape; lighting and signage elements. Further, Planning staff believes that the signage is consistent with Signage Policy No. 2 ("Maintenance and enhancement of the aesthetic environment while preserving the ability attract sources of economic development and growth") and Signage Policy No. 3 ("Support of signs that are integrated with and harmonious in size, design, style, material, and aesthetic appearance to the buildings and sizes that they occupy and surround").

Utilities

The City has easements within the internal private streets that will be maintained for utility purposes. The applicant will be responsible to construct any and all infrastructure improvements as required for the project. These infrastructure improvements include drainage facilities, water, sewer and reclaimed water. Proposed development would connect into the existing water, sewer, and reclaimed water lines consistent with the analysis and mitigation measures in the FEIR and Addendum.

V. General Plan Consistency

The El Segundo General Plan land use designation for the Project Site is Corporate Campus Specific Plan. This designation seeks a range of commercial office and non-office uses in an integrated campus type design, which promotes employment and diversity. The Specific Plan Amendment will specifically identify the training component and exhibition games as a permitted use. The Lakers Project and its consistency with relevant Element Goals, Objectives and Policies of the City of El Segundo General Plan are discussed in the attached draft resolution (Exhibit 1).

VI. Specific Plan Consistency

The following table compares the proposed Lakers Project to the development standards of the Corporate Campus Specific Plan (CCSP) Zone.

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>CORPORATE CAMPUS SPECIFIC PLAN AREA STANDARDS</th>
<th>PROPOSED PROJECT STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses</td>
<td>General offices, medical offices, restaurants, hotels and motels, retail sales, financial institutions, scientific research and development, movie and entertainment facilities. Combined offices, athletic training facilities, and exhibition venues for professional sports teams is proposed.</td>
<td>Offices and R&amp;D and as amended, combined offices, athletic training facilities, and exhibition venues for professional sports teams. Will comply.</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>10,000 square feet.</td>
<td>Each of the existing and proposed parcels contain more than 10,000 square feet. Complies.</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Height</td>
<td>175 feet maximum.</td>
<td>The maximum proposed building height is 51’-6” (2-story). Complies</td>
</tr>
<tr>
<td>Setback from adjoining public right-of-way</td>
<td>15 feet minimum.</td>
<td>Complies</td>
</tr>
<tr>
<td>Interior Setbacks</td>
<td>5 feet from lot lines, 15 feet from curb face.</td>
<td>All buildings meet or exceed the minimum. Complies.</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>100 feet minimum on a public street, private street or private driveway.</td>
<td>Each of the parcels has at least 100 feet of frontage on a public and/or private street. Complies.</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.99 (Net) maximum FAR.</td>
<td>The proposed project will be developed with a FAR of 0.53:1. Complies.</td>
</tr>
<tr>
<td>Walls/Fences</td>
<td>A minimum six-foot high masonry wall must be provided along property lines for those yards abutting residential or industrial zones. ESMC §15-5E-7(G)</td>
<td>None of the proposed parcels about a residential or industrial zone. Does not apply.</td>
</tr>
<tr>
<td>Vehicle Trips</td>
<td>The maximum number of A.M. and P.M. peak hour vehicle trips for the Specific Plan area, shall not exceed 2,267 and 2,795, respectively</td>
<td>The Traffic Study projects the maximum number of A.M. and P.M. peak hour vehicle trips are 149 and 188 respectively. Complies.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Property Entry Area: Must be accentuated and distinguished from rest of area.</td>
<td>Property Entry Area: All landscaped areas within the first ten feet of the public and private roadways are to be landscaped and maintained by Applicant. Complies.</td>
</tr>
<tr>
<td></td>
<td>Building Perimeter: A minimum of 5-feet deep (5,540 square feet).</td>
<td>Building Perimeter: A minimum of 5,581 square feet of landscaping provided. Complies.</td>
</tr>
<tr>
<td></td>
<td>Property Perimeter: Required in all setback areas with one tree per 25’ of street frontage. 65 trees are required.</td>
<td>Property Perimeter: All setback areas on street frontage are landscaped. A minimum of 65 trees are being provided. Complies.</td>
</tr>
<tr>
<td></td>
<td>Vehicle Use Area: 5% must be landscaped and 1 tree for every 3,000 square feet of VUA must be provided. Thirty-two (32) trees are required.</td>
<td>Vehicle Use Area: A minimum of 38 trees will be provided in the VUA. Complies.</td>
</tr>
</tbody>
</table>
49 parking spaces for non-office use based on Trip Generation and Parking Demand Study (daytime use).  
188 parking spaces for 750 fixed seats for Exhibition games (nighttime use). | 276 parking spaces shall be provided (236 office spaces & 40 player spaces). Complies  
200 parking spaces needed for day time office use, 236 are provided (daytime use). Complies  
Parking Demand for Exhibition games exceeded ESMC requirement and was determined to be 257 spaces. Project provides 276 parking spaces for Night use. Complies |
| Parking Space Dimensions | Varies  
ESMC §15-5D-9 | Parking space dimensions throughout the project are consistent with ESMC requirements. Complies |
| Loading Spaces | 2 small truck and 1 large truck loading spaces are required.  
ESMC §15-5D-9 | Project provides 3 small truck and 1 large truck. Complies. |
| Corner Clearance | For the purpose of safe visibility, all corner lots must maintain a triangular area of 15’ in length adjacent to the front and side property lines, in which no trees, fences, shrubs, retaining walls, buildings and structures or other physical obstructions must be permitted to exceed 30” in height from street grade, except trees that are trimmed with a 12’ high minimum visibility from street grade under the canopy.  
ESMC §15-2-6 | Complies. |
### Driveway Visibility

To provide visibility for pedestrians and drivers, all driveways must maintain a triangular area of 10' in length adjacent to the driveway and property line intersections, in which no fences, walls and landscaping are permitted to exceed 30" in height from street grade, except trees that are trimmed with a 12' high minimum visibility from street grade under the canopy. ESMC §15-2-11.

| Driveway Visibility | Complies |

### VII. Environmental Review/Certified EIR and Addendum

The proposed uses, buildings, parking, and circulation improvements of the Lakers Project are consistent with the requirements of the CCSP as proposed to be amended and are consistent with the FEIR.

#### Addendum to the FEIR

The City approved an addendum to the FEIR for the 2013 Revised Project that analyzed the proposed amendment to the Corporate Campus Development project that eliminated a private street that was approved as part of the traffic circulation under the Original Project FEIR. In addition the 2013 Addendum considered a revised project that was reduced from 2,175,000 square feet to 930,025 square feet.

The proposed Addendum to the FEIR analyzes the Lakers Project. The Addendum concludes that there will be no new, or substantially more severe, significant impacts than the impacts originally identified in the FEIR. However, the previously adopted Statement of Overriding Considerations must be readopted by the City Council stating the specific reasons why the project’s benefits outweigh its significant environmental impacts. Planning staff recommends that the Planning Commission find that the overriding benefits of the project outweigh the environmental impacts and recommend to the City Council readopt the Statement of Overriding Considerations (Exhibit 4) as required by CEQA. A complete environmental analysis is provided in the attached Addendum to the EIR (Exhibit 1A). The adopted Mitigation Monitoring and Reporting Program is attached (Exhibit 3).

#### Public Comments

No comments have been received from the public or other agencies regarding the Addendum to the FEIR, the Specific Plan Amendment, and Parking Demand Study as of the date of this report.
VIII. Application Findings

In order to approve the project, the City Council must take certain actions related to the proposed project. The Planning Commission's responsibility is to make recommendations to the City Council. The required findings for each application are included in the attached draft resolution (Exhibit 1).

IX. Conclusion

Staff recommends that the Planning Commission recommend that the City Council approve the proposed project, subject to the conditions contained in Draft Resolution No. 2769.

X. Exhibits

1. Draft Planning Commission Resolution No. 2769 and Attachments (Exhibit A: Addendum to the FEIR (under separate cover); Exhibit B: Ordinance (Including Specific Plan and Conditions of Approval)
2. Draft Amendment to Corporate Campus Specific Plan (strikeout/underline format)
3. Mitigation Monitoring and Reporting Program (MMRP)
4. Statement of Overriding Considerations
5. Resolution No. 4852 and Ordinance No. 1492 including the Conditions of Approval for the original project approved in 2013
6. Project Plans

Prepared by: Louis Morales, Planning Consultant

Kimberly Christensen, AICP, Planning Manager
Planning and Building Safety Department

Sam Lee, Director
Planning and Building Safety Department
RESOLUTION NO. 2769

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE LAKERS PROJECT PROPOSED FOR THE CORPORATE CAMPUS DEVELOPMENT INCLUDING AN ADDENDUM TO A FINAL ENVIRONMENTAL IMPACT REPORT FOR ENVIRONMENTAL ASSESSMENT NO. EA-1082; SPECIFIC PLAN AMENDMENT NO. SPA 14-02; AND PARKING DEMAND STUDY NO. PDS 14-01.

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

SECTION 1: The Planning Commission finds and declares that:

A. In 2002, the City Council adopted the Corporate Campus Specific Plan ("CCSP"). The CCSP was subsequently amended in 2013;

B. On September 2, 2014, LAL Property, LLC filed an application for a further amendment to the CCSP in order to accommodate a new facility used by the Los Angeles Lakers and its affiliates. The City identified the application as Environmental Assessment No. EA-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 (collectively, the "Lakers Project");

C. The applications from LAL Property, LLC (collectively, the "Lakers 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 ESMC;

D. In addition, the City reviewed the Lakers 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. The Planning and Building Safety Department completed its review and scheduled a public hearing regarding the project before the Planning Commission for March 18, 2015;

F. On March 18, 2015, the Commission opened a public hearing to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Commission by City Staff, public testimony, and representatives of LAL Property, LLC;
G. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its March 18, 2015 public hearing including, without limitation, the staff report submitted by the Planning and Building Safety Department.

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

A. The Lakers Project is proposed on an approximately 5-acre portion of the 46.5 acre Corporate Campus Project site located in the northeast portion of the City of El Segundo. The 5-acre portion of the site is comprised of four (4) parcels that will be merged into one parcel through a Lot Line Adjustment that will required as a condition of approval. The subject property is bounded by Campus Drive to the north, Douglas Street to the east, Mariposa Avenue and Fire Station No. 2 to the south, and Parkview Drive South and Fire Station No. 2 to the west.

B. The 46.5-acre project site (Corporate Campus Project Site) has a Corporate Campus land use designation and the zoning designation is the Corporate Campus Specific Plan. The FAR for the Corporate Campus land use designation is 0.99:1 and would permit up to 2,175,000 square feet of development. In 2013, the City approved a three-phase development project of approximately 625,205 square feet ("2013 Revised Project") to be developed at a 0.60:1 FAR and that when added to the 304,820 square feet of existing improvements totaled 930,025 square feet.

C. The proposed Lakers Project is a new development to allow up to a maximum of 133,000 square feet of combined offices, athletic training facilities, and exhibition venues for a professional sports team. The facility will be constructed on approximately 5 acres on the former Phase 3 area of the 2013 Revised Project and is approximately 81,340 square feet smaller than the 214,340 square-foot office development approved for Phase 3 of the 2013 Revised Project.

D. The proposed project would consist of a two-story building with a maximum height of 51'-6". The maximum height in the Corporate Campus Specific Plan is 175 feet. All development within the proposed Corporate Campus project area would conform to Corporate Campus Specific Plan development standards excepting the development standards specified in the amendment requests.

E. The CCSP allows for the development at a FAR of 0.99:1. The proposed FAR for this development is 0.53:1.
F. Ingress and egress to the proposed Lakers Project would be provided from driveways with direct access from Douglas Street, Parkview Drive South, and Mariposa Avenue.

G. Parking for the proposed Lakers Project will be located on three surface parking lots. The west parking lot will contain 112 parking spaces, the south parking lot will contain 124 parking spaces, the east parking lot, which is reserved for players during business hours will have 40 parking spaces for a total of 276 on-site parking spaces. Based on the ESMC parking requirements and a Parking Demand Study that was performed for the project, the office and athletic training facilities, which will operate during the day requires 200 parking spaces. The minimum parking requirements established in the Parking Demand Study will be met in that 236 parking spaces plus the 40 spaces for the players will be available for the daytime uses. The Exhibition games for the D-Fenders home games, which will operate in the evening 25 to 30 times per year require 188 parking spaces per the CCSP and ESMC. The Parking Demand Study indicated that 259 parking spaces would be required. The entire 276 on-site parking spaces will be available for the exhibition games. The Parking Demand Study demonstrated that the day time uses (office and non-office use) and the evening use (exhibition game venue) could share the on-site parking spaces as the uses would not overlap. Ample parking will be provided to meet the parking demand for each use during their respective time of operation.

H. Signage for the proposed Lakers Project will include a non-projecting roof sign up to 24,300 square feet in size; one 265 square-foot window sign; an increase in the total area of signage allowed per building face to exceed five (5) percent for a maximum combined area that ranges from twelve (12) percent to a maximum of twenty seven (27) percent per building face for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet in size and LED digital signs up to 450 square feet in size; allocation of up to 65 percent of the sign area of the window sign and each of seven of the projecting wall signs with sponsorship name and/or logo information; and allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video sign.

SECTION 3: Environmental Assessment. The Planning Commission makes the following environmental findings:

A. The City Council certified a Final EIR (FEIR) on January 2, 2002 for the Corporate Campus project.

B. The City reviewed the Lakers Project and prepared an Addendum to the FEIR pursuant to CEQA Guidelines § 15090. A true and correct copy of
the Addendum is attached as Exhibit “A,” and incorporated by reference. None of the conditions in CEQA Guidelines § 15162 requiring a subsequent or supplemental EIR are present. No new significant effects will result from the revised project. No significant effects previously examined will be substantially more severe than shown in the FEIR in accordance with CEQA Guidelines § 15164(a).

C. The Addendum was not circulated for public review, but will be included in or attached to the FEIR in accordance with CEQA Guidelines § 15164(c).

D. In accordance with CEQA Guidelines § 15164(e), the Addendum includes an explanation of the decision not to prepare a subsequent EIR pursuant to CEQA Guidelines § 15162 and the explanation is supported by substantial evidence.

E. In accordance with CEQA Guidelines §§ 15090 and 15164(d) the Addendum reflects the City’s independent judgment and analysis and was considered with the FEIR before the Planning Commission considered the project. The Addendum is an accurate and complete statement of the environmental impacts of the project. The Addendum to the FEIR was prepared under the direction of the City of El Segundo Planning and Building Safety Department and reflects the independent judgment and analysis of the environmental impacts of the project.

F. In accordance with CEQA Guidelines § 15091, the record on which the Planning Commission’s findings are based is located at the Planning and Building Safety Department, City of El Segundo, 350 Main Street, El Segundo, California 90245. The custodian of records is the Director of Planning and Building Safety.

G. The Planning Commission finds that all mitigation measures now incorporated into the project are desirable and feasible. The Planning Commission recommends that the City Council certify the Addendum.

H. Because of the facts identified in this Resolution, the Addendum shows that a Statement of Overriding Considerations will be required in order for the Lakers Project to be approved.

SECTION 4: General Plan and Specific Plan. The proposed project conforms to the General Plan as follows:

A. The General Plan contains a number of relevant Goals, Objectives, and Policies in the Economic Development Element. The goal of Objective ED1-1 is building “support and cooperation among the City of El Segundo and its businesses and residential communities for the mutual benefits derived from the maintenance and expansion of El Segundo’s economic
base.” The benefits of the development will be shared and supported by all constituencies in the City. The development will provide significant fiscal benefit to the City by generating additional business license fees.

B. According to Policy ED1-1.2, long-run efforts for economic development should focus on “diversification of El Segundo’s economic base in order to meet quality of life goals.” The project will add to the diversification of the economic base in the City by providing a combined office, athletic training facility, and exhibition venue for professional sports team use that exists on a limited basis in the City. Therefore, these uses will meet quality of life goals by benefiting the residential and business communities with a unique use in the City that also provides a recreational amenity.

C. Policies ED1-2.1 and ED1-2.2, both seek to promote land uses, which improve the City’s commercial tax base. The purpose of the Corporate Campus Specific Plan Land Use Designation is to provide for office development and supporting retail and other commercial services which provide a fiscal benefit to the City. The City has seen a change in office development that incorporates retail and other uses. The proposed project will provide this opportunity in the northeast area of the City.

D. The proposed project meets the City’s policy of seeking balance between enhanced economic development and available resources and infrastructure capacity (Policies ED1-2.3 and LU7-1.2). As adequate resources are currently available within the City to serve the proposed project or will be developed as part of the project, as supported by the certified FEIR and the addendum to the FEIR, a substantial new commitment of resources or infrastructure is not required. Based on this, the proposed project is consistent with Policy ED1-2.3.

E. Implementation of the proposed project will meet relevant goals and policies with regard to the Land Use Element. The project will help the tax base through the development of new commercial uses without adversely affecting the viability of downtown (Goal LU4). The development that will be provided is a fairly unique use in El Segundo that will also attract visitors to the City.

F. The project will be conditioned to require maintenance and permanent upkeep on all the landscaping developed in conjunction with the project as required by Policy LU4-1.1.

G. Any development on the Corporate Campus Project would be required to meet all health and safety and environmental regulations and would be built to meet all current seismic safety standards, as overseen by the Building Safety Division. The appropriate regulatory agencies, including the Regional Water Quality Control Board (LARWQCB) would be required
to approve remediation of any existing soil and water contamination that may be present on the Corporate Campus Project Site. The LARWQCB determines what level of contaminants are acceptable to allow construction at the subject site (Policy LU4-1.2 and Policy LU4-1.4).

H. Any proposed development would comply with all the zoning regulations and development standards for the Corporate Campus Specific Plan Zone (Policy LU4-2.1).

I. The Corporate Campus Project Site is located within a quarter-mile of a Green Line’s Mariposa/Nash Station. (Policy LU4-4.4) which will help encourage transit ridership to the project.

J. The development of the Laker Project Site would allow for the development of a site that has been vacant for many years and was previously improved with a blighted former industrial use area into a new commercial opportunity for the surrounding area. This redevelopment would occur through the combined efforts of the City of El Segundo and private applicants and would conform to the Corporate Campus Specific Plan development standards (Objective LU5-3).

K. As development on the site is approved, stormwater detention basin(s) would be required to contain the stormwater runoff. The size of these basin(s) would depend on the size of the individual developments and would be determined through completing a hydrology study as may be required (Policy LU7-1.4).

L. All new on-site utilities required for will be placed underground with the construction of the individual project (Policy LU7-2.3).

M. Off-street parking will be provided as required to accommodate employees and the public (Policy LU7-2.4).

N. The proposed project will be required to have strategic safety plans and a fire life safety plan in place (Policy LU 7-1.1 and Policy LU 7-1.2). All on-site utilities will be placed underground (Policy LU7-2.3).

O. Access to development on the Corporate Campus Project Site would be provided from Campus Drive, Douglas Street, Parkview Drive South, and Mariposa Avenue. This would allow emergency vehicle access to the site from all sides of the site (Policy C1-1.10).

P. The Traffic Study, which was performed as part of the Addendum to the FEIR determined that the number of vehicles trips would be less than the maximum number of trips allowed under the certified FEIR for the Original Corporate Campus project and the Revised Corporate Campus
Development project and would generate 149 a.m. peak period trips and 188 p.m. peak period trips and would remain below the 352 a.m. peak period trips and 319 p.m. peak period trips as identified in the Revised Project for the same 5-acre site.

Q. Development on the Lakers Project Site would incorporate sidewalks along project boundaries as required (Policy C2-1.4).

R. The proposed project will adhere to any applicable regulations regarding preferential parking areas or promotion of ride share (Policy C2-5.1). The proposed project will provide sufficient on-site parking and loading (Policy C3-2.1 and C1-3.2) as required by the Corporate Campus Specific Plan, the ESMC and as determined by the Parking Demand Study.

S. Parking would be provided on the proposed Lakers Project Site in accordance with the ESMC’s parking requirements (Policy C3-2.1).

T. The construction and/or maintenance of existing infrastructure to accommodate the use of reclaimed water for irrigation systems, when available, and the application of the City’s Water Conservation in Landscape regulations (ESMC Chapter 10-2), as required by mitigation measures M.2-4, M2.5, M2.6, M.2-10, M2-13, and M2-16 and Condition of Approval No. 8, would be consistent with and further Policies CN2-5, CN2-7, CN2-12.

U. All development on the Corporate Campus Project Site is required to include a comprehensive and coherent design for the development, including landscaping and amenities, in order to improve the existing aesthetic appearance of the site (Policy CN2-7).

V. All development on the Corporate Campus Project Site is required to include facilities capable of holding stormwater runoff resulting from the development. All development on the Corporate Campus Project Site would be required to utilize reclaimed water for landscaping to the extent feasible (Policy CN2-12). Additionally, reclaimed water would be used to the extent possible in the irrigation of the landscaping (Policy CN2-11).

W. The project would provide a comprehensive and coordinated design of the entire project site, including landscape amenities to substantially improve the aesthetic appearance of the site and the surrounding area as encouraged by Policy CN5-6.

X. The project was identified and is currently under Los Angeles Regional Water Quality Control Board (LARWQCB) orders to remediate soil and ground water contamination as contemplated by Goal CN3 and Policy CN3-2 to protect groundwater from contamination.
Y. The project will be required to implement transportation demand management programs, as required by Mitigation Measure B-3 (bike, rideshare matching, and transit options), and as required by ESMC Chapters 15-16 and 15-17 will demonstrate compliance with air quality objectives to encourage alternative commuting strategies (AQ1-1), reduce vehicle trips (AQ3-1.1, AQ 3-1.2), and promote non-motorized transportation (AQ 4-1.1).

Z. The project will implement a number of traffic improvements, as required by mitigation measures B-6 through B-14 which will improve traffic flow (Policy AQ 7-1.1, AQ 7-2.1).

AA. Mitigation measure M.5-1 provides that the proposed project will incorporate energy conservation measures consistent with City (Policy AQ12-1.2).

BB. Implementation of the proposed project, subject to mitigation measures D-1 through D-3 which address construction hours, equipment mufflers, construction equipment staging, and noise barriers, will be consistent with relevant policies of the City’s Noise Element (Policies N1-2.1, N1-2.1B, N1-2.1C, N1-3.1, N1-3.5, and Program N1-2.1A).

CC. The development on the proposed Project Site with years of prior industrial use on the property which will significantly reduce the quantity of many hazardous materials that have been handled on the site (Objective PS3-1).

DD. The developer will remediate any soil and groundwater contamination under the authority of the LARWQCB (Policy PS4-1.1).

EE. Public Safety Element Policy PS6-1.2 to continue efforts to reduce fire hazards would be furthered by preparation of fire life safety plans (mitigation measures L.2-1 through L.2-5) and the reduction of fire prone industrial facilities.

FF. As a re-use of a previously developed industrial site, that will be remediated to the satisfaction of the appropriate regulatory agencies and will not pose any health hazard to employees, patrons or visitors to the site, the project is consistent with Policy HM3-1.1 requiring compliance with hazardous materials handling laws.

GG. The proposed project will also meet the 5 major goals listed in the Corporate Campus Specific Plan ("CCSP"), which are reflective of the General Plan, 1. Facilitate Economic Development; 2. Promote compatible land uses; 3. Provide Safe Convenient, and Efficient Circulation System;
4. Accentuate Overall Positive Identity of the Community; and 5. Encourage Alternative Modes of Transportation.

HH. The proposed project meets CCSP Goal 1a as the project will enhance the City’s economic base by adding a variety of uses (but not limited to) office, hotel, restaurant, recreation, light industrial, research and development, technology/web hosting/telecommunications and a combined office, athletic training facility and an exhibition game venue for professional sports team.

II. The project meets CCSP Goal 2a and 2b as the proposed uses will retain economic viability and will also stimulate compatible quality development.

JJ. The proposed project will have vehicular and pedestrian access from the surrounding streets abutting the property and will have shared parking between two uses that will have peak operation at alternative times. The proposed project will have the opportunity to promote and encourage ride sharing when the two uses occur per CCSP Goal 3c.

KK. The proposed project will provide a positive identity and will expand on the branding of the business entity through effective signage and will integrate well designed landscaping meeting the goals of CCSP 4a and 4b.

LL. The project site is located within a ¼ mile of the Metro Green Line Light Rail with a Light Rail Station at Nash Street and Mariposa Avenue within walking distance. The exhibition venue will draw visitors from the metropolitan region with the ability of encouraging alternative modes of transportation and thus meeting CCSP Goals 5a, 5b, and 5c.

SECTION 5: Recommendations.

A. Subject to the conditions listed in the attached Exhibit “C,” which are incorporated into this Resolution by reference, the City Council should certify the Addendum attached as Exhibit “A” and adopt the Statement of Overriding Considerations.

B. The City Council should adopt the Ordinance attached as Exhibit “B,” and incorporated by reference, which would amend and approve the Specific Plan;

C. Subject to the conditions listed on the attached Exhibit “C,” which are incorporated into this Resolution by reference, the City Council should approve Environmental Assessment No. EA-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01.
SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: According to the ESMC, a copy of this Resolution must be mailed to LAL Property, LLC and to any other person requesting a copy.
SECTION 11: This Resolution is the Planning Commission’s final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 18th day of March 2015.

________________________________________
David Wagner, Chairperson
City of El Segundo Planning Commission

ATTEST:

________________________________________
Sam Lee, Secretary

Wagner - Aye
Baldino - Aye
Newman - Aye
Nicol - Aye
Nisley - Aye

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

By: _______________________________________
Karl H. Berger, Assistant City Attorney
ADDENDUM TO THE CERTIFIED EIR
FOR THE EL SEGUNDO
CORPORATE CAMPUS PROJECT
for the Los Angeles Lakers Headquarters Project

Environmental Assessment No. EA-1082
Specific Plan Amendment (SPA) 14-02
Parking Demand Study (PDS) 14-01

Prepared For:

El Segundo
Planning and Building Safety Department
350 Main Street
El Segundo, CA 90245

March 2015
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CORPORATE CAMPUS SPECIFIC PLAN (AMENDMENT NO. SPA 14-02) FOR THE LAKERS PROJECT.

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

SECTION 1: The City Council finds and declares that:

A. In 2002, the City Council adopted the Corporate Campus Specific Plan ("CCSP"). The CCSP was subsequently amended in 2013 and 2014;

B. On September 2, 2014, LAL Property, LLC filed an application for a further amendment to the CCSP in order to accommodate a new facility used by the Los Angeles Lakers and its affiliates. The City identified the application as Environmental Assessment No. EA-1082; Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01 (collectively, the "Lakers Project");

C. The Lakers Project was 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 Lakers 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 March 18, 2015, the Planning Commission adopted Resolution No. 2769 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 __________, 2015.

SECTION 2: Environmental Assessment. City Council Resolution No. XXXX adopted an Addendum and a Statement of Overriding Considerations (SOC) for the Lakers 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. XXXX.

SECTION 3: Factual Findings and Conclusions. The City Council finds and declares that the factual findings and conclusions set forth in Resolution No. XXXX, adopted on XXXX, 2015 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. XXXX, 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, permitted uses, parking, and sign improvements. Specifically, the CCSP Amendment includes:

A. An amendment to CCSP § V(A) to add combined offices, athletic training facilities, and exhibition venues for professional sports as a permitted use;
B. An amendment to CCSP § V(F)(10)(a) and V(F)(10)(b) to establish parking requirements for combined offices, athletic training facilities, and exhibition venues for professional sports teams through a parking demand study;
C. An amendment to CCSP § V(F)(11)(c) to add athletic training facilities and exhibition venues for professional sports teams to the list of Specific Plan non-office uses in determining the minimum and maximum floor area by use; and
D. An amendment to CCSP § V(F)(12) to add definitions and permitted signs for combined offices, athletic training facilities, and exhibition venues for professional sports teams.

SECTION 5: Approvals. Subject to the Conditions of Approval set forth in attached Exhibit "A," which are incorporated by reference, the City Council amends the Development Standards of the Corporate Campus Specific Plan as set forth in attached Exhibit "B," which is adopted by reference. Other than as amended by Exhibit B, the CCSP remains in full force and effect.

SECTION 6: 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.

SECTION 7: 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.

SECTION 8: Summaries of Information. All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 9: Effectiveness of CCSP. Repeal or amendment of any provision of the CCSP 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.

SECTION 10: 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.

SECTION 11: 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.
SECTION 12: **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 ________ 2015.

__________________________
Suzanne Fuentes, 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. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of ________ 2015, 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 ________ 2015, 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
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 and LAL Property, LLC, and 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-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 ("Project Conditions").

Planning & Building Safety Department

1. The project must comply with the conditions of approval in City Council Resolution No. 4582 and Ordinance No. 1492.

2. Two hundred and seventy six parking spaces must be provided in compliance with the Corporate Campus Specific Plan and Parking Demand Study. The daytime uses (office and athletic training) and nighttime use (exhibition hall venue for athletic events) cannot overlap or operate simultaneously. Athletic events can only take place after 7:00 p.m. on weekdays, anytime on weekends, and Federal Holidays, or any other time that office and athletic training uses are not operating except as permitted by an approved Special Events Permit issued in accordance with the ESMC.

3. Before the City issues a Certificate of Occupancy, the Applicant must obtain and record a Lot Line Adjustment to merge the four existing parcels into one parcel to the satisfaction of the Director of Planning and Building Safety. If the Lot Line Adjustment is not approved and recorded before the City issues a building permit, the Applicant must obtain and record a temporary lot tie agreement that is reviewed and approved as to form by the Director of Planning and Building Safety and the City Attorney. If a temporary lot tie agreement is recorded, a release of covenant must be prepared subject to review and approval by the Director of Planning and Building Safety and the City Attorney that must be recorded concurrently with a Certificate of Compliance for the Lot Line Adjustment. The applicant must reimburse the City for all costs incurred by the City for City Attorney review of the documents relating to the Lot Line Adjustment, the lot tie covenant, and the release of covenant.

4. Before the City issues any building permits for the project site, the 100 parking spaces for the City’s use for the athletic fields located on the project site must be relocated to the satisfaction of the City in compliance with the Specific Plan, the Development Agreement, and the conditions of approval.

Public Works

5. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City’s Water Division.
6. The applicant must provide a sewer study to the satisfaction of the Director of Public Works.

7. Any unused water or sanitary sewer laterals must be abandoned and properly capped at the City main. The Applicant must provide necessary permits, traffic control plans and shoring plans.

8. The project must comply with the latest MS4 permit requirements.

9. Any and all damaged or off-grade curb, sidewalk and pavement must be removed and replaced as required by the Public Works Department by an appropriately licensed contractor.

10. All record drawings (As-built drawings) and supporting documentation must be submitted to the Public Works Director, or designee, before scheduling the project’s final inspection.

**Fire Department**

11. The applicant must provide an automatic fire sprinkler system throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, as adopted by the ESMC.

12. The applicant must provide a manual fire alarm system with voice evacuation throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72, as adopted by the ESMC.

13. The Mariposa Avenue entrance is close to the Fire Station 2 apparatus approach (driveway), causing vehicles cueing to the proposed Lakers site blocking the fire apparatus exiting from the Fire Station 2 apparatus bay. Provide traffic interruption signals Eastbound and Westbound Mariposa Avenue at El Segundo Fire Station 2, to allow traffic to be stopped when fire apparatus must leave the station on an emergency response to the satisfaction of the Fire Chief, or designee.

14. The project must have a methane mitigation system installed for the project and the design and installation must be approved by the Fire Chief, or designee.

**Police Department**

15. Bicycle racks must be located in a well-lit location that will provide optimum security for persons and property.

16. Stairwell doors shall have a minimum 100-square-inch vision panel with the width not less than five inches, to provide visibility into the area being entered. Vision panels must meet requirements of the California Building Code, as adopted by the
CONDITIONS OF APPROVAL

ESMC, and they must preclude manipulation of the interior locking device from the exterior.

17. Perimeter walls must be a minimum height of 6 feet high. Walls must limit climbing access. Concrete walls cannot have projecting sections where decorative blocks are incorporated into the wall. All horizontal members for wrought iron, steel tubular or wood fencing must be located on the inside side of the fencing. The horizontal members must be located along the top and bottom portions of any wrought iron or steel tubular fencing.

INDEMNIFICATION

18. CDC Mar Campus, LLC and LAL Property, 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-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01. Should the City or any representative of the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01, CDC Mar Campus, LLC and LAL Property, 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.

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

By signing this document, CDC Mar Campus, LLC and LAL Property, 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
Jeanie Buss, Manager
LAL Property, LLC

{If Corporation or similar entity, need two officer signatures or evidence that one signature
bonds the company}
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 MAP 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)
ENVIRONMENTAL ASSESSMENT NO. EA-1082
SPECIFIC PLAN AMENDMENT NO. SP 14-02

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

APPLICANT:
LAL PROPERTY, LLC
555 NORTH NASH STREET
EL SEGUNDO, CA 90545

MARCH 18, 2015
V. DEVELOPMENT STANDARDS

A. PERMITTED USES

The following uses are permitted by right:

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. Combined offices, athletic training facilities, and exhibition venues for professional sports teams.
3. Commissary.
4. Craft shops and rentals.
5. General offices of commercial, financial, or industrial establishments.
6. Engineering, industrial design, consultation and other offices.
7. Financial institutions.
8. Fire stations and other public uses.
10. Light industrial/manufacturing
11. Medical-dental offices or facilities.
12. Movie and entertainment facilities.
15. Picture equipment sales.
16. Public and private utilities, including co-generation and substation facilities.
17. Recreational facilities (public and commercial).
18. Restaurants, coffee shops and cafes.
19. Retail sales and services (excluding off-site alcohol sales) and wholesale sales.
20. Scientific research and experimental development laboratories.
21. Special effects studios.
22. Studio/sound stage(s) and other support facilities.
23. Theaters and performance space.
24. Trade union halls, clubs, including service clubs, veterans' organizations, lodges and similar nonprofit organizations.
25. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV 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**

The following uses require an administrative use permit issued in accordance with the ESMC:
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**

The following uses require a conditional use permit issued in accordance with the ESMC:
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**

The following uses are prohibited:
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 must comply with the applicable sections of the El Segundo Municipal Code. Otherwise, the requirements in this Specific Plan provide the primary development guidelines for the Specific Plan area.

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

b. Unless otherwise provided, all uses must comply with the ESMC.

c. All uses must 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 ESMC § 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 is 10,000 gross square feet.

3. **Height**

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

   b. Structures cannot interfere with the operation of the MTA Green Line.

4. **Setbacks**

   a. Buildings within the Specific Plan area must 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 must 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 California Building Code, as adopted by the ESMC, 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 is not 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 constitutes usable area under the horizontal projection of the roof or floor above.

c. Net floor area is 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 is 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 cannot 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, cannot 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 must be deducted from that parcel’s base FAR. In no event, or at no time, can the overall FAR for the Specific Plan area exceed 0.99 to 1. Transfer of FAR may be accomplished by submitting a letter from the applicant to the 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 must comply with ESMC §§ 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, cannot exceed 2,186 and 2,631, respectively, unless a subsequent traffic report was prepared to the
reasonable satisfaction of the 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 must be designed and constructed in accordance with the following typical sections:

10. Parking and Loading

a. Parking and loading must be provided as required by ESMC Chapter 15-15, unless as otherwise specified in the section.

b. The total parking required for combined offices, athletic training facilities, and exhibition venues for professional sports teams must be set forth in a parking demand study for such use approved by the Director of Planning and Building Safety.
c. 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 ESMC Chapters 15-16 and 15-17.

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

e. 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 must be submitted by the applicant showing that the request will not result in a 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 cannot exceed the number of stalls reasonably anticipated to be available during differing hours of operation.

3. A written agreement must be executed by all affected parties, 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.

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

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

h. 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 area cannot 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 is 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) cannot be 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, , will be applied to any phase of development at the discretion of the developer as follows: 50,000 gross square feet may be deferred for the dedication of one acre of land to the City by Grant Deed of the Fire Station Site and the remainder may be deferred upon the with City’s acquisition of the Park Site.

c. For the purposes of the Specific Plan Non-offices uses 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, athletic training facilities and exhibition venues for professional sports teams, trade union halls, clubs, service clubs, veteran’s organizations, lodges, and other similar uses approved by the Director of Planning and Building Safety.

d. Any square footage of buildings or structures on the Fire Station Site and/or the Park Site will not be considered Non-Office or Office Uses in determining compliance with this Section 11.

12. Signage

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

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

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

c. Store-front shops are 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 is 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 are 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 must 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 may 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 must be counted as a portion of the maximum signs otherwise permitted on the property (e.g., freestanding buildings, store fronts, monument signs).

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

k. Notwithstanding anything to the contrary contained in the Specific Plan or the ESMC, the following signs are permitted for combined corporate offices/headquarters, training facility, and exhibition venue for a professional sports team:

1. Definitions:

   (a) Non-Projecting Roof Sign is defined as: a sign integrated into the horizontal roof surface such that it visible only from the air, and not from the surrounding public rights-of-way. Such signage is limited to team and/or sponsor names and/or logos.

   (b) Projecting Wall Signs are defined as: signs attached to the building’s windows and curtain wall system that are located behind the projecting building vertical fins, attached to the architectural steel fins and building skin, and/or mounted between the building fins and/or a screen attached to the building facade. A Projecting Wall Sign is allowed to project more than 6 inches from the window or wall it is attached to, not to exceed 3 feet. Such signage may consist of vinyl, composite material in compliance with building, fire and sign code requirements regarding durability, or metal and may include graphic images of players and/or team and/or sponsor names and/or logos.

   (c) Identification Signs are defined as: signs that identify the project and its occupant, which are located along a street frontage and mounted to parking screen walls. Such signage may include the name and/or logo of the team and/or the project.

   (d) LED Digital Signs are defined as: (i) LED Digital Signs with scrolling alphanumeric characters that provide event, team and other news in black, amber, gold or purple on an amber, gold, purple, or black background; and (ii) a LED Digital Video Sign with full motion animation (such as game highlights or similar video content) and changeable copy in a full range of colors.
2. Permitted Signs.

(a) One Non-Projecting Roof Sign with a maximum sign area of 24,300 square feet. Sponsor names and logos are permitted on non-projecting roof signs and are allowed to comprise the entire surface area of the sign.

(b) A total of eleven (11) Projecting Wall Signs, consisting of: (i) four steel Projecting Wall Signs integrated with the architectural steel fins and building skin and/or a screen attached to the building facade, each with a maximum individual sign area of 2,000 square feet and all with a maximum total collective sign area of 7,000 square feet, and (ii) seven steel Projecting Wall Signs, each mounted between two of the steel fins and the metal panel mechanical screen wall, each with a maximum individual sign area of 500 square feet, and all with a maximum collective sign area of 3,500 square feet. Maximum combined area for all signs shall not exceed twenty seven (27%) percent per building face. Sponsor names and logos cannot exceed 65% of the sign area for each of these sign types.

(c) One Window Sign with a maximum sign area of 265 square feet. Sponsor names and logos cannot exceed 65% of the sign area.

(d) Two Identification Signs, each with a maximum individual sign area of 250 square feet, and all with a maximum collective sign area of 500 square feet.

(e) Four LED Digital Signs, consisting of (i) three LED Digital Wall Signs with scrolling alphanumeric characters that wrap the exterior surface of the parking structure roof on the east side of the Project with a maximum collective sign area of 450 square feet and a maximum vertical dimension of two feet, and (ii) one LED Digital Video Window or Wall Sign located at a public plaza at the northwest corner of the building with a maximum sign area of 256 square feet. Except as expressly provided herein, LED Digital Signs, including the LED Digital Video Sign, must comply with ESMC § 15-18-11(f). The LED Digital Signs may have a nighttime brightness of not greater than 800 candelas per square meter and a daytime brightness of not more than 3,500 candelas per square meter. The intensity of the LED Digital Signs must be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point must be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity. Sponsor names and logos are permitted on LED Digital Signs and are allowed to comprise the entire surface area of the sign from time to time.

(f) Directional Signage: Subject to requirements of ESMC Chapter 15-18.

(g) Informational Signage: Subject to requirements of ESMC Chapter 15-18.

(h) Temporary Banner Signs: A maximum of four Temporary Banner Signs are permitted (one per building frontage) for special events related to the Professional Sports Team including, without limitation, NBA Championships or similar events subject to approval by the Director of Planning and Building Safety. Temporary Banner Signs are permitted up to a maximum of 1400 square feet for each individual sign for a maximum period of 60 days without
City Council approval. Installation of Temporary Banner Signs are limited to 120 days per calendar year without City Council approval. Temporary Banner Signs require a sign permit issued and must be constructed of a durable material to the satisfaction of the Director of Planning and Building Safety.

3. Calculation of Sponsor Name and Logo Area: The area of a sponsor name and logo is the area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all the letters of the sponsor’s name or letters, figures, symbols, designs of the sponsor’s logo, but does not include any words, letters, figures, symbols, designs or pictures associated with the venue or a particular sports team, professional sports association, or public service content, images or messages or framing or background.

4. Illumination. Subject to the above requirements, all signs may be illuminated; provided, however, that the Non-Projecting Roof Sign cannot be internally lit and lighting must be directed downward onto the sign to minimize atmospheric light pollution.

5. Content. The content, image, or message of any of the signs described above that are visible on the exterior of the building that depicts a sports team, professional sports association, or public service content, images or messages or commercial copy of sponsorships may be changed from time to time without the City’s approval, subject to the provisions of this Section 12.k and ESMC Chapter 13-6. No content, images, or messages consistent with the definitions in ESMC § 15-13-4 are allowed.

1. Except as provided in subsection k above, signs or banners greater than 500 square feet requires City Council approval.

13. Landscaping

Landscaping criteria are divided into four separate components.

a. Property Entry Area

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

b. Building Perimeter

- Except as otherwise allowed by this Plan, all buildings must 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 must incorporate a variety of heights, textures, and colors to enhance and soften building perimeters.
c. Property Perimeter

All required setback areas must be fully landscaped including permanent irrigation systems. One shade tree must 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 5, 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) must provide landscape areas including shade trees and permanent irrigation systems, to cover five percent of the VUA. Landscaping must be distributed uniformly throughout the VUA, and be in addition to the required property perimeter and building perimeter landscaping. One tree must be provided for every three thousand square feet of VUA. These trees must be evenly distributed throughout the automobile parking area to provide shade and be provided around the perimeter of truck loading/waiting areas to provide screening. Individual tree and planter areas cannot be less than three feet in width, excluding curbs.
PLANNING COMMISSION RESOLUTION NO. 2769 EXHIBIT "C"

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 and LAL Property, LLC, and 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-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 ("Project Conditions").

Planning & Building Safety Department

1. The project must comply with the conditions of approval in City Council Resolution No. 4582 and Ordinance No. 1492.

2. Two hundred and seventy six parking spaces must be provided in compliance with the Corporate Campus Specific Plan and Parking Demand Study. The daytime uses (office and athletic training) and nighttime use (exhibition hall venue for athletic events) cannot overlap or operate simultaneously. Athletic events can only take place after 7:00 p.m. on weekdays, anytime on weekends, and Federal Holidays, or any other time that office and athletic training uses are not operating except as permitted by an approved Special Events Permit issued in accordance with the ESMC.

3. Before the City issues a Certificate of Occupancy, the Applicant must obtain and record a Lot Line Adjustment to merge the four existing parcels into one parcel to the satisfaction of the Director of Planning and Building Safety. If the Lot Line Adjustment is not approved and recorded before the City issues a building permit, the Applicant must obtain and record a temporary lot tie agreement that is reviewed and approved as to form by the Director of Planning and Building Safety and the City Attorney. If a temporary lot tie agreement is recorded, a release of covenant must be prepared subject to review and approval by the Director of Planning and Building Safety and the City Attorney that must be recorded concurrently with a Certificate of Compliance for the Lot Line Adjustment. The applicant must reimburse the City for all costs incurred by the City for City Attorney review of the documents relating to the Lot Line Adjustment, the lot tie covenant, and the release of covenant.

4. Before the City issues any building permits for the project site, the 100 parking spaces for the City's use for the athletic fields located on the project site must be relocated to the satisfaction of the City in compliance with the Specific Plan, the Development Agreement, and the conditions of approval.

Public Works

5. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City's Water Division.
PLANNING COMMISSION RESOLUTION NO. 2769 EXHIBIT “C”

CONDITIONS OF APPROVAL

6. The applicant must provide a sewer study to the satisfaction of the Director of Public Works.

7. Any unused water or sanitary sewer laterals must be abandoned and properly capped at the City main. The Applicant must provide necessary permits, traffic control plans and shoring plans.

8. The project must comply with the latest MS4 permit requirements.

9. Any and all damaged or off-grade curb, sidewalk and pavement must be removed and replaced as required by the Public Works Department by an appropriately licensed contractor.

10. All record drawings (As-built drawings) and supporting documentation must be submitted to the Public Works Director, or designee, before scheduling the project’s final inspection.

Fire Department

11. The applicant must provide an automatic fire sprinkler system throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, as adopted by the ESMC.

12. The applicant must provide a manual fire alarm system with voice evacuation throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72, as adopted by the ESMC.

13. The Mariposa Avenue entrance is close to the Fire Station 2 apparatus approach (driveway), causing vehicles cueing to the proposed Lakers site blocking the fire apparatus exiting from the Fire Station 2 apparatus bay. Provide traffic interruption signals Eastbound and Westbound Mariposa Avenue at El Segundo Fire Station 2, to allow traffic to be stopped when fire apparatus must leave the station on an emergency response to the satisfaction of the Fire Chief, or designee.

14. The project must have a methane mitigation system installed for the project and the design and installation must be approved by the Fire Chief, or designee.

Police Department

15. Bicycle racks must be located in a well-lit location that will provide optimum security for persons and property.

16. Stairwell doors shall have a minimum 100-square-inch vision panel with the width not less than five inches, to provide visibility into the area being entered. Vision panels must meet requirements of the California Building Code, as adopted by the
PLANNING COMMISSION RESOLUTION NO. 2769 EXHIBIT “C”

CONDITIONS OF APPROVAL

ESMC, and they must preclude manipulation of the interior locking device from the exterior.

17. Perimeter walls must be a minimum height of 6 feet high. Walls must limit climbing access. Concrete walls cannot have projecting sections where decorative blocks are incorporated into the wall. All horizontal members for wrought iron, steel tubular or wood fencing must be located on the inside side of the fencing. The horizontal members must be located along the top and bottom portions of any wrought iron or steel tubular fencing.

INDEMNIFICATION

18. CDC Mar Campus, LLC and LAL Property, 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-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01. Should the City or any representative of the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01, CDC Mar Campus, LLC and LAL Property, 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.

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

By signing this document, CDC Mar Campus, LLC and LAL Property, 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
Jeanie Buss, Manager
LAL Property, LLC

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

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RESOLUTION NO. ___

A RESOLUTION ADOPTING AN ADDENDUM TO A FINAL ENVIRONMENTAL IMPACT REPORT FOR ENVIRONMENTAL ASSESSMENT NO. EA-1082, AND APPROVING A PARKING DEMAND STUDY AND MODIFICATIONS TO CONDITIONS OF APPROVAL FOR THE CORPORATE CAMPUS DEVELOPMENT PROJECT AS AMENDED BY THE LAKERS PROJECT.

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

SECTION 1: The City Council finds and declares that:

A. In 2002, the City Council adopted the Corporate Campus Specific Plan ("CCSP"). The CCSP was subsequently amended in 2013;

B. On September 2, 2014, LAL Property, LLC filed an application for a further amendment to the CCSP in order to accommodate a new facility used by the Los Angeles Lakers and its affiliates. The City identified the application as Environmental Assessment No. EA-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 (collectively, the "Lakers Project");

C. The application for the Lakers Project was 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 ESMC;

D. In addition, the City reviewed the Lakers 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 March 18, 2015, the Planning Commission adopted Resolution No. 2769, recommending that the City Council approve the Lakers Project;

F. On April 7, 2015, the City Council held a duly advertised public hearing in the Council Chamber of the El Segundo City Hall, 350 Main Street to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Council by City Staff, public testimony, and representatives of LAL Property, LLC; and

G. This Resolution and its findings are made based upon the testimony and evidence presented to the City Council at its April 7, 2015 public hearing.

EXHIBIT 2
including, without limitation, the staff report submitted by the Planning and Building Safety Department.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the following facts exist and makes these conclusions:

A. The Lakers Project is proposed on an approximately 5-acre portion of the 46.5 acre Corporate Campus Project site located in the northeast portion of the City of El Segundo. The 5-acre portion of the site is comprised of four (4) parcels that will be merged into one parcel through a Lot Line Adjustment that will required as a condition of approval. The subject property is bounded by Campus Drive to the north, Douglas Street to the east, Mariposa Avenue and Fire Station No. 2 to the south, and Parkview Drive South and Fire Station No. 2 to the west.

B. The 46.5-acre project site (Corporate Campus Project Site) has a Corporate Campus land use designation and the zoning designation is the Corporate Campus Specific Plan. The FAR for the Corporate Campus land use designation is 0.99:1 and would permit up to 2,175,000 square feet of development. In 2013, the City approved a three-phase development project of approximately 625,205 square feet ("2013 Revised Project") to be developed at a 0.60:1 FAR and that when added to the 304,820 square feet of existing improvements totaled 930,025 square feet.

C. The proposed Lakers Project is a new development to allow up to a maximum of 133,000 square feet of combined offices, athletic training facilities, and exhibition venues for a professional sports team. The facility will be constructed on approximately 5 acres on the former Phase 3 area of the 2013 Revised Project and is approximately 81,340 square feet smaller than the 214,340 square-foot office development approved for Phase 3 of the 2013 Revised Project.

D. The proposed project would consist of a two-story building with a maximum height of 51'-6". The maximum height in the Corporate Campus Specific Plan is 175 feet. All development within the proposed Corporate Campus project area would conform to Corporate Campus Specific Plan development standards excepting the development standards specified in the amendment requests.

E. The CCSP allows for the development at a FAR of 0.99:1. The proposed FAR for this development is 0.53:1.

F. Ingress and egress to the proposed Lakers Project would be provided from driveways with direct access from Douglas Street, Parkview Drive South, and Mariposa Avenue.
G. Parking for the proposed Lakers Project will be located on three surface parking lots. The west parking lot will contain 112 parking spaces, the south parking lot will contain 124 parking spaces, the east parking lot, which is reserved for players during business hours will have 40 parking spaces for a total of 276 on-site parking spaces. Based on the ESMC parking requirements and a Parking Demand Study that was performed for the project, the office and athletic training facilities, which will operate during the day requires 200 parking spaces. The minimum parking requirements established in the Parking Demand Study will be met in that 236 parking spaces plus the 40 spaces for the players will be available for the daytime uses. The Exhibition games for the D-Fenders home games, which will operate in the evening 25 to 30 times per year require 188 parking spaces per the CCSP and ESMC. The Parking Demand Study indicated that 259 parking spaces would be required. The entire 276 on-site parking spaces will be available for the exhibition games. The Parking Demand Study demonstrated that the day time uses (office and non-office use) and the evening use (exhibition game venue) could share the on-site parking spaces as the uses would not overlap. Ample parking will be provided to meet the parking demand for each use during their respective time of operation.

H. Signage for the proposed Lakers Project will include a non-projecting roof sign up to 24,300 square feet in size; one 265 square-foot window sign; an increase in the total area of signage allowed per building face to exceed five (5) percent for a maximum combined area that ranges from twelve (12) percent to a maximum of twenty seven (27) percent per building face for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet in size and LED digital signs up to 450 square feet in size; allocation of up to 65 percent of the sign area of the window sign and each of seven of the projecting wall signs with sponsorship name and/or logo information; and allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video sign.

SECTION 3: Environmental Assessment. The City Council makes the following environmental findings:

A. The City Council certified a Final EIR (FEIR) on January 2, 2002 for the Corporate Campus project.

B. The City reviewed the Lakers Project and prepared an Addendum to the FEIR pursuant to CEQA Guidelines § 15090. A true and correct copy of the Addendum is attached as Exhibit "A," and incorporated by reference. None of the conditions in CEQA Guidelines § 15162 requiring a subsequent or supplemental EIR are present. No new significant effects will result from the revised project. No significant effects previously

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examined will be substantially more severe than shown in the FEIR in accordance with CEQA Guidelines § 15164(a).

C. The Addendum was not circulated for public review, but will be included in or attached to the FEIR in accordance with CEQA Guidelines § 15164(c).

D. In accordance with CEQA Guidelines § 15164(e), the Addendum includes an explanation of the decision not to prepare a subsequent EIR pursuant to CEQA Guidelines § 15162 and the explanation is supported by substantial evidence.

E. In accordance with CEQA Guidelines §§ 15090 and 15164(d) the Addendum reflects the City’s independent judgment and analysis and was considered with the FEIR before the City Council considered the project. The Addendum is an accurate and complete statement of the environmental impacts of the project. The Addendum to the FEIR was prepared under the direction of the City of El Segundo Planning and Building Safety Department and reflects the independent judgment and analysis of the environmental impacts of the project.

F. In accordance with CEQA Guidelines § 15091, the record on which the City Council’s findings are based is located at the Planning and Building Safety Department, City of El Segundo, 350 Main Street, El Segundo, California 90245. The custodian of records is the Director of Planning and Building Safety.

G. The City Council finds that all mitigation measures now incorporated into the project are desirable and feasible. The City Council approves the Addendum.

H. Because of the facts identified in this Resolution, the Addendum shows that a Statement of Overriding Considerations will be required in order for the Lakers Project to be approved.

SECTION 4: General Plan and Specific Plan. The proposed project conforms to the General Plan as follows:

A. The General Plan contains a number of relevant Goals, Objectives, and Policies in the Economic Development Element. The goal of Objective ED1-1 is building “support and cooperation among the City of El Segundo and its businesses and residential communities for the mutual benefits derived from the maintenance and expansion of El Segundo’s economic base.” The benefits of the development will be shared and supported by all constituencies in the City. The development will provide significant fiscal benefit to the City by generating additional business license fees.
B. According to Policy ED1-1.2, long-run efforts for economic development should focus on "diversification of El Segundo's economic base in order to meet quality of life goals." The project will add to the diversification of the economic base in the City by providing a combined office, athletic training facility, and exhibition venue for professional sports team use that exists on a limited basis in the City. Therefore, these uses will meet quality of life goals by benefiting the residential and business communities with a unique use in the City that also provides a recreational amenity.

C. Policies ED1-2.1 and ED1-2.2, both seek to promote land uses, which improve the City's commercial tax base. The purpose of the Corporate Campus Specific Plan Land Use Designation is to provide for office development and supporting retail and other commercial services which provide a fiscal benefit to the City. The City has seen a change in office development that incorporates retail and other uses. The proposed project will provide this opportunity in the northeast area of the City.

D. The proposed project meets the City's policy of seeking balance between enhanced economic development and available resources and infrastructure capacity (Policies ED1-2.3 and LU7-1.2). As adequate resources are currently available within the City to serve the proposed project or will be developed as part of the project, as supported by the certified FEIR and the addendum to the FEIR, a substantial new commitment of resources or infrastructure is not required. Based on this, the proposed project is consistent with Policy ED1-2.3.

E. Implementation of the proposed project will meet relevant goals and policies with regard to the Land Use Element. The project will help the tax base through the development of new commercial uses without adversely affecting the viability of downtown (Goal LU4). The development that will be provided is a fairly unique use in El Segundo that will also attract visitors to the City.

F. The project will be conditioned to require maintenance and permanent upkeep on all the landscaping developed in conjunction with the project as required by Policy LU4-1.1.

G. Any development on the Corporate Campus Project is required to meet all health and safety and environmental regulations and would be built to meet all current seismic safety standards, as overseen by the Building Safety Division. The appropriate regulatory agencies, including the Regional Water Quality Control Board (LARWQCB) are required to approve remediation of any existing soil and water contamination that may be present on the Corporate Campus Project Site. The LARWQCB determines what level of contaminants are acceptable to allow construction at the subject site (Policy LU4-1.2 and Policy LU4-1.4).
H. Any proposed development must comply with all the zoning regulations and development standards for the Corporate Campus Specific Plan (CCSP) Zone (Policy LU4-2.1).

I. The Corporate Campus Project Site is located within a quarter-mile of a Green Line’s Mariposa/Nash Station. (Policy LU4-4.4) which will help encourage transit ridership to the project.

J. The development of the Lakers Project Site would allow development on a site that has been vacant for many years and was previously improved with a blighted former industrial use area into a new commercial opportunity for the surrounding area. This redevelopment would occur through the combined efforts of the City of El Segundo and private applicants and would conform to the Corporate Campus Specific Plan development standards (Objective LU5-3).

K. As development on the site is approved, stormwater detention basin(s) would be required to contain the stormwater runoff. The size of these basin(s) would depend on the size of the individual developments and would be determined through completing a hydrology study as may be required (Policy LU7-1.4).

L. All new on-site utilities required for will be placed underground with the construction of the individual project (Policy LU7-2.3).

M. Off-street parking will be provided as required to accommodate employees and the public (Policy LU7-2.4).

N. The proposed project will be required to have strategic safety plans and a fire life safety plan in place (Policy LU 7-1.1 and Policy LU 7-1.2). All on-site utilities will be placed underground (Policy LU7-2.3).

O. Access to development on the Corporate Campus Project Site would be provided from Campus Drive, Douglas Street, Parkview Drive South, and Mariposa Avenue. This would allow emergency vehicle access to the site from all sides of the site (Policy C1-1.10).

P. The Traffic Study, which was performed as part of the Addendum to the FEIR determined that the number of vehicles trips would be less than the maximum number of trips allowed under the certified FEIR for the Original Corporate Campus project and the Revised Corporate Campus Development project and would generate 149 a.m. peak period trips and 188 p.m. peak period trips and would remain below the 352 a.m. peak period trips and 319 p.m. peak period trips as identified in the Revised Project for the same 5-acre site.
Q. Development on the Lakers Project Site would incorporate sidewalks along project boundaries as required (Policy C2-1.4).

R. The proposed project will adhere to any applicable regulations regarding preferential parking areas or promotion of ride share (Policy C2-5.1). The proposed project will provide sufficient on-site parking and loading (Policy C3-2.1 and C1-3.2) as required by the Corporate Campus Specific Plan, the ESMC and as determined by the Parking Demand Study.

S. Parking would be provided on the proposed Lakers Project Site in accordance with the ESMC's parking requirements (Policy C3-2.1).

T. The construction and/or maintenance of existing infrastructure to accommodate the use of reclaimed water for irrigation systems, when available, and the application of the City's Water Conservation in Landscape regulations (ESMC Chapter 10-2), as required by mitigation measures M.2-4, M.2.5, M.2.6, M.2-10, M.2-13, and M.2-16 and Condition of Approval No. 8, would be consistent with and further Policies CN2-5, CN2-7, CN2-12.

U. All development on the Corporate Campus Project Site is required to include a comprehensive and coherent design for the development, including landscaping and amenities, in order to improve the existing aesthetic appearance of the site (Policy CN2-7).

V. All development on the Corporate Campus Project Site is required to include facilities capable of holding stormwater runoff resulting from the development. All development on the Corporate Campus Project Site would be required to utilize reclaimed water for landscaping to the extent feasible (Policy CN2-12). Additionally, reclaimed water would be used to the extent possible in the irrigation of the landscaping (Policy CN2-11).

W. The project would provide a comprehensive and coordinated design of the entire project site, including landscape amenities to substantially improve the aesthetic appearance of the site and the surrounding area as encouraged by Policy CN5-6.

X. The project was identified and is currently under Los Angeles Regional Water Quality Control Board (LARWQCB) orders to remediate soil and ground water contamination as contemplated by Goal CN3 and Policy CN3-2 to protect groundwater from contamination.

Y. The project will be required to implement transportation demand management programs, as required by Mitigation Measure B-3 (bike, rideshare matching, and transit options) and, as required by ESMC
Chapters 15-16 and 15-17, will demonstrate compliance with air quality objectives to encourage alternative commuting strategies (AQ1-1), reduce vehicle trips (AQ3-1.1, AQ 3-1.2), and promote non-motorized transportation (AQ 4-1.1).

Z. The project will implement a number of traffic improvements, as required by mitigation measures B-6 through B-14 which will improve traffic flow (Policy AQ 7-1.1, AQ 7-2.1).

AA. Mitigation measure M.5-1 provides that the proposed project will incorporate energy conservation measures consistent with City (Policy AQ12-1.2).

BB. Implementation of the proposed project, subject to mitigation measures D-1 through D-3 which address construction hours, equipment mufflers, construction equipment staging, and noise barriers, will be consistent with relevant policies of the City’s Noise Element (Policies N1-2.1, N1-2.1B, N1-2.1C, N1-3.1, N1-3.5, and Program N1-2.1A).

CC. The development on the proposed Project Site with years of prior industrial use on the property which will significantly reduce the quantity of many hazardous materials that have been handled on the site (Objective PS3-1).

DD. The developer will remediate any soil and groundwater contamination under the authority of the LARWQCB (Policy PS4-1.1).

EE. Public Safety Element Policy PS6-1.2 to continue efforts to reduce fire hazards would be furthered by preparation of fire life safety plans (mitigation measures L.2-1 through L.2-5) and the reduction of fire prone industrial facilities.

FF. As a re-use of a previously developed industrial site, that will be remediated to the satisfaction of the appropriate regulatory agencies and will not pose any health hazard to employees, patrons or visitors to the site, the project is consistent with Policy HM3-1.1 requiring compliance with hazardous materials handling laws.

GG. The proposed project will also meet the 5 major goals listed in the Corporate Campus Specific Plan ("CCSP"), which are reflective of the General Plan, 1. Facilitate Economic Development; 2. Promote compatible land uses; 3. Provide Safe Convenient, and Efficient Circulation System; 4. Accentuate Overall Positive Identity of the Community; and 5. Encourage Alternative Modes of Transportation.
HH. The proposed project meets CCSP Goal 1a as the project will enhance the City’s economic base by adding a variety of uses (but not limited to) office, hotel, restaurant, recreation, light industrial, research and development, technology/web hosting/telecommunications and a combined office, athletic training facility and an exhibition game venue for professional sports team.

II. The project meets CCSP Goal 2a and 2b as the proposed uses will retain economic viability and will also stimulate compatible quality development.

JJ. The proposed project will have vehicular and pedestrian access from the surrounding streets abutting the property and will have shared parking between two uses that will have peak operation at alternative times. The proposed project will have the opportunity to promote and encourage ride sharing when the two uses occur per CCSP Goal 3c.

KK. The proposed project will provide a positive identity and will expand on the branding of the business entity through effective signage and will integrate well designed landscaping meeting the goals of CCSP 4a and 4b.

LL. The project site is located within a ¼ mile of the Metro Green Line Light Rail with a Light Rail Station at Nash Street and Mariposa Avenue within walking distance. The exhibition venue will draw visitors from the metropolitan region with the ability of encouraging alternative modes of transportation and thus meeting CCSP Goals 5a, 5b, and 5c.

SECTION 5: Approvals.

A. The City Council adopts the Addendum attached as Exhibit “A” subject to the conditions listed on attached Exhibit “D,” which are both incorporated into this Resolution by reference. The administrative record contains substantial evidence to support the City’s determination that none of the conditions described in the CEQA Guidelines requiring a subsequent or supplemental EIR are present and that the Addendum is the appropriate documentation required for this Project. In conjunction with approving the Addendum, the City readopts the Statement of Overriding Considerations set forth in Exhibit “C,” which is incorporated by reference, in accordance with the requirements of Public Resources Code § 21081.

B. Pursuant to Public Resources Code §§21081(a) and 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program (MMRP) set forth in attached Exhibit “B,” which is incorporated into this Resolution by reference. The City Council adopts each of the mitigation measures as conditions of approval for the Project. Other Project conditions of approval and compliance with applicable codes, policies, and regulations will further
ensure that the environmental impacts of the proposed project will not be greater than set forth in the FEIR and these findings.

C. Subject to the conditions listed on the attached Exhibit “D,” which are incorporated into this Resolution by reference, the City Council approves Environmental Assessment No. EA-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01.

SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: 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 Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: According to the ESMC, a copy of this Resolution must be mailed to LAL Property, LLC and to any other person requesting a copy.
SECTION 11: This Resolution is the City Council's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 7th day of April 2015.

______________________________
Suzanne Fuentes, 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 Resolution No. ___ was duly passed, approved and adopted by said City Council at a regular meeting held on the ___ day of April, 2015, approved and signed by the Mayor, and attested to by the City Clerk, 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
ADDENDUM TO THE CERTIFIED EIR
FOR THE EL SEGUNDO
CORPORATE CAMPUS PROJECT
for the Los Angeles Lakers Headquarters Project

Environmental Assessment No. EA-1082
Specific Plan Amendment (SPA) 14-02
Parking Demand Study (PDS) 14-01

Prepared For:

City of El Segundo
Planning and Building Safety Department
350 Main Street
El Segundo, CA 90245

March 2015
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Community, Economic and Development Services Department for the City of El Segundo is the Lead Agency for the El Segundo Corporate Campus Project.

A Draft Environmental Impact Report has been prepared to address the potential environmental impacts of the proposed project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the proposed project. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the mitigation measures identified for the El Segundo Corporate Campus Project. The MMRP is subject to review and approval by the Lead Agency as part of the certification of the EIR and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored
  - Pre-Construction, including the design phase
  - Construction
  - Post-Construction
- The Implementing Party, the agency with the power to implement the mitigation measure
- The Enforcement Agency, the agency with the power to enforce the mitigation measure, and
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMRP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.
I. TRAFFIC

B-1. The project applicant/developer shall implement TDM measures to increase the convenience and attractiveness of the other transportation alternatives among employees and visitors. Services such as carpool and vanpool matching, vanpool formation and leasing assistance, and preferred parking for employees who carpool or vanpool together, shall be provided by the project to facilitate ridesharing. These services would work well in conjunction with, and benefit those who wish to take advantage of, the high occupancy vehicle (HOV) lanes on the nearby I-105 and I-405 freeways.

Monitoring Phase: Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

B-2. The project applicant/developer shall purchase a transit bus (shuttle) for the City to operate during peak commuting and lunchtime hours with circulation through the project, downtown El Segundo and the Green Line stations at the City’s discretion. The type of vehicle to be purchased and route shall be established by the City of El Segundo.

Monitoring Phase: Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Public Works, Department of Recreation and Parks
Monitoring Agency: Planning Division, Department of Public Works Department of Recreation and Parks

B-3. Bicycle travel shall be supported with the design and construction of a Bicycle Station at Mariposa Avenue and Nash Street utilizing an existing easement that has been made available for such use on the Hilton Garden Inn property. The design and construction shall be subject to City of El Segundo review and approval.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Public Works
Monitoring Agency: Planning Division, Department of Public Works

B-4. The project applicant shall include the support of bicycle travel through such on-site amenities as internal bicycle lanes or pathways that lead to the external roadway system, bicycle racks or lockers that are distributed throughout the project, and on-site shower facilities and clothes lockers for employees.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Planning Division
Monitoring Agency: Department of Public Works, Planning Division

B-5. The project applicant shall include the establishment of a centralized transportation management office (TMO) within the project to carry out and market the above trip-reduction strategies.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

B-6. Maple Avenue between Nash Street and Douglas Street – Maple Avenue shall be constructed as a private road within the project but open to through traffic. While this improvement does not mitigate any specific significant intersection traffic impact, it does provide for improved circulation in the surrounding community.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Public Works
Monitoring Agency: Planning Division, Department of Public Works

B-7. Imperial Highway and Sepulveda Boulevard – The existing traffic signal operation shall be upgraded to include a westbound right-turn overlap.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, City of Los Angeles Department of Transportation
Monitoring Agency: Department of Public Works, City of Los Angeles Department of Transportation

B-8. El Segundo Boulevard and Sepulveda Boulevard – The east and westbound approaches of El Segundo Boulevard shall be modified to provide double left turn lanes, two through lanes, and one right-turn only lane.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Caltrans
Monitoring Agency: Department of Public Works, Caltrans

B-9. Imperial Highway and Nash Street/Westbound I-105 Off-Ramp – The eastbound approach of Imperial Highway shall be restriped to include one through lane, a shared through/right turn lane, and one right-turn only lane. The southbound approach should be restriped for one left-turn lane, two through lanes, and one right-turn only lane.
These modifications will require Caltrans approval. This is required only for one-way operations of Nash-Douglas couplet.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works, Caltrans, City of Los Angeles  
**Monitoring Agency:** Department of Public Works, Caltrans, City of Los Angeles

**B-10. Atwood Way and I-105 Freeway Eastbound On-Ramp** – The existing intersection shall be modified to provide two northbound through lanes and one right turn only lane. In the eastbound direction one left turn lane, and one shared through/right turn lane, and one right-turn only lane should be provided. The eastbound right-turn only lane should be approximately 150 feet in length with a 60-foot reversal. In the westbound direction one shared left/through lane and one shared through/right-turn lane should be provided. The signal should provide split phasing. This is required only for one-way operations of Nash-Douglas couplet.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works, Caltrans  
**Monitoring Agency:** Department of Public Works, Caltrans

**B-11. Atwood Way and I-105 Freeway Eastbound On-Ramp** – The northbound approach shall be constructed to include one left-turn lane, one through lane, and one shared through/right turn lane. The eastbound approach shall be striped with one left-turn lane, and one shared through/right turn lane and one right-turn only lane. The right-turn only lane shall be approximately 150 feet in length with a 60-foot reversal. The westbound approach shall be striped with one shared left/through lane and one right-turn only lane.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works, Caltrans  
**Monitoring Agency:** Department of Public Works, Caltrans

**B-12. El Segundo Boulevard and Douglas Street** – The north and southbound approaches shall be modified to include dual left-turn lanes, one through lane, and one shared through/right lane. This is required only for two-way operation of Nash and Douglas Streets.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works  
**Monitoring Agency:** Department of Public Works
II. AIR QUALITY

Minor diversion to less polluting transportation can be achieved by the following mitigation measures:

C-1. A desirable pedestrian environment shall be provided on the project site.

**Monitoring Phase:** Construction, Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division  
**Monitoring Agency:** Planning Division

C-2. Bicycle parking/racks with reasonable security against theft shall be provided on the project site.

**Monitoring Phase:** Construction, Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division  
**Monitoring Agency:** Planning Division

C-3. Comfortable transit access either on the project site or at a very close nearby location shall be provided.

**Monitoring Phase:** Construction, Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division  
**Monitoring Agency:** Planning Division

C-4. Employee trips shall be reduced through preferred parking for carpoolers.

**Monitoring Phase:** Construction, Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division  
**Monitoring Agency:** Planning Division

C-5. One-half of one percent of required on-site parking shall be accessible to electric automobile charging stations.

**Monitoring Phase:** Construction, Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division  
**Monitoring Agency:** Planning Division
Clearing/Grading

C-6. Maintain soil moisture at a minimum of 12 percent for any cut-and-fill areas within 100 feet of the property line to the depth of the cut.

- **Monitoring Phase:** Construction
- **Implementation Party:** Applicant
- **Enforcement Agency:** SCAQMD
- **Monitoring Agency:** Building Safety Division

C-7. Water as necessary to prevent a visible dust cloud from exceeding 100 feet from the disturbance area or from passing across the project site boundary.

- **Monitoring Phase:** Construction
- **Implementation Party:** Applicant
- **Enforcement Agency:** SCAQMD
- **Monitoring Agency:** Building Safety Division

Disturbed Area

C-8. Apply chemical stabilizer to any disturbed area to prevent a visible cloud from forming during high wind conditions.

C-9. Water any non-stabilized disturbed areas twice per day.

- **Monitoring Phase:** Construction
- **Implementation Party:** Applicant
- **Enforcement Agency:** SCAQMD
- **Monitoring Agency:** Building Safety Division

Track-Out Control

C-10. Apply chemical stabilizer or pave the last 100 feet of internal travel path prior to public road entry, or install wheel washers adjacent to a paved apron prior to vehicle entry on public roads.

- **Monitoring Phase:** Construction
- **Implementation Party:** Applicant
- **Enforcement Agency:** SCAQMD
- **Monitoring Agency:** Building Safety Division

C-11. Remove any visible track-out into public streets within 30 minutes of occurrence.

- **Monitoring Phase:** Construction
- **Implementation Party:** Applicant
- **Enforcement Agency:** SCAQMD
Monitoring Agency: Building Safety Division, Department of Public Works

C-12. Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has resulted.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

C-13. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division, Department of Public Works

Dirt Hauling

C-14. Cover haul trucks or maintain at least 12 inches of freeboard to reduce blowoff during hauling.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

High Wind Operations

C-15. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

NOx Emissions

C-16. All diesel-fueled, off-road equipment shall be delivered to the site, and maintained while on site, with engines tuned to minimum NOx generation consistent with good fuel economy.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division
III. NOISE

D-1. Construction activities shall be prohibited during the hours from 6 p.m. to 7 a.m. on weekdays and Saturdays and any time on Sundays and holidays except in emergencies.

- Monitoring Phase: Construction
- Implementation Party: Applicant
- Enforcement Agency: Building Safety Division
- Monitoring Agency: Building Safety Division

D-2. Construction equipment shall be equipped with properly operating mufflers.

- Monitoring Phase: Construction
- Implementation Party: Applicant
- Enforcement Agency: Building Safety Division
- Monitoring Agency: Building Safety Division

D-3. Stationary on-site construction equipment and construction vehicle staging shall be placed such that emitted noise is sufficiently minimized, to the satisfaction of the Community, Economic and Development Services Department.

- Monitoring Phase: Construction
- Implementation Party: Applicant
- Enforcement Agency: Building Safety Division
- Monitoring Agency: Building Safety Division

IV. GEOLOGY AND SOILS

E-1. A comprehensive geotechnical investigation shall be submitted as part of the permitting process for the project. Specific design recommendations presented in the comprehensive geotechnical report shall be incorporated into the final design and construction of the proposed project. The comprehensive geotechnical report shall include, but not necessarily be limited to the following geotechnical hazards:

- Ground Shaking: The proposed development shall be designed and built to provide life safety for occupants of the structures in the event of the strong earthquake ground motions expected to occur in the vicinity of the site.

- Stability of Permanent Slopes and Temporary Excavations: The comprehensive geotechnical report shall include specific recommendations for design and construction of proposed temporary and permanent slopes to be incorporated into the design and construction of each building prior to issuance of building permits.
• **Expansive and Corrosive Soils**: The comprehensive geotechnical report shall evaluate the expansion and corrosion potential of the on-site materials. If the on-site soils are determined to be expansive or corrosive, specific recommendations shall be provided in the comprehensive geotechnical report that will reduce any impacts to a level that is less than significant.

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**E-2. Erosion**

Drainage collection devices shall be designed in conformance with City of El Segundo grading and building codes to ensure that all runoff will be collected and transferred to the proper collection devices. The applicant shall provide analysis of the drainage volume created by the proposed project. All design of drainage flow, collection, and discharge shall be in conformance with current city codes and subject to approval by the City of El Segundo. On-site grading shall be performed in accordance with city codes so that erosion of graded areas will not occur. All areas of construction shall be fine-graded to direct runoff to the street or to the nearest available storm drain. No runoff within the property boundaries shall be allowed to flow uncontrolled over the existing slopes. All permanent slopes shall be planted in conformance with current city grading codes.

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**E-3.** The comprehensive geotechnical investigation shall use site-specific soil and groundwater data to specifically evaluate the potential for liquefaction at the project site. If there is a medium to high potential, specific recommendations shall be included in the geotechnical report.

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**E-4.** Prior to issuing a grading permit, the applicant shall obtain a haul route approval for the export materials from the City and shall comply with applicable restrictions.
Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

E-5. Where the planned depth of excavation for foundations does not extend below the existing fill soils, the existing fill soils shall be removed and recompacted in accordance with the requirements of the appropriate governmental agencies and geotechnical recommendations.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-6. A registered civil engineer practicing geotechnical engineering, or his/her representative, shall be present on site to observe grading operations and to observe foundation excavations.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-7. Specifications for site grading shall be subject to approval by the City Building Official.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-8. Where there is sufficient space for sloped excavations, temporary cut slopes may be made at a 1½:1 or 1:1 (horizontal to vertical) gradient with the 1½:1 slope made adjacent to existing structures. However, the stability of the graded slopes shall be addressed during the site-specific geotechnical investigation, and when grading plans are completed for the proposed development.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-9. If temporary excavation slopes are to be maintained during the rainy season, it will be necessary to direct all drainage away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.
E-10. Water shall not be allowed to pond at the top of the excavation or allowed to flow into the excavation.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-11. Where sufficient space for sloped excavations is not available, shoring shall be used. The shoring system may consist of soldier piles and lagging. The recommendations presented in the site-specific geotechnical investigation report for the proper design of the shoring system shall be followed.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-12. Final shoring plans and specifications shall be reviewed and approved by a civil engineer practicing geotechnical engineering.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-13. The recommendations presented in the site-specific geotechnical investigation report for design of walls below grade to support the lateral earth pressure and the additional surcharges from adjacent buildings and traffic shall be followed.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-14. A drainage system shall be placed at the back of and/or the base of building walls below grade.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works
E-15. Suspect or visibly impacted soil or groundwater would require analysis to assess the contamination potential.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

V. CULTURAL RESOURCES

F-1. In the event that archaeological or paleontological resources are encountered during the course of grading or construction, all development must temporarily cease in these areas until the resources are properly assessed and subsequent recommendations are determined by a qualified consultant.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Planning Division

F-2. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site that are not reasonably suspected to overlie adjacent remains or cultural resources.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Planning Division

VI. HYDROLOGY & WATER QUALITY

Construction - Hydrology

G-1. The applicant shall prepare a master drainage plan for the proposed project site. This plan shall include detailed hydrology/hydraulic calculations and drainage
improvements, showing quantitatively how the project will eliminate potential for downstream flooding due to increased storm water runoff. These plans will also identify the proposed Best Management Practices to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan. Such plans shall be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Los Angeles County Department of Public Works,
                      Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

Construction – Water Quality

G-2. The project applicant/developer shall file a Notice of Intent (NOI) for the National Pollutant Discharge Elimination System General Permit for Construction Activities with the California State Water Resources Board. Compliance with the NPDES general permit shall be certified by the Regional Water Quality Control Board prior to the issuance of grading and building permits.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Los Angeles Regional
                   Water Quality Control Board (LARWQCB)
Monitoring Agency: Department of Public Works, LARWQCB

G-3. During construction and operations, all waste shall be disposed of in accordance with all applicable laws and regulations. Properly labeled recycling bins shall be utilized for recyclable construction materials including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials and wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works, Fire Department

G-4. All leaks, drips and spills occurring during construction shall be cleaned up promptly to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works, Fire Department

G-5. If materials spills occur, they should not be hosed down. Dry cleaning methods shall be employed whenever possible.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

G-6. The proposed project shall comply with City of El Segundo Ordinance No. 1235 and No. 1329, which establishes storm water and urban pollution controls.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

G-7. Construction dumpsters shall be covered with tarps or plastic sheeting if left uncovered for extended periods. All dumpsters shall be well maintained.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

G-8. The project applicant/developer shall conduct inspections of the project site before and after storm events to determine whether control practices (BMPs) to reduce pollutant loadings identified in the Storm Water Pollution Prevention Plan are adequate and properly implemented.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works, LARWQCB
Monitoring Agency: Building Safety Division, Department of Public Works, LARWQCB

G-9. The project applicant/developer shall conduct street sweeping and truck wheel cleaning to prevent dirt in storm water.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works
Operations

G-10. In accordance with the California Health and Safety Code (Chapter 6.95, Article 2, Section 25.5.30 et. etc.), the project applicant shall submit a Risk Management Plan for the Self-Generating Electric Facility to the Certified Program Agency (i.e., City of El Segundo Fire Department) for review and approval. In accordance with Title 19 of the California Code of Regulations, the City of El Segundo Fire Department shall determine whether the chemicals proposed for use, storage, and disposal with respect to the Self-Generating Electric Facility exceed the threshold quantities for Accidental Release Prevention. The project shall comply with the conditions of approval established by the City of El Segundo Fire Department, including those conditions for regulating chemicals that may exceed the threshold quantities.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

G-11. The project owner/developer shall provide regular sweeping of private streets within the project site with equipment designed for removal of hydrocarbon compounds.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division, Planning Division

G-12. The project owner/developer shall maintain all structural or treatment control Best Management Practices for the life of the project.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

VII. AESTHETICS

H-1. To prevent new on-site sources of illumination from spilling onto adjacent streets and properties, all exterior lighting associated with the project should be directed onto the site and shielded from off-site locations.
Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Planning Division
Monitoring Agency: Building Safety Division, Planning Division

H-2. Every effort should be made to prevent new lighting sources from being directed toward the sky to minimize atmospheric light pollution.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Planning Division
Monitoring Agency: Building Safety Division, Planning Division

VIII. LAND USE

No mitigation measures are required.

IX. POPULATION, HOUSING & EMPLOYMENT

No mitigation measures are required.

X. HAZARDOUS MATERIALS

K-1. In accordance with the California Health and Safety Code (Chapter 6.95, Article 2, Section 25.5.30 et. al.), the project applicant shall submit a Risk Management Plan, if necessary, for the Electric Co-Generation Facility to the Certified Program Agency (i.e., City of El Segundo Fire Department) for review and approval. In accordance with Title 19 of the California Code of Regulations, the City of El Segundo Fire Department shall determine whether the chemicals proposed for use, storage, and disposal with respect to the Self-Generating Electric Facility exceed the threshold quantities for Accidental Release Prevention. The project shall comply with the conditions of approval established by the City of El Segundo Fire Department.

Monitoring Phase: Pre-Construction, Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

XI. PUBLIC SERVICES

Police Protection
L.1-1. The applicant shall pay a Police Service Mitigation Fee of $0.11 per gross square foot of building area prior to the occupancy of each building.

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<th>Monitoring Phase:</th>
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L.1-2. A strategic security plan, which shall include definitive plans and specifications, shall be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed El Segundo Corporate Campus project. The strategic security plan should address the following items:

a) Depending on the size of the structure and its location in relation to the streets, the displayed address may vary from a minimum of 4” to as much as 24”.

b) Building entrances and exits shall be limited to keep control and visibility of the building.

c) All landscaping shall be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access.

d) Adequate street, walkway, building and parking lot lighting shall be provided to enhance security.

e) Provisions for on-site security personnel.

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<td>Police Department, Planning Division</td>
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<td>Monitoring Agency:</td>
<td>Police Department, Planning Division</td>
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Fire Protection

L.2-1. The applicant shall pay a Fire Service Mitigation Fee of $0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.

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L.2-2. A fire life safety plan, which shall include definitive plans and specifications, shall be submitted to the El Segundo Fire Department (ESFD) for review and approval prior to
commencement of construction of any portion of the proposed El Segundo Corporate Campus development.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department, Building Safety Division
Monitoring Agency: Fire Department, Building Safety Division

L.2-3. Provide fire access roadways throughout the property and submit a layout plan to the ESFD for approval. A roadway should circulate around open-parking structures.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Building Safety Division
Monitoring Agency: Planning Division, Building Safety Division

L.2-4. Provide on-site fire hydrants as required by the ESFD.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department, Planning Division
Monitoring Agency: Fire Department, Planning Division

L.2-5. The following installations require separate Fire Department approval. The applicant shall submit separate plans for Fire Department review:

a) Automatic fire sprinklers,
b) Fire alarm system,
c) Underground fire service mains,
d) Fire Pumps,
e) Emergency generators, and
f) Any aboveground or underground storage tank including elevator sumps and condensation tanks

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department, Building Safety Division
Monitoring Agency: Fire Department, Building Safety Division

XII. UTILITIES

Sewer
M.1-1. The project applicant shall be required to obtain a sewer connection permit from the Los Angeles County Sanitation Districts (District 5) to obtain sanitary sewer service.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works, Los Angeles County Sanitation Districts  
**Monitoring Agency:** Department of Public Works, Los Angeles County Sanitation Districts

M.1-2. The Los Angeles County Sanitation Districts requires a Buildover Permit for construction over its sewer easements. The applicant shall demonstrate through its Grading Plan that all alterations to final sewer easements and rights of way shall 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.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Building Safety Division  
**Monitoring Agency:** Building Safety Division

M.1-3. The proposed project shall comply with the City’s Sewer Ordinance No. 1093, of the City of El Segundo Municipal Code, Title 12, Chapter I General Provisions, Policies and Procedures.

**Monitoring Phase:** Pre-Construction, Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Building Safety Division, Department of Public Works  
**Monitoring Agency:** Building Safety Division, Department of Public Works

M.1-4. Prior to a building permit being issued the project applicant shall submit the Final Working Drawings to the City of El Segundo Department of Community, Economic and Development Services and the Department of Public Works for review and approval.

**Monitoring Phase:** Pre-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works, Planning Division  
**Monitoring Agency:** Department of Public Works, Planning Division

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**Water**

M.2-1. The proposed project shall include dual water connections for landscaping to accommodate reclaimed water as it becomes more available to the site.

**Monitoring Phase:** Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Building Safety Division
Monitoring Agency: Department of Public Works, Building Safety Division

M.2-2. Reclaimed water, where appropriate and feasible, shall be used as a water source to irrigate landscaped areas.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Building Safety Division
Monitoring Agency: Department of Public Works, Building Safety Division

M.2-3. Efficient irrigation systems shall be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors).

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

M.2-4. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

M.2-5. Selection of drought-tolerant, low water consuming plant varieties shall be used to reduce irrigation water consumption.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Recreation & Parks
Monitoring Agency: Planning Division, Department of Recreation & Parks

M.2-6. The proposed project shall comply with the City’s Conservation Program, Ordinance No. 1194, of the City of El Segundo Municipal Code, Title 10-Parks and Recreation, Chapter 2 Water Conservation in Landscaping and Resolution No. 3806.

- Prior to a building permit being issued the project applicant shall submit the Final Working Drawings to the City of El Segundo Department of Community, Economic and Development Services for review and approval relative to
compliance with the City’s Water Conservation Ordinance and Guidelines for Water Conservation in Landscaping.

**Monitoring Phase:** Pre-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division, Department of Recreation & Parks  
**Monitoring Agency:** Planning Division, Department of Recreation & Parks

**Solid Waste**

**M.3-1.** The proposed project applicant shall develop an employee recycling and education program.

**Monitoring Phase:** Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division  
**Monitoring Agency:** Planning Division

**M.3-2.** Where economically feasible, the proposed project shall incorporate the use of recycled materials in building materials, furnishing operations and building maintenance.

**Monitoring Phase:** Construction, Post-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division, Building Safety Division  
**Monitoring Agency:** Planning Division, Building Safety Division

**M.3-3.** The proposed project shall recycle all construction debris in a practical, available, and accessible manner, to the maximum extent feasible, during the construction phase.

**Monitoring Phase:** Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Department of Public Works, Building Safety Division  
**Monitoring Agency:** Department of Public Works, Building Safety Division

**M.3-4.** The design of the proposed project shall allocate space for a recycling collection area for use by both on-site employees and visitors, the design of which will adhere to siting requirements in the City’s recycling ordinance. The design of the collection area will facilitate source separation and collection of additional materials that may be designated as recyclable by the City in the future.

**Monitoring Phase:** Pre-Construction  
**Implementation Party:** Applicant  
**Enforcement Agency:** Planning Division, Building Safety Division  
**Monitoring Agency:** Planning Division, Building Safety Division
M.3-5. The proposed project applicant shall encourage employers to perform an annual waste audit review to measure the effectiveness of the tenant education program and recycling collection activities in tenant and/or property management agreements. The audit shall include:

- A review of purchasing patterns to eliminate materials not compatible with the established waste diversion program.
- A review of operating procedures which generate either large amounts of waste or non-recyclable materials.
- A review of occupancy uses and activities.
- The evaluation and expansion of recyclable materials to be included in a recycling program.
- A review of employee awareness of recycling program goals, procedures, and accomplishments, as well as evaluations and implementation of training for all project occupants.

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Natural Gas
No mitigation measures are required.

Electricity

M.5-1. The applicant shall consult with SCE during the design process of the proposed project regarding potential energy conservation measures for the project. Examples of such energy conservation measures include:

- Design windows (i.e., tinting, double pane glass, etc.) to reduce thermal gain and loss and thus cooling loads during warm weather, and heating loads during cool weather.
- Install thermal insulation in walls and ceilings that exceed requirements established by the State of California Energy Conservation Standards.
- Install high-efficiency lamps for all street lights and outdoor security lighting.
- Time control interior and exterior lighting. These systems should be programmed to account for variations in seasonal daylight times.
- Limit outdoor lighting while still maintaining minimum security and safety standards.
- Deciduous trees should be planted near each building to provide shade in the summer and to allow sunlight to access the unit during the winter.
• Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.

• Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and thus increase lighting efficiency.

• Use natural ventilation wherever possible.

• A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.

**Monitoring Phase:** Pre-Construction, Construction

**Implementation Party:** Applicant

**Enforcement Agency:** Southern California Edison, Building Safety Division

**Monitoring Agency:** Southern California Edison, Building Safety Division
CITY COUNCIL RESOLUTION No. ___

Exhibit C

On January 2, 2002, the City Council adopted Resolution No. 4241 and Ordinance No. 1345 approving Environmental Assessment No. 548 (the "FEIR"), Specific Plan No. 01-1, Development Agreement No. 01-1, General Plan Amendment No. 01-2, Zone Change No. 01-1, Zone Text Amendment No. 01-1, Administrative Use Permit No. 01-1, and Subdivision No. 01-5 (Vesting Tentative Tract No. 53570) for the El Segundo Corporate Campus Project.

The FEIR analyzed 2,175,000 square feet of commercial office and retail uses on the approximately 46.5-acre Corporate Campus Specific Plan ("CCSP") area bounded by Atwood Way to the north, Douglas Street to the east, Nast Street to the west, and Mariposa Avenue to the south ("Original Project"). The Original Project was approved with a FAR of 0.99:1.

In 2007, the City Council approved the Edge at Campus project, which allowed 216,000 square feet of commercial office and retail and an eighty-four unit commercial condominiums pursuant to Vesting Tentative Map No. 68231 on approximately 14 acres north of Maple Street within the 46.5-acre site.

On May 4, 2013, CDC Mar Campus, LLC filed applications for an Environmental Assessment (EA-1021); Specific Plan Amendment No. SPA 13-02 to amend certain development standards; Development Agreement Amendment No. DA 13-01 to amend certain development standards specified in Sections 4.5, 4.8 and 6.6 consistent with the amendments under Specific Plan Amendment No. SPA 13-02 and to extend the term of the Development Agreement by two years effective until July 11, 2020; and Subdivision No. SUB 13-05 (Vesting Tentative Map No. 72287) to create 32 lots for the proposed Corporate Campus Development.

On November 19, 2013, the City Council approved the amendment to the Corporate Campus Specific Plan which: 1) Amended the CCSP to allow the creation of green-belt lots with 30-foot minimum lot frontage; 2) Amended the CCSP to allow 80-foot minimum frontage for lots abutting a green-belt lot; 3) Amended the CCSP to allow for the elimination of Campus Square East (private street) as a street and convert the street to a green-belt lot; 4) Amended the existing easement along Campus Square East to allow the installation of landscaping; 5) Amended the CCSP to increase the maximum number of allowable lots from 26 lots to 46 lots and approve Subdivision No. SUB 13-05 (Vesting Tentative Map No. 72287) for the subdivision of 32 lots; 6) Amend the CCSP to allow parking on private streets on Campus Drive, Campus Square West, and portion of the east side of Parkview Drive South located north of Fire Station No. 2; 7) Amended the CCSP to allow the conversion of Campus Square West (private street) into a driveway to be improved with parking along the east side of driveway; 8) Amended the CCSP to allow shared use of loading spaces with parking spaces during business hours; 9) Amended the CCSP to allow at-grade patios with 6-foot high walls, fences, and hedges to encroach into front yard setbacks; 10) Amended an existing recorded Parking Covenant to allow the relocation of the required 100 parking spaces for soccer field use within the project site during Phases 2 and/or 3; 11) Amended an existing Development Agreement to be consistent with the amendments to the CCSP; and 12) Amended the conditions of approval for the original project. The Addendum to the FEIR, Specific Plan Amendment, Subdivision, and Development Agreement Amendment allowed for the decrease in the Project development from 2,175,000 square feet for the Original Project to 930,025 square feet (the "Revised Project").

The Revised Project as amended includes existing development of 304,820 square feet plus new commercial office and retail development of 625,205 square feet (the "Proposed Project") in 20 buildings on 23.87 acres of land within the 46.5-acre Corporate Campus Specific Plan site.
The 2013 Revised Project was proposed to be built in 3 Phases and would be subdivided into 32 lots. The Revised Project is below the total trip generation cap that was imposed on the Original Project.

Phase 1 consists of 217,637 square feet on 12.3 acres (including private streets). Phase 1 is to be developed with 15 two-story office buildings totaling 203,977 square feet and 13,660 square feet of retail and restaurant uses under 2 buildings. Phase 1 is to be developed with 732 parking spaces. The 15 two-story buildings are proposed to be developed with four different floor plans and each of the two (2) retail buildings would have their own floor plan design. Phase 1 is to be developed with a 0.40:1 FAR and comprised of 25 lots.

Phase 2 consists of 193,228 square feet under two four-story buildings. One building located near Maple Avenue (Bldg. 18) is to be 87,500 square feet. The second building (Bldg. 19) is proposed to be 105,728. Phase 2 provides 634 parking spaces in a 549 space parking structure and 85 surface parking spaces. The total site area under Phase 2 is 4.4 acres and Phase 2 is to be developed with a 0.99:1 FAR and subdivided into 4 lots.

Phase 3 consists of a five-story 214,340 square feet of office building (Bldg. 20) and is to be developed with 748 parking spaces comprised of a 5-level 549 space parking structure and 199 surface parking spaces. The total site area for Phase 3 is approximately 4.97 acres and subdivided into 3 lots under Vesting Tentative Map No. 72287 with a FAR of 0.99:1.

On September 2, 2014, LAL Property, LLC filed an application for a further amendment to the CCSP in order to accommodate a new facility for the Los Angeles Lakers and its affiliates that would replace the Phase 3 portion of the previously approved amendment to the project. The submitted applications included Environmental Assessment No. EA-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 (collectively, the “Lakers Project”). The submitted application proposes to: 1) Amend CCSP Section V(A) to add combined offices, athletic training facilities, and exhibition venues for professional sports teams as proposed by the Lakers Project as a permitted use; 2) Amend CCSP Section V(F)(10) to allow shared on-site parking through a parking demand study for the Lakers Project as the exhibition venue will be used only in the evening when the offices and training facility are not in use; 3) Amend CCSP Section V(11)(c) to add athletic training facilities and exhibition venues for professional sports teams to the list of CCSP non-office uses in determining the minimum and maximum floor area by use; and 4) Amend CCSP Section V(F)(12) to amend the signage section of the CCSP to allow: a) one non-projecting roof sign up to 24,300 square feet in size; b) one 265 square-foot window sign; c) an increase in the total area of signage per building face to exceed five (5) percent up to a maximum combined twenty seven (27) percent for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet in size and LED digital signs up to 450 square feet in size; d) allocation of up to 65 percent of the sign area of the window sign and seven of the projecting wall signs with sponsorship name and/or logo information; and e) allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video.

The proposed Lakers Project proposes to develop offices for the Lakers business and basketball operations, team training facility with a double basketball court, including an exhibition court to accommodate up to 750 retractable seats for use with the D-Fenders basketball games. The proposed project includes the development of a 121,852 square-foot, two-story building on a 5-acre site. The first floor will consist of 2 full basketball courts and 2 half courts, a training area, a team area, loading, storage, an atrium, and an exterior courtyard. The first floor area will be approximately 73,091 square feet. The 750 retractable seats will be located on the southern end of the court. Public access during D-Fender games will be provided
from the three (3) access points on the south end of the building. All D-Fender home games (25-30 games per year) will be played in the evenings.

The second floor will consist of 48,761 square feet of office use. The second floor will be reserved for Lakers' business operations and basketball operations that serve as the Lakers corporate headquarters, which will consist of a mixture of offices, conference areas, and areas for employee amenities. The proposed Lakers Project will be developed within the Phase 3 area of the 2013 Revised Project which was previously approved for the development of a 214,340 square-foot multi-story office use. The Lakers Project will consist of a 121,852 square–foot two-story building and will be developed with a Floor Area Ratio (FAR) of 0.53:1, which is below the 0.99:1 FAR approved for the CCSP and the Phase 3 area of the 2013 Revised Project.

The City Council has carefully and independently reviewed and considered all of the evidence in the record presented in connection with the hearing on the Addendum and proposed approvals, including, but not limited to, the recommendation of the Planning Commission, and all written and oral testimony presented. Based thereon, the City Council finds as follows:

I. FINDINGS REQUIRED BY CEQA.

An Addendum was prepared under the authority of Public Resources Code § 21166 and of 14 Cal. Code Regs. §§ 15000, et seq. (the CEQA Guidelines) at § 15164(a) which allows a lead agency to prepare an addendum to a previously certified EIR if some changes or additions to the previously certified EIR are necessary, but none of the conditions described in § 15162 of the CEQA Guidelines requiring preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines provides that no subsequent EIR need be prepared unless the lead agency determines on the basis of substantial evidence in light of the whole record one or more of the following:

"(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but project proponents decline to adopt the mitigation measure or alternative."

II. STATEMENT OF OVERRIDING CONSIDERATIONS.

The Statement of Overriding Considerations adopted by the City Council on January 2, 2002, pursuant to Resolution No. 4241 is incorporated by reference. The Statement of Overriding Considerations remains accurate and applicable to the proposed approvals. All EIR mitigation measures will remain in effect.

III. COMPLIANCE WITH CEQA

The City Council finds that none of the conditions identified by Public Resources Code § 21166 and CEQA Guidelines § 15162 are present and the Addendum has been completed in compliance with CEQA.

The City Council makes these findings based on its independent judgment after reviewing and considering the Addendum and all of the evidence in the record, including without limitation, the recommendation of the Planning Commission and all written and oral testimony presented.
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 and LAL Property, LLC, and 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-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 ("Project Conditions").

Planning & Building Safety Department

1. The project must comply with the conditions of approval in City Council Resolution No. 4582 and Ordinance No. 1492.

2. Two hundred and seventy six parking spaces must be provided in compliance with the Corporate Campus Specific Plan and Parking Demand Study. The daytime uses (office and athletic training) and nighttime use (exhibition hall venue for athletic events) cannot overlap or operate simultaneously. Athletic events can only take place after 7:00 p.m. on weekdays, anytime on weekends, and Federal Holidays, or any other time that office and athletic training uses are not operating except as permitted by an approved Special Events Permit issued in accordance with the ESMC.

3. Before the City issues a Certificate of Occupancy, the Applicant must obtain and record a Lot Line Adjustment to merge the four existing parcels into one parcel to the satisfaction of the Director of Planning and Building Safety. If the Lot Line Adjustment is not approved and recorded before the City issues a building permit, the Applicant must obtain and record a temporary lot tie agreement that is reviewed and approved as to form by the Director of Planning and Building Safety and the City Attorney. If a temporary lot tie agreement is recorded, a release of covenant must be prepared subject to review and approval by the Director of Planning and Building Safety and the City Attorney that must be recorded concurrently with a Certificate of Compliance for the Lot Line Adjustment. The applicant must reimburse the City for all costs incurred by the City for City Attorney review of the documents relating to the Lot Line Adjustment, the lot tie covenant, and the release of covenant.

4. Before the City issues any building permits for the project site, the 100 parking spaces for the City’s use for the athletic fields located on the project site must be relocated to the satisfaction of the City in compliance with the Specific Plan, the Development Agreement, and the conditions of approval.

Public Works

5. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City’s Water Division.
CONDITIONS OF APPROVAL

6. The applicant must provide a sewer study to the satisfaction of the Director of Public Works.

7. Any unused water or sanitary sewer laterals must be abandoned and properly capped at the City main. The Applicant must provide necessary permits, traffic control plans and shoring plans.

8. The project must comply with the latest MS4 permit requirements.

9. Any and all damaged or off-grade curb, sidewalk and pavement must be removed and replaced as required by the Public Works Department by an appropriately licensed contractor.

10. All record drawings (As-built drawings) and supporting documentation must be submitted to the Public Works Director, or designee, before scheduling the project's final inspection.

Fire Department

11. The applicant must provide an automatic fire sprinkler system throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, as adopted by the ESMC.

12. The applicant must provide a manual fire alarm system with voice evacuation throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72, as adopted by the ESMC.

13. The Mariposa Avenue entrance is close to the Fire Station 2 apparatus approach (driveway), causing vehicles cueing to the proposed Lakers site blocking the fire apparatus exiting from the Fire Station 2 apparatus bay. Provide traffic interruption signals Eastbound and Westbound Mariposa Avenue at El Segundo Fire Station 2, to allow traffic to be stopped when fire apparatus must leave the station on an emergency response to the satisfaction of the Fire Chief, or designee.

14. The project must have a methane mitigation system installed for the project and the design and installation must be approved by the Fire Chief, or designee.

Police Department

15. Bicycle racks must be located in a well-lit location that will provide optimum security for persons and property.

16. Stairwell doors shall have a minimum 100-square-inch vision panel with the width not less than five inches, to provide visibility into the area being entered. Vision panels must meet requirements of the California Building Code, as adopted by the
CITY COUNCIL ORDINANCE NO. ____ EXHIBIT “A”
CITY COUNCIL RESOLUTION NO. ____ EXHIBIT “D”

CONDITIONS OF APPROVAL

ESMC, and they must preclude manipulation of the interior locking device from the exterior.

17. Perimeter walls must be a minimum height of 6 feet high. Walls must limit climbing access. Concrete walls cannot have projecting sections where decorative blocks are incorporated into the wall. All horizontal members for wrought iron, steel tubular or wood fencing must be located on the inside side of the fencing. The horizontal members must be located along the top and bottom portions of any wrought iron or steel tubular fencing.

INDEMNIFICATION

18. CDC Mar Campus, LLC and LAL Property, 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-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01. Should the City or any representative of the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01, CDC Mar Campus, LLC and LAL Property, 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.

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

By signing this document, CDC Mar Campus, LLC and LAL Property, 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
Jeanie Buss. Manager
LAL Property, LLC

{If Corporation or similar entity, need two officer signatures or evidence that one signature
binds the company}
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CORPORATE CAMPUS SPECIFIC PLAN (AMENDMENT NO. SPA 14-02) FOR THE LAKERS PROJECT.

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

SECTION 1: The City Council finds and declares that:

A. In 2002, the City Council adopted the Corporate Campus Specific Plan ("CCSP"). The CCSP was subsequently amended in 2013 and 2014;

B. On September 2, 2014, LAL Property, LLC filed an application for a further amendment to the CCSP in order to accommodate a new facility used by the Los Angeles Lakers and its affiliates. The City identified the application as Environmental Assessment No. EA-1082; Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01 (collectively, the “Lakers Project”);

C. The Lakers Project was 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 Lakers 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 March 18, 2015, the Planning Commission adopted Resolution No. 2769 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 April 7, 2015.

SECTION 2: Environmental Assessment. City Council Resolution No. XXXX adopted an Addendum and a Statement of Overriding Considerations (SOC) for the Lakers 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. XXXX.

SECTION 3: Factual Findings and Conclusions. The City Council finds and declares that the factual findings and conclusions set forth in Resolution No. XXXX, adopted on April __, 2015 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. XXXX, 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, permitted uses, parking, and sign improvements. Specifically, the CCSP Amendment includes:

A. An amendment to CCSP § V(A) to add combined offices, athletic training facilities, and exhibition venues for professional sports as a permitted use;

B. An amendment to CCSP § V(F)(10)(a) and V(F)(10)(b) to establish parking requirements for combined offices, athletic training facilities, and exhibition venues for professional sports teams through a parking demand study;

C. An amendment to CCSP § V(F)(11)(c) to add athletic training facilities and exhibition venues for professional sports teams to the list of Specific Plan non-office uses in determining the minimum and maximum floor area by use; and

D. An amendment to CCSP § V(F)(12) to add definitions and permitted signs for combined offices, athletic training facilities, and exhibition venues for professional sports teams.

SECTION 5: Approvals. Subject to the Conditions of Approval set forth in attached Exhibit "A," which are incorporated by reference, the City Council amends the Development Standards of the Corporate Campus Specific Plan as set forth in attached Exhibit "B," which is adopted by reference. Other than as amended by Exhibit B, the CCSP remains in full force and effect.

SECTION 6: 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.

SECTION 7: 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.

SECTION 8: Summaries of Information. All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 9: Effectiveness of CCSP. Repeal or amendment of any provision of the CCSP 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.

SECTION 10: 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.

SECTION 11: 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.
SECTION 12: 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 _______ 2015.

____________________________________
Suzanne Fuentes, 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. ______ was duly introduced by said City Council at a regular meeting held on the ___ day of _______ 2015, 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 _______ 2015, 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
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 and LAL Property, LLC, and 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-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 ("Project Conditions").

Planning & Building Safety Department

1. The project must comply with the conditions of approval in City Council Resolution No. 4582 and Ordinance No. 1492.

2. Two hundred and seventy six parking spaces must be provided in compliance with the Corporate Campus Specific Plan and Parking Demand Study. The daytime uses (office and athletic training) and nighttime use (exhibition hall venue for athletic events) cannot overlap or operate simultaneously. Athletic events can only take place after 7:00 p.m. on weekdays, anytime on weekends, and Federal Holidays, or any other time that office and athletic training uses are not operating except as permitted by an approved Special Events Permit issued in accordance with the ESMC.

3. Before the City issues a Certificate of Occupancy, the Applicant must obtain and record a Lot Line Adjustment to merge the four existing parcels into one parcel to the satisfaction of the Director of Planning and Building Safety. If the Lot Line Adjustment is not approved and recorded before the City issues a building permit, the Applicant must obtain and record a temporary lot tie agreement that is reviewed and approved as to form by the Director of Planning and Building Safety and the City Attorney. If a temporary lot tie agreement is recorded, a release of covenant must be prepared subject to review and approval by the Director of Planning and Building Safety and the City Attorney that must be recorded concurrently with a Certificate of Compliance for the Lot Line Adjustment. The applicant must reimburse the City for all costs incurred by the City for City Attorney review of the documents relating to the Lot Line Adjustment, the lot tie covenant, and the release of covenant.

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CONDITIONS OF APPROVAL

6. The applicant must provide a sewer study to the satisfaction of the Director of Public Works.

7. Any unused water or sanitary sewer laterals must be abandoned and properly capped at the City main. The Applicant must provide necessary permits, traffic control plans and shoring plans.

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9. Any and all damaged or off-grade curb, sidewalk and pavement must be removed and replaced as required by the Public Works Department by an appropriately licensed contractor.

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15. Bicycle racks must be located in a well-lit location that will provide optimum security for persons and property.

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CONDITIONS OF APPROVAL

ESMC, and they must preclude manipulation of the interior locking device from the exterior.

17. Perimeter walls must be a minimum height of 6 feet high. Walls must limit climbing access. Concrete walls cannot have projecting sections where decorative blocks are incorporated into the wall. All horizontal members for wrought iron, steel tubular or wood fencing must be located on the inside side of the fencing. The horizontal members must be located along the top and bottom portions of any wrought iron or steel tubular fencing.

INDEMNIFICATION

18. CDC Mar Campus, LLC and LAL Property, 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-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01. Should the City or any representative of the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01, CDC Mar Campus, LLC and LAL Property, 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.

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

By signing this document, CDC Mar Campus, LLC and LAL Property, 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
Jeanie Buss. Manager
LAL Property, LLC

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}
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 MAP 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)
ENVIRONMENTAL ASSESSMENT NO. EA-1082
SPECIFIC PLAN AMENDMENT NO. SP 14-02

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

APPLICANT:
LAL PROPERTY, LLC
555 NORTH NASH STREET
EL SEGUNDO, CA 90545

MARCH 18, 2015
V. DEVELOPMENT STANDARDS

A. PERMITTED USES

The following uses are permitted by right:

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. Combined offices, athletic training facilities, and exhibition venues for professional sports teams.

3. Commissary.

4. Craft shops and rentals.

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

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

7. Financial institutions.

8. Fire stations and other public uses.


10. Light industrial/manufacturing

11. Medical-dental offices or facilities.

12. Movie and entertainment facilities.


15. Picture equipment sales.

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

17. Recreational facilities (public and commercial).

18. Restaurants, coffee shops and cafes.

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

20. Scientific research and experimental development laboratories.

21. Special effects studios.

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

23. Theaters and performance space.

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

25. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV 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**

The following uses require an administrative use permit issued in accordance with the ESMC:

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**

The following uses require a conditional use permit issued in accordance with the ESMC:

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**

The following uses are prohibited:

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 must comply with the applicable sections of the El Segundo Municipal Code. Otherwise, the requirements in this Specific Plan 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. Unless otherwise provided, all uses must comply with the ESMC.

   c. All uses must 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 ESMC § 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 is 10,000 gross square feet.

3. Height

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

   b. Structures cannot interfere with the operation of the MTA Green Line.

4. Setbacks

   a. Buildings within the Specific Plan area must 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 must 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 California Building Code, as adopted by the ESMC, 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 is not 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 constitutes usable area under the horizontal projection of the roof or floor above.

c. Net floor area is 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 is 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 cannot 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, cannot 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 must be deducted from that parcel’s base FAR. In no event, or at no time, can the overall FAR for the Specific Plan area exceed 0.99 to 1. Transfer of FAR may be accomplished by submitting a letter from the applicant to the 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 must comply with ESMC §§ 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, cannot exceed 2,186 and 2,631, respectively, unless a subsequent traffic report was prepared to the
reasonable satisfaction of the 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 must be designed and constructed in accordance with the following typical sections:

10. Parking and Loading

a. Parking and loading must be provided as required by ESMC Chapter 15-15, unless as otherwise specified in the section.

b. The total parking required for combined offices, athletic training facilities, and exhibition venues for professional sports teams must be set forth in a parking demand study for such use approved by the Director of Planning and Building Safety.
c. 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 ESMC Chapters 15-16 and 15-17.

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

e. 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 must be submitted by the applicant showing that the request will not result in a 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 cannot exceed the number of stalls reasonably anticipated to be available during differing hours of operation.

3. A written agreement must be executed by all affected parties, 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.

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

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

h. 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 area cannot 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 is 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) cannot be 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, , will be applied to any phase of development at the discretion of the developer as follows: 50,000 gross square feet may be deferred for the dedication of one acre of land to the City by Grant Deed of the Fire Station Site and the remainder may be deferred upon the with City’s acquisition of the Park Site.

c. For the purposes of the Specific Plan Non-offices uses 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, athletic training facilities and exhibition venues for professional sports teams, trade union halls, clubs, service clubs, veteran’s organizations, lodges, and other similar uses approved by the Director of Planning and Building Safety.

d. Any square footage of buildings or structures on the Fire Station Site and/or the Park Site will not be considered Non-Office or Office Uses in determining compliance with this Section 11.

12. Signage

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

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

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

c. Store-front shops are 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 is 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 are 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 must 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 may 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 must be counted as a portion of the maximum signs otherwise permitted on the property (e.g., freestanding buildings, store fronts, monument signs).

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

k. Notwithstanding anything to the contrary contained in the Specific Plan or the ESMC, the following signs are permitted for combined corporate offices/headquarters, training facility, and exhibition venue for a professional sports team:

1. Definitions:

   (a) Non-Projecting Roof Sign is defined as: a sign integrated into the horizontal roof surface such that it visible only from the air, and not from the surrounding public rights-of-way. Such signage is limited to team and/or sponsor names and/or logos.

   (b) Projecting Wall Signs are defined as: signs attached to the building’s windows and curtain wall system that are located behind the projecting building vertical fins, attached to the architectural steel fins and building skin, and/or mounted between the building fins and/or a screen attached to the building facade. A Projecting Wall Sign is allowed to project more than 6 inches from the window or wall it is attached to, not to exceed 3 feet. Such signage may consist of vinyl, composite material in compliance with building, fire and sign code requirements regarding durability, or metal and may include graphic images of players and/or team and/or sponsor names and/or logos.

   (c) Identification Signs are defined as: signs that identify the project and its occupant, which are located along a street frontage and mounted to parking screen walls. Such signage may include the name and/or logo of the team and/or the project.

   (d) LED Digital Signs are defined as: (i) LED Digital Signs with scrolling alphanumeric characters that provide event, team and other news in black, amber, gold or purple on an amber, gold, purple, or black background; and (ii) a LED Digital Video Sign with full motion animation (such as game highlights or similar video content) and changeable copy in a full range of colors.
2. Permitted Signs.

(a) One Non-Projecting Roof Sign with a maximum sign area of 24,300 square feet. Sponsor names and logos are permitted on non-projecting roof signs and are allowed to comprise the entire surface area of the sign.

(b) A total of eleven (11) Projecting Wall Signs, consisting of: (i) four steel Projecting Wall Signs integrated with the architectural steel fins and building skin and/or a screen attached to the building facade, each with a maximum individual sign area of 2,000 square feet and all with a maximum total collective sign area of 7,000 square feet, and (ii) seven steel Projecting Wall Signs, each mounted between two of the steel fins and the metal panel mechanical screen wall, each with a maximum individual sign area of 500 square feet, and all with a maximum collective sign area of 3,500 square feet. Maximum combined area for all signs shall not exceed twenty seven (27%) percent per building face. Sponsor names and logos cannot exceed 65% of the sign area for each of these sign types.

(c) One Window Sign with a maximum sign area of 265 square feet. Sponsor names and logos cannot exceed 65% of the sign area.

(d) Two Identification Signs, each with a maximum individual sign area of 250 square feet, and all with a maximum collective sign area of 500 square feet.

(e) Four LED Digital Signs, consisting of (i) three LED Digital Wall Signs with scrolling alphanumeric characters that wrap the exterior surface of the parking structure roof on the east side of the Project with a maximum collective sign area of 450 square feet and a maximum vertical dimension of two feet, and (ii) one LED Digital Video Window or Wall Sign located at a public plaza at the northwest corner of the building with a maximum sign area of 256 square feet. Except as expressly provided herein, LED Digital Signs, including the LED Digital Video Sign, must comply with ESMC § 15-18-11(l). The LED Digital Signs may have a nighttime brightness of not greater than 800 candelas per square meter and a daytime brightness of not more than 3,500 candelas per square meter. The intensity of the LED Digital Signs must be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point must be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity. Sponsor names and logos are permitted on LED Digital Signs and are allowed to comprise the entire surface area of the sign from time to time.

(f) Directional Signage: Subject to requirements of ESMC Chapter 15-18.

(g) Informational Signage: Subject to requirements of ESMC Chapter 15-18.

(h) Temporary Banner Signs: A maximum of four Temporary Banner Signs are permitted (one per building frontage) for special events related to the Professional Sports Team including, without limitation, NBA Championships or similar events subject to approval by the Director of Planning and Building Safety. Temporary Banner Signs are permitted up to a maximum of 1400 square feet for each individual sign for a maximum period of 60 days without
City Council approval. Installation of Temporary Banner Signs are limited to 120 days per calendar year without City Council approval. Temporary Banner Signs require a sign permit issued and must be constructed of a durable material to the satisfaction of the Director of Planning and Building Safety.

3. Calculation of Sponsor Name and Logo Area: The area of a sponsor name and logo is the area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all the letters of the sponsor's name or letters, figures, symbols, designs of the sponsor's logo, but does not include any words, letters, figures, symbols, designs or pictures associated with the venue or a particular sports team, professional sports association, or public service content, images or messages or framing or background.

4. Illumination. Subject to the above requirements, all signs may be illuminated; provided, however, that the Non-Projecting Roof Sign cannot be internally lit and lighting must be directed downward onto the sign to minimize atmospheric light pollution.

5. Content. The content, image, or message of any of the signs described above that are visible on the exterior of the building that depicts a sports team, professional sports association, or public service content, images or messages or commercial copy of sponsorships may be changed from time to time without the City's approval, subject to the provisions of this Section 12.k and ESMC Chapter 13-6. No content, images, or messages consistent with the definitions in ESMC § 15-13-4 are allowed.

l. Except as provided in subsection k above, signs or banners greater than 500 square feet requires City Council approval.

13. Landscaping

Landscaping criteria are divided into four separate components.

a. Property Entry Area

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

b. Building Perimeter

- Except as otherwise allowed by this Plan, all buildings must 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 must incorporate a variety of heights, textures, and colors to enhance and soften building perimeters.

City of El Segundo

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

c. **Property Perimeter**

All required setback areas must be fully landscaped including permanent irrigation systems. One shade tree must 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 5, 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) must provide landscape areas including shade trees and permanent irrigation systems, to cover five percent of the VUA. Landscaping must be distributed uniformly throughout the VUA, and be in addition to the required property perimeter and building perimeter landscaping. One tree must be provided for every three thousand square feet of VUA. These trees must be evenly distributed throughout the automobile parking area to provide shade and be provided around the perimeter of truck loading/waiting areas to provide screening. Individual tree and planter areas cannot be less than three feet in width, excluding curbs.
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 MAP 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)
ENVIRONMENTAL ASSESSMENT NO. EA-1082
SPECIFIC PLAN AMENDMENT NO. SP 14-02

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

APPLICANT:
LAL PROPERTY, LLC
555 NORTH NASH STREET
EL SEGUNDO, CA 90545

MARCH 18, 2015
V. DEVELOPMENT STANDARDS

A. PERMITTED USES

The following uses are permitted by right:

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. Combined offices, athletic training facilities, and exhibition venues for professional sports teams.
3. Commissary.
4. Craft shops and rentals.
5. General offices of commercial, financial, or industrial establishments.
6. Engineering, industrial design, consultation and other offices.
7. Financial institutions.
8. Fire stations and other public uses.
10. Light industrial/manufacturing
11. Medical-dental offices or facilities.
12. Movie and entertainment facilities.
15. Picture equipment sales.
16. Public and private utilities, including co-generation and substation facilities.
17. Recreational facilities (public and commercial).
18. Restaurants, coffee shops and cafes.
19. Retail sales and services (excluding off-site alcohol sales) and wholesale sales.
20. Scientific research and experimental development laboratories.
21. Special effects studios.
22. Studio/sound stage(s) and other support facilities.
23. Theaters and performance space.
24. Trade union halls, clubs, including service clubs, veterans' organizations, lodges and similar nonprofit organizations.
25. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV 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

The following uses require an administrative use permit issued in accordance with the ESMC:

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

The following uses require a conditional use permit issued in accordance with the ESMC:

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

The following uses are prohibited:

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 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. Unless otherwise provided, all uses must 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 ESMC § 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 area shall must 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 must 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–California Building Code, as adopted by the ESMC, 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 be **not** 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 constitutes 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 must** be deducted from that parcel’s base FAR. In no event, or at no time, **shall can** the overall FAR for the Specific Plan area exceed 0.99 to 1. Transfer of FAR **shall may** be accomplished by **shall must** submitting 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 ESMC §§ 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

a. Parking and loading shall must be provided as required by El Segundo Municipal Code ESMC Chapter 15-15, unless as otherwise specified in the section.

b. The total parking required for combined offices, athletic training facilities, and exhibition venues for professional sports teams must be set forth in a parking demand study for such use approved by the Director of Planning and Building Safety.

c. 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 ESMC Chapters 15-16 and 15-17.

d. 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 ESMC Chapter 15-15, the Director of Planning and Building Safety must specify the required number of spaces based on a parking demand study.

e. 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 must be submitted by the applicant demonstrating showing that
the request will not result there will not exist in a 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 must be executed by all affected 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.

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

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

h. 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 area is cannot 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 as follows: 50,000 gross square feet may be deferred for the dedication of one acre of land to the City by Grant Deed of the Fire Station Site and the remainder may be deferred upon the with City’s acquisition of the Park Site.

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, athletic training facilities and exhibition venues for professional sports teams, 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.

de. Any square footage of buildings or structures on the Fire Station Site and/or the Park Site will not be considered Non-Office or Office Uses in determining compliance with this Section 11.

12. Signage

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

a. All signs must 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 may display 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 must 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 may 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 must 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 are permitted within the Specific Plan.

k. Notwithstanding anything to the contrary contained in the Specific Plan or the ESMC, the following signs are permitted for combined corporate offices/headquarters, training facility, and exhibition venue for a professional sports team:

1. Definitions:

   (a) **Non-Projecting Roof Sign** is defined as: a sign integrated into the horizontal roof surface such that it visible only from the air, and not from the surrounding public rights-of-way. Such signage is limited to team and/or sponsor names and/or logos.

   (b) **Projecting Wall Signs** are defined as: signs attached to the building's windows and curtain wall system that are located behind the projecting building vertical fins, attached to the architectural steel fins and building skin, and/or mounted between the building fins and/or a screen attached to the building facade. A Projecting Wall Sign is allowed to project more than 6 inches from the window or wall it is attached to, not to exceed 3 feet. Such signage may consist of vinyl, composite material in compliance with building, fire and sign code requirements regarding durability, or metal and may include graphic images of players and/or team and/or sponsor names and/or logos.

   (c) **Identification Signs** are defined as: signs that identify the project and its occupant, which are located along a street frontage and mounted to parking screen walls. Such signage may include the name and/or logo of the team and/or the project.

   (d) **LED Digital Signs** are defined as: (i) LED Digital Signs with scrolling alphanumeric characters that provide event, team and other news in black, amber, gold or purple on an amber, gold, purple, or black
background; and (ii) a LED Digital Video Sign with full motion animation (such as game highlights or similar video content) and changeable copy in a full range of colors.

2. Permitted Signs.

(a) One Non-Proj ecting Roof Sign with a maximum sign area of 24,300 square feet. Sponsor names and logos are permitted on non-projecting roof signs and are allowed to comprise the entire surface area of the sign.

(b) A total of eleven (11) Projecting Wall Signs, consisting of: (i) four steel Projecting Wall Signs integrated with the architectural steel fins and building skin and/or a screen attached to the building facade, each with a maximum individual sign area of 2,000 square feet and all with a maximum total collective sign area of 7,000 square feet, and (ii) seven steel Projecting Wall Signs, each mounted between two of the steel fins and the metal panel mechanical screen wall, each with a maximum individual sign area of 500 square feet, and all with a maximum collective sign area of 3,500 square feet. Maximum combined area for all signs shall not exceed twenty seven (27%) percent per building face. Sponsor names and logos cannot exceed 65% of the sign area for each of these sign types.

(c) One Window Sign with a maximum sign area of 265 square feet. Sponsor names and logos cannot exceed 65% of the sign area.

(d) Two Identification Signs, each with a maximum individual sign area of 250 square feet, and all with a maximum collective sign area of 500 square feet.

(e) Four LED Digital Signs, consisting of (i) three LED Digital Wall Signs with scrolling alphanumeric characters that wrap the exterior surface of the parking structure roof on the east side of the Project with a maximum collective sign area of 450 square feet and a maximum vertical dimension of two feet, and (ii) one LED Digital Video Window or Wall Sign located at a public plaza at the northwest corner of the building with a maximum sign area of 256 square feet. Except as expressly provided herein, LED Digital Signs, including the LED Digital Video Sign, must comply with ESMC § 15-18-11(1). The LED Digital Signs may have a nighttime brightness of not greater than 800 candelas per square meter and a daytime brightness of not more than 3,500 candelas per square meter. The intensity of the LED Digital Signs must be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point must be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity. Sponsor names and logos are permitted on LED Digital Signs and are allowed to comprise the entire surface area of the sign from time to time.

(f) Directional Signage: Subject to requirements of ESMC Chapter 15-18.
(g) Informational Signage: Subject to requirements of ESMC Chapter 15-18.

(h) Temporary Banner Signs: A maximum of four Temporary Banner Signs are permitted (one per building frontage) for special events related to the Professional Sports Team, including, without limitation, NBA Championships or similar events subject to approval by the Director of Planning and Building Safety. Temporary Banner Signs are permitted up to a maximum of 1400 square feet for each individual sign for a maximum period of 60 days without City Council approval. Installation of Temporary Banner Signs are limited to 120 days per calendar year without City Council approval. Temporary Banner Signs require a sign permit issued and must be constructed of a durable material to the satisfaction of the Director of Planning and Building Safety.

3. Calculation of Sponsor Name and Logo Area: The area of a sponsor name and logo is the area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all the letters of the sponsor's name or letters, figures, symbols, designs of the sponsor's logo, but does not include any words, letters, figures, symbols, designs or pictures associated with the venue or particular sports team, professional sports association, or public service content, images or messages or framing or background.

4. Illumination. Subject to the above requirements, all signs may be illuminated; provided, however, that the Non-Projecting Roof Sign cannot be internally lit and lighting must be directed downward onto the sign to minimize atmospheric light pollution.

5. Content. The content, image, or message of any of the signs described above that are visible on the exterior of the building that depicts a sports team, professional sports association, or public service content, images or messages or commercial copy of sponsorships may be changed from time to time without the City's approval, subject to the provisions of this Section 12.k and ESMC Chapter 13-6. No content, images, or messages consistent with the definitions in ESMC § 15-13-4 are allowed.

1. Except as provided in subsection k above, signs or banners greater than 500 square feet shall be subject to the approval of the El Segundo requires City Council approval.

13. Landscaping

Landscaping criteria are divided into four separate components.

a. Property Entry Area

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

b. Building Perimeter

- Except as otherwise allowed by this Plan, all buildings shall-must 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-must 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-must be provided around each building. In instances where two buildings are separated by ten feet, the landscape requirement shall must be reduced to allow for pedestrian walkways/access.

c. Property Perimeter

All required setback areas shall-must be fully landscaped including permanent irrigation systems. One shade tree shall-must 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 5, 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-must provide landscape areas including shade trees and permanent irrigation systems, to cover five percent of the VUA. Landscaping shall-must be distributed uniformly throughout the VUA, and shall-be in addition to the required property perimeter and building perimeter landscaping. There shall-be a tree must be provided for every three thousand square feet of VUA. These trees shall-must 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-cannot be less than three feet in width, excluding curbs.
AGENDA DESCRIPTION:
Consideration and possible action to announce the appointments to the Economic Development Advisory Council. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Announce the appointees to the Economic Development Advisory Council, if any;
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
None

FISCAL IMPACT: Included in Adopted Budget

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<th>Amount Budgeted:</th>
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ORIGINATED BY: Mishia Jennings, Executive Assistant
REVIEWED BY: Greg Carpenter, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

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<tr>
<th>Committee/Commission and Board</th>
<th># of Openings</th>
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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Information on actual expenditures is available in the Director of Finance's 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/urgent payments for materials, supplies and
services in support of City Operations

A = Payroll and Employee Benefit checks

B = 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
may 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.

FINANCE DIRECTOR: ___________________________ CITY MANAGER: ___________________________

DATE: 3/26/15 DATE: 3-30-15
CITY OF EL SEGUNDO
PAYMENTS BY WIRE TRANSFER
3/2/15 THROUGH 3/15/15

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DATE OF RATIFICATION: 3/16/15
TOTAL PAYMENTS BY WIRE: 3,159,540.87

Certified as to the accuracy of the wire transfers by:

Deputy City Treasurer II
Date 3/16/15

Director of Finance
Date 3/24/15

City Manager
Date 3/30/15

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, MARCH 17, 2015 - 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 5:00 PM

ROLL CALL

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

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.

Mayor Fuentes announced that Council would be meeting in closed session pursuant to the items listed on the Agenda.

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. Hooper vs. City of El Segundo, LASC Case No. BC 540995

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING
MARCH 17, 2015
PAGE NO. 1
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

PUBLIC EMPLOYMENT (Gov't Code § 54957) -0- matter

CONFERENCE WITH CITY'S LABOR NEGOTIATOR (Gov't Code §54957.6): -8- matters

1. Employee Organizations: Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory and Professional Employees Association; City Employees Association; Executive Management Group (Unrepresented Group); Management/Confidential Group (Unrepresented Group)

   Agency Designated Representative: Steve Filarsky and City Manager

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

Council recessed at 6:45 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, MARCH 17, 2015 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 7:00 PM

INVOCATION – Rev. Dina Ferguson, St. Michael Episcopal Church

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Jacobson

PRESENTATIONS - None

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Jacobson - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present
Council Member Dugan - 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.

Teresa Lanphere Ames, resident, 1127 E. Acacia Ave, street sweeping verses permit parking, unable to move cars and are ticketed on street sweeping days, requesting City provide an solution.

Melissa, resident, concerned with the rise in crime, what is the City doing to address this issue and what can be done to repeal proposition 47.

Rick Reeser/Beth Murida, representing Run for Education, takes place this Saturday, March 21, 2015. Thanked the City Council for their support and stated this is a major fund raiser for the schools.

Lisa Abate, resident, concerned with the rise in crime, what steps are being taken to repeal proposition 47 and what is being done to increase the City’s law enforcement.

Liz Garnholtz, resident, spoke briefly regarding proposition 47, requested her question at the last Council meeting regarding the water increases be explained related to multifamily rate verses single family rate.

Lou Kutil, resident, spoke regarding the Council’s decision on the Wiseburn School Districts Aquatic Center and the City’s pledge to assist in the funding of the Center.
CITY COUNCIL COMMENTS – (Related to Public Communications)

Council answered questions concerned with Public Communications.

Chief Tavera spoke on Proposition 47.

A. PROCEDURAL MOTIONS

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

MOTION by Council Member Fellhauer, SECONDED by Mayor Pro Tem Jacobson 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)

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

1. Consideration and possible action to announce the appointments to the Economic Development Advisory Council.

Mayor Fuentes announced the appointment of Gary Horowitz, Neil Perkey, Lily Craig, Jeffery Lesker and Alex Abad to the Economic Development Advisory Council. The Economic Development Advisory Council terms do not expire.

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.

2. Warrant Numbers 3004925 through 3005119 on Register No. 11 in the total amount of $1,395,817.04 and Wire Transfers from 2/16/2015 through 3/1/2015 in the total amount of $822,086.61. 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.

4. Adopt Resolution No. 4907, Plans and Specifications for the FY 14-15 Slurry Seal Project in the area bounded by the west City boundary, the north City boundary, Sheldon Street, and Mariposa Avenue and authorize staff to advertise the project for receipt of construction bids. Project No.: PW 15-16. (Fiscal Impact: $400,000.00)

5. PULLED BY MAYOR FUENTES

6. Approve additional funding for Fiscal Year 2014-2015 to fill the vacant Human Resources Manager position in the Human Resources Department. (Fiscal Impact: $13,352.00)

7. PULLED BY STAFF (WILL BRING BACK AT A LATER DATE)

8. Authorize the Police Department to purchase one police package 2015 Ford Explorer Utility vehicle from National Auto Fleet Group under an existing contract with NJPA (National Joint Powers Alliance) contract #102811 for an estimated cost of $29,000, authorize the Police Department to purchase all related patrol equipment, graphics, video equipment, etc. and authorize staff to transfer use of the Tahoe Flex Fuel vehicle from the Patrol Division to the Traffic Division to be used as a Traffic Investigation/Commercial Enforcement unit. (Fiscal Impact: $51,000.00)

9. Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC") §§ 1-7-12 and 1-7A-4. (Fiscal Impact: $50,000.00)

10. PULLED BY STAFF (WILL BE BROUGHT BACK AT A LATER DATE)

11. Authorize the City Clerk to file the City Manager’s, or designee’s, Notice of Completion in the County Recorder’s Office and authorize the City Manager, or designee, to close out Project No. RSI 14-13. (Fiscal Impact: Final Contract Amount $813,280.65)

12. Authorize the City Clerk to file the City Manager’s, or designee’s, Notice of Completion in the County Recorder’s Office and authorize the City Manager, or designee, to close out Project No. RSI 14-15. (Fiscal Impact: Final Contract Amount $637,261.95)
13. Adopt Resolution No. 4908 authorizing overtime and portal to portal pay for El Segundo Fire Department employees that participate in fire and other emergency responses through the California Fire Service and Rescue Emergency Mutual Aid System. This Resolution will enable the City to receive reimbursement for personnel and emergency apparatus expenditures associated with fire response throughout the State for the entire time of commitment, beginning at the time of dispatch, to the time of return to home base. Without this Resolution, the City would only be eligible to receive reimbursement for expenditures for the actual hours worked at the incident. (Fiscal Impact: Unknown)

14. Authorize the City Manager to (1) execute an instrument for conveying property rights to CDC Mar Campus, LLC to operate, maintain and repair underground water, reclaimed water, sanitary sewer and storm drain improvements in private streets within the Corporate Campus Specific Plan in a form approved by the City Attorney; and (2) authorize the City Manager to execute an instrument for approving a sewer and storm drain easement within the Corporate Campus Specific Plan in a form as approved by the City Attorney. Applicant: CDC Mar Campus, LLC. (Fiscal Impact: None)

MOTION by Council Member Fellhauer, SECONDED by Council Member Dugan to approve Consent Agenda items 2, 3, 4, 6, 8, 9, 11, 12, 13, and 14. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

PULLED ITEM;

5. Consideration and possible action to award Design Services Contract No. 4832 to AndersonPenna Partners, Inc., in a form approved by the City Attorney, to conduct outreach and develop construction plans and specifications for the Richmond St. Rehabilitation Arterial Improvement Project between El Segundo Blvd. and Holly St. (Fiscal Impact: $180,000.00)

Stephanie Katsouleas, Public Works Director, gave an explanation of the item and answered Council’s questions.

Matt Stepien, Senior Project Manager for AndersonPenna Partners, Inc., answered Council’s questions pertaining to the project.

Council Discussion
MOTION by Council Member Atkinson, SECONDED by Mayor Pro Tem Jacobson to award a Design Services Contract to AndersonPenna Partners, Inc., in a form approved by the City Attorney, to conduct outreach and develop construction plans and specifications for the Richmond St. Rehabilitation Arterial Improvement Project between El Segundo Blvd. and Holly St. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

F. NEW BUSINESS

G. REPORTS – CITY MANAGER - None

H. REPORTS – CITY ATTORNEY - None

I. REPORTS – CITY CLERK – None

J. REPORTS – CITY TREASURER – Not present

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer – Happy St. Patrick’s Day to the Community

Council Member Atkinson – Happy St. Patrick’s Day to the Community

Council Member Dugan – Mentioned the water bill issue, Mr. Dugan hopes to have something to report soon.

Mayor Pro Tem Jacobson – None

Mayor Fuentes – Attended an event in Manhattan Beach for the Special Olympics that will take place in July and August.

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.

Jack Axelrod, resident, spoke on several items of concern.

Liz Garnholtz, spoke again regarding multifamily verses single family water rates and mentioned item #E5 and stated the Automobile Driving Museum is having GTO Night on Saturday, March 21, 2015 with special guest Jim Wangers.

MEMORIALS – None
ADJOURNMENT at 7:52 PM

Mona Shilling, Acting Deputy City Clerk II
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT
AGENDA HEADING: Consent Agenda

MEETING DATE: April 7, 2015

AGENDA DESCRIPTION:
Consideration and possible action to receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code (“ESMC”)§ 1-7-12 and 1-7A-4. (Fiscal Impact: $50,000.00)

RECOMMENDED COUNCIL ACTION:

(1) Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code (“ESMC”)§ 1-7-12 and 1-7A-4.

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

ATTACHED SUPPORTING DOCUMENTS:
None

FISCAL IMPACT: Included in Adopted Budget

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ORIGINATED BY: Stephanie Katsouleas, Director of Public Works

REVIEWED BY: Gregg Kovacevich, Assistant City Attorney

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
Emergency work to repair three dwelling units at the Park Vista Senior Housing Facility due to water intrusion caused by improperly sloped decks is still underway. Surveying was completed in January and designs for the repair, which included three primary options, were submitted at the end of February to Public Works. The plans immediately went into planning and building review. Comments/corrections returned to the contractor for minor revisions. Staff expects the revised plans back in the beginning of April. Once the final plans are approved, bidding and award of the construction portion of the project will commence.

Public Contracts Code § 22050 (c) requires that the City Council receive updates at every regularly scheduled meeting until the emergency repair is completed. Therefore, staff
recommends that City Council receive and file this report on the status of the emergency repair to address the water intrusion issues at Park Vista Senior Housing Facility.
EL SEGUNDO CITY COUNCIL
AGENDA ITEM STATEMENT

MEETING DATE: April 7, 2015
AGENDA HEADING: Consent Calendar

AGENDA DESCRIPTION:

Consideration and possible action to adopt a resolution approving the 2015 City of El Segundo Hazard Mitigation Plan. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Adopt the attached resolution;
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution with Exhibit A “City of El Segundo Hazard Mitigation Plan January 2015"

FISCAL IMPACT:

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

PREPARED BY: Denise Davis, Emergency Services Coordinator
REVIEWED BY: Greg Carpenter, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:

The Federal Disaster Mitigation Act of 2000 requires local governments to develop and submit hazard mitigation plans as a condition of receiving Hazard Mitigation Grant Program and other mitigation project grants. Hazard mitigation activities may be implemented prior to, during, or after an event. However, hazard mitigation is most effective when based on an inclusive, comprehensive, long-term plan that is developed before a disaster occurs. Plan approval by the Federal Emergency Management Agency (FEMA) is a prerequisite to receiving federal hazard mitigation grant funds (See 42 USC § 5165(a)).

The City Council adopted the previous City of El Segundo Hazard Mitigation Plan in 2009. In January 2015, City staff developed a new plan, which was disseminated to City departments, stakeholders within the City, neighboring cities and agencies, and was placed on the City website for review by the general public. This review process fulfilled federal regulations governing the planning process, plan content, and the process for obtaining approval of the plan by FEMA. From the review, appropriate changes were made to the plan and it has been deemed ready for adoption by the City Council.

Hazard mitigation is “any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards” (44 CFR § 201.2). In general, hazard mitigation is work done to minimize the impact of a hazard event before it occurs. The goal of such mitigation efforts is to reduce losses from future disasters. The purpose of mitigation planning is for local governments to identify the hazards that may impact them, identify a plan of actions and activities to reduce losses from those hazards, and to establish a coordinated process to implement the plan, through the use of the City’s
resources (44 CFR § 201.1(b)). The City’s implementation of mitigation actions, which include long-term strategies that may involve planning, policy changes, programs, projects, and other activities, is the primary objective of the planning process. This type of planning will supplement the City’s comprehensive emergency management program.

The El Segundo Hazard Mitigation Plan identifies and profiles each potential hazard within the City. The plan provides a description of the type, location and extent of all hazards that can affect the jurisdiction. The plan also includes information on previous occurrences of hazard events and on the probability of future hazard events. For example, the highest risk to the City is an earthquake. There is a 67% probability of a 6.7 magnitude or larger quake occurring in the greater Los Angeles area within 30 years. If this were to occur, and depending on the location of the fault and the magnitude of the quake, the City would likely experience significant ground shaking and suffer damage to buildings. The probability of a hazardous materials incident occurring in any given year is very high, but these types of incidents are isolated and would not affect the entire city at one time such as with an earthquake. The next highest risks include transportation incidents and pipeline emergencies and oil spills. A risk assessment was conducted for the plan that identifies the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the City; an estimate of the potential dollar losses to vulnerable structures identified in the plan, a description of the methodology used to prepare the estimate, and a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

The Hazard Mitigation Plan includes a mitigation strategy that provides the City’s blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs, and resources. The hazard mitigation strategy includes mitigation goals, actions, and projects to reduce or avoid long-term vulnerabilities to the identified hazards. Examples of hazard mitigation projects are to evaluate City and non-City facilities identified as potential shelter sites for structural integrity, or develop a public outreach and awareness program about the hazards in El Segundo and mitigation actions community members can do in their homes. The hazard mitigation strategy also includes an action plan, describing how the actions identified in the plan will be prioritized, implemented, and administered by the City through prioritization of actions from the results of a cost benefit review of the proposed projects. FEMA also requires the plan to address the City’s participation in the National Flood Insurance Program (NFIP), and continued compliance with NFIP requirements.

Finally the plan must demonstrate it has been reviewed and revised to reflect changes in development, progress in local mitigation efforts, and changes in priorities of the City. Hazard mitigation plans must be submitted for approval within five years in order to continue to be eligible for mitigation project grant funding.

ENVIRONMENTAL REVIEW:

Adoption of the plan is exempt from the California Environmental Quality Act (CEQA) because general policy and procedure making of this nature does not constitute a “project” that is subject to environmental review pursuant to 14 California Code of Regulations (CEQA Guidelines) Section 15378(b)(2). Moreover, adoption of the plan is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) in that the action proposed does not have the potential for causing a significant effect on the environment.

RECOMMENDATION:
Staff recommend that the City Council formally adopt the plan. Upon adoption, the El Segundo Hazard Mitigation Plan will be submitted to the State of California Office of Emergency Services for its review and, if found to contain the requirements of 44 CFR Parts 201 and 206, be forwarded to FEMA for a final review and approval.
RESOLUTION NO. ______

A RESOLUTION ADOPTING THE 2015 CITY OF EL SEGUNDO HAZARD MITIGATION PLAN.

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

SECTION 1: The City Council finds and declares that:


2. The 2015 El Segundo Hazard Mitigation Plan (the “Plan”) identifies and profiles each potential hazard that can affect the City, includes information on the probability of future hazard events, and contains a risk assessment that distinguishes the critical facilities located in the City by an estimate of the potential dollar losses to vulnerable structures identified in the Plan;

3. The Plan will define the sustained actions taken to reduce or eliminate the long-term risk to human life and property from hazards, which set the stage for successful long-term recovery for the City of El Segundo;

4. The Plan outlines a long-term strategy that includes mitigation actions and projects, which may involve planning, policy changes, programs, projects, and other activities to reduce losses from future disasters;

5. Per 44 CFR §201.6(c)(5), the Plan must be formally adopted by the City Council to demonstrate the City of El Segundo’s commitment to fulfilling the hazard mitigation goals and actions outlined in the Plan, and to legitimize the Plan and authorize responsible agencies to execute their responsibilities; and

6. The El Segundo Department Directors, City Attorney, stakeholders and the general public have reviewed the Hazard Mitigation Plan and all appropriate edits, recommendations, and organizational changes have been resolved within the Plan.

SECTION 2: Based on the foregoing findings, the City Council hereby adopts the Plan “City of El Segundo Hazard Mitigation Plan January 2015” hereto as “Exhibit A”. The City Council further directs the City Manager or his designee to submit the adopted plan to the State of California Office of Emergency Services.

SECTION 3: Environmental Assessment. Adoption of this resolution and the 2015 City of El Segundo Hazard Mitigation Plan are exempt from the California Environmental
Quality Act (CEQA) because general policy and procedure making of this nature does not constitute a “project” that is subject to environmental review pursuant to 14 California Code of Regulations (CEQA Guidelines) Section 15378(b)(2). Moreover, adoption of this resolution and the Plan are exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) in that the action proposed does not have the potential for causing a significant effect on the environment.

SECTION 4: The City Clerk is directed to certify adoption of this Resolution; record the Resolution in the book of the City’s original resolutions; and make a minute of the adoption of the Resolution in the City Council’s records and minutes of this meeting.

SECTION 5: This Resolution will take effect immediately upon adoption and will remain in effect unless repealed or superseded.

PASSED AND ADOPTED this 7th day of April, 2015.

Suzanne Fuentes, Mayor

ATTEST:

Tracy Weaver, City Clerk

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

By:
David King, Assistant City Attorney
El Segundo City Council

Agenda Statement

Agenda Heading: Consent Agenda

Agenda Description:

Consideration and possible action to enter into a five year agreement with Califa Group to acquire Internet Service for the El Segundo Public Library at a cost of $15,970 per year. (Fiscal Impact: $79,850)

Recommended Council Action:

(1) Authorize the City Manager to enter into a five year agreement with Califa Group to acquire Internet Service for the El Segundo Public Library at a cost of $15,970 per year.

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

Attached Supporting Documents: None

Fiscal Impact:

Amount Budgeted: $16,000

Additional Appropriation: No

Account Number(s): 001-400-6101-6254; 001-400-2505-6254

Originated By: Larry Klingaman, Information Systems Manager

Reviewed By: Debra Brighton, Director of Library Services

Approved By: Greg Carpenter, City Manager

Background and Discussion:

Since the late 1990s, the El Segundo Public Library has relied heavily on Internet service for staff operations and patron services. In addition to the main catalog system, the library now allows patrons to access their own library card account information, archived images, The El Segundo Herald newspaper online, and a system upgrade is soon planned with mobile applications and Ebook search integration. The library also offers free Internet service for wireless computers and twenty public Internet station terminals.

Although the connection speeds have remained fairly static, the amount of patrons who have shifted to electronic formats, such as Ebooks, continues to grow. Most public libraries have struggled to keep up with providing high speed quality services. This issue has been addressed recently through a grant from the California State Library (CSL). They have partnered with the California Library Group (Califa) and with The Corporation for Education Network Initiatives in California (CENIC) to create a program which allows participating libraries to acquire 10Gb Internet service for a 70% discount. The net cost of this service is $15,970 per year with a five year term. The participating agencies must pay the full price for the service ($53,235) to the service provider. CENIC will then reimburse 70% of the cost ($37,265) approximately one year later.
Staff currently has budgeted $16,000 for Internet and data connection services. The transition to the new service would greatly increase our service levels, while keeping the costs the same. Staff recommends authorizing the City Manager to enter into a five year agreement with The Corporation for Education Network Initiatives in California (CENIC) to acquire Internet Service at a cost of $15,970 per year.
AGENDA DESCRIPTION:
Consideration and possible action to authorize the City Manager, or designee, to record the Notice of Completion accepting completion of work for twenty-five (25) homes related to Project RSI 14-11 (the City's Residential Sound Insulation Program's Group 55). (Final Contract Amount: $768,832.69)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Clerk to file the City Manager’s, or designee’s, Notice of Completion in the County Recorder’s Office;
2. Authorize the City Manager, or designee, to close out Project No. RSI 14-11; and/or
3. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Notice of Completion
List of homes included in Group 55 (Exhibit A to the Notice of Completion)

FISCAL IMPACT: Included in Adopted Budget

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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 September 2, 2014 the City Council awarded a construction contract to Big West Construction Corporation for the construction of twenty-six (26) homes, commonly referred to as Group 55 of the RSI Program.

One home (55.05) was removed from the project, and all work at the remaining twenty-five (25) homes has now been completed. The final contract amount is $768,832.69.
NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: Residential Sound Insulation Program – Group 55

Project No.: RSI 14-11

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 September 2, 2014, 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, Inc.

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
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<tr>
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<th>Project Address</th>
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<tr>
<td>55.01</td>
<td>770 West Imperial Avenue #30</td>
</tr>
<tr>
<td>55.02</td>
<td>120 West Walnut Avenue</td>
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<tr>
<td>55.03</td>
<td>122 West Walnut Avenue</td>
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<tr>
<td>55.04</td>
<td>732 Loma Vista Street</td>
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<tr>
<td>55.05</td>
<td>Home removed from project</td>
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<td>55.06</td>
<td>1132 East Acacia Avenue</td>
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<td>55.07</td>
<td>650 West Maple Avenue</td>
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<td>55.08</td>
<td>227 West Maple Avenue</td>
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<td>55.09</td>
<td>624 West Oak Avenue</td>
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<td>329 East Sycamore Avenue</td>
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<td>55.26</td>
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AGENDA DESCRIPTION:

Consideration and possible action to amend the City’s informal bidding procedures for certain public projects, codified in El Segundo Municipal Code ("ESMC") Chapter 1-7C, to help facilitate the timely bidding, contracting, and completion of most public projects. (Fiscal Impact: $0)

RECOMMENDED COUNCIL ACTION:

1. Adopt Resolution No. ___ declaring the City’s intent to become subject to the Uniform Public Construction Cost Accounting Act for all public projects.

2. Introduce and waive first reading of an Ordinance amending ESMC Chapter 1-7C to extend the City’s election under the Uniform Public Construction Cost Accounting Act to all forms of “public projects” as defined in Public Contract Code § 22002(c).

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

ATTACHED SUPPORTING DOCUMENTS:

Resolution
Ordinance

FISCAL IMPACT: None

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</table>

ORIGINATED BY: Stephanie Katsouleas, Public Works Director

REVIEWED BY: Gregg Kovacevich, Assistant City Attorney

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

Public Contracting Code: Formal vs. Informal Bidding

The Public Contract Code generally requires general law cities like El Segundo to employ a very formal and cumbersome competitive bidding process for all public projects valued at over $5,000. “Public projects” include the construction, reconstruction, erection, alteration, renovation, improvement, demolition, painting or repainting, and repair of any publicly owned, leased, or operated facility (Public Contract Code § 22002(c)). The $5,000 threshold was established decades ago by the California Legislature and has not been adjusted for inflation. This low threshold often makes it very difficult to secure lower value contracts through the formal bidding process at reasonable prices because contractors are simply unwilling to expend the time, money and effort necessary to complete all the required paperwork and meet the bonding requirements for such small projects. Consequently, it is not uncommon for the City to receive no response at all to solicitations for bids on these lower value projects.
The Uniform Public Construction Cost Accounting Act (UPCCAA; Public Contract Code § 22000, et seq.) was established by the Legislature in 1983 to provide uniform construction cost accounting procedures and alternative bidding procedures and thresholds that account for escalating construction costs over time. Agencies can use the informal bidding procedures of the UPCCAA in lieu of the formal bidding procedures of the Public Contract Code provided they subscribe to uniform construction cost account policies and procedures developed by the California Uniform Construction Cost Accounting Commission.

To avail itself of these alternative procedures, a local agency must (1) adopt a resolution electing to become subject to the UPCCAA and notify the State Controller of said election, and (2) adopt an ordinance enacting the informal bidding requirements set forth in the UPCCAA. More than 200 cities statewide and nearly half of Los Angeles County general law cities have elected to adopt the UPCCAA procedures. Currently, under the UPCCAA, public projects of $45,000 or less may be performed by the employees of a public agency by force account (using its own staff), by negotiated contract, or by purchase order. Public projects of $175,000 or less may be let to contract using informal bidding procedures set forth in the Act while public projects of greater than $175,000 must be formally bid under Public Contracting Code guidelines. These dollar thresholds are reviewed and increased periodically by the State Legislature based on inflation. UPCCAA procedures also:

- Prohibit splitting projects into smaller projects to evade provisions of the code;
- Establish notice and advertising requirements for informal bidding of public projects; and
- Establish criteria for the rejection of bids.

On January 17, 2006, the City Council adopted Resolution No. 4449 declaring its intent to become subject to the UPCCAA. On the same day, the Council adopted Ordinance No. 1391 adding the informal bidding procedures of the UPCCAA to Chapter 1-7C (Public Works Contracts) of the ESMC. However, in both the Resolution and the Ordinance, the Council elected to make the informal bidding procedures of the UPCCAA applicable only to “maintenance work”\(^1\) and other work that falls outside the definition of “public project” indicated above. Now, in order to allow the City to maximize the efficiency and cost savings afforded by the UPCCAA, staff recommends that the Council modify its previous election under the UPCCAA and apply informal bidding requirements to all “public projects” as defined in the UPCCAA. Staff estimates that in adopting this revised ordinance and signature threshold (discussed below), a significant number of projects valued under $45,000 could be implemented up to three months faster than they are under the current required procedures. This would allow staff tremendous flexibilities to respond/expedite smaller capital construction and repair projects not currently available to them. Examples of such projects include replacement of boilers and HVAC unit; plunge equipment repairs; elevator repairs; park fencing replacement; playground equipment upgrades; repair/replacement of carpets, windows and deteriorated plumbing; exterior

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\(^{1}\) “Maintenance work” is defined as “(1) routine, recurring, and usual work for the preservation of protection of any publicly owned or publicly operated facilities for its intended purposes; (2) minor repainting; (3) resurfacing of streets and highways at less than one inch; (4) landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of sprinklers systems; and (5) work performed to keep, operate, and maintain public owned water, power or waste disposal systems, including, but not limited to, dams, reservoirs, power plants, and electrical transmission lines of 230,000 volts and higher.” Pub. Contract Code § 22002(d).
building painting; valve replacements; concrete repairs; street depressions and pot holes; pump stations mechanical repairs; roofing repairs; etc.

Staff further recommends that Chapter 1-7C be modified to better align the City’s internal procedures with the benefits afforded by the UPCCAA. Recommended modifications include:

- Increase the dollar threshold of the City Manager’s contracting authority on public projects from its current $10,000 level to match the lower threshold identified in the UPCCAA, currently at $45,000, which would be commensurate with the City’s ability to let expedite public contracts under the UPCCAA using the negotiated contract and/or purchase order approach rather than undertaking formal or informal bidding procedures. For these smaller public projects, increasing the contracting threshold to match the UPCCAA threshold will also reduce the added delay associated with presenting these smaller items to Council for prior approval consideration. It is important to note that expenditures associated with these types of projects will have already been approved as part of the City’s annual budget operating expenditures. If an additional appropriation is required, the item will be presented to Council for budget and implementation approval.

- Raise the threshold for when a bid security is required for public projects from $30,000 to match the lower threshold identified in the UPCCAA, currently at $45,000, unless the City Manager determines that the best interest of the City requires such security for lower valued projects. Bid securities are most commonly required when there is competitive bidding with an established bid opening date. It is not typically used for work secured through spot bidding, negotiated contract and purchase order. Therefore staff recommends that the threshold be raised to be commensurate with the corresponding UPCCAA threshold.

To recap, the new thresholds for bidding and awarding contracts for public projects today, and the corresponding benefits, would be:

<table>
<thead>
<tr>
<th>Public Project Value</th>
<th>Method of Implementation</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $45,000</td>
<td>Force Account, Negotiated Contract or Purchase Order.</td>
<td>Allows projects to be spot bid, saving time in preparing bids/specs, advertising, and awarding contracts.</td>
</tr>
<tr>
<td>$45,000 - $175,000</td>
<td>Informal bidding procedures allowed.</td>
<td>City may utilize a predetermined list of qualified contractors; requires informal bidding and award by City Council.</td>
</tr>
<tr>
<td>$175,000 and over</td>
<td>Formal bidding procedures required</td>
<td>Requires advertising at large in trade publications and award by City Council.</td>
</tr>
</tbody>
</table>

**Design Immunity**

Design Immunity is codified in Government Code §830.6, which sets forth the design immunity defense for public works projects awarded by the City. That section states:

"Neither a public entity nor a public employee is liable under this chapter for an injury caused by the plan or design of a construction of, or an improvement to, public property where such plan or design has been approved in advance of the construction or improvement by the legislative body of the public entity or by some other body or
employee exercising discretionary authority to give such approval or where such plan or design is prepared in conformity with standards previously so approved, if the trial or appellate court determines that there is any substantial evidence upon the basis of which (a) a reasonable public employee could have adopted the plan or design or the standards therefore or (b) a reasonable legislative body or other body or employee could have approved the plan or design or the standards therefore. (Emphasis added).

In order to trigger the design immunity defense, either City Council or a designated staff person must approve the plans and/or designs prior to construction. Currently, City Council fills this role by approving a plan/design immunity resolution at the same time it authorizes the staff to advertise the project for bidding. However, such approval could also be granted at the time a project is awarded, or delegated to the Public Works Director in specified circumstances.

Under the proposed ordinance, public projects of $45,000 or less may be authorized and approved without Council action. Therefore, in order to ensure that the design immunity afforded by section 830.6 attaches to those smaller projects, staff is also recommending that the ordinance authorize the Public Works Director to approve plans and designs for those smaller public projects. In the absence of such a delegation, staff would be required to bring every minor public project (below $45,000) to the Council for design approval, resulting in unnecessary delay and frustrating a core purpose of the UPCCAA election (improving efficiency). As the official charged with overseeing all public works in the City and as a licensed Professional Engineer, the Public Works Director is qualified to exercise discretionary authority over the approval of plans and designs for public projects.

Therefore, staff recommends that City Council:
1. Adopt the attached resolution declaring its intention to become subject to the UPCCAA for public projects as defined in Public Contract Code § 22002(c);
2. Approve the recommended threshold increases for awarding projects and requiring bid securities; and
3. Authorize the Public Works Director to approve plans and designs for projects valued at under $45,000.

A draft ordinance with these recommended changes is attached. With respect to the ordinance, only minor amendments to Chapter 1-7C are required to make all eligible public projects subject to the informal bidding requirements. Approval of these recommendations will allow staff to carry out smaller projects much more quickly, which in turn will allow us to dedicate more resources to our larger capital projects. We also believe it will ultimately result in cost savings to the city due to reduced time and expense a contractor will need to invest to prepare a bid response and provide the corresponding bid bond.
RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO ELECTING TO BECOME SUBJECT TO THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT

The City Council of the city of El Segundo resolves as follows:

SECTION 1. The City Council finds as follows:

A. Pursuant to Public Contract Code § 20160, et seq., general law cities in California must generally competitively bid all public projects in excess of $5,000 in accordance with state-mandated formal bidding procedures.

B. In 1983, the California Legislature adopted the Uniform Public Contract Cost Accounting Act ("UPCCAA," codified at Public Contract Code §§ 22000, et seq.) to provide for a uniform cost accounting standard for construction work performed or contracted by local agencies and further providing an alternative method for bidding and awarding contracts for public projects.

C. Public Contract Code § 22030 provides that any city that desires to utilize the alternative procedures for bidding and contracting for public projects must elect, by resolution, to become subject to the uniform construction cost accounting procedures set forth in the Act and must notify the State Controller of its election.

D. The City desires to become subject to the uniform construction cost accounting procedures set forth in Public Contract Code §§ 22000, et seq.

E. Public Contract Code § 22034 requires each public agency that elects to become subject to the uniform construction cost accounting procedures to adopt an informal bidding ordinance that complies with the requirements of the UPCCAA.

F. The City has adopted an ordinance enacting informal bidding procedures consistent with the Uniform Public Construction Cost Accounting Act.


SECTION 3. The City Clerk is directed to inform the California State Controller forthwith of the City’s election to become subject to the Uniform Public Construction Cost
Accounting Act. This Resolution supersedes Resolution No. 4449 that was previously adopted on January 17, 2006.

SECTION 4. The City Clerk is directed to certify the passage and adoption of this Resolution, record this Resolution in the book of the City's original resolutions, and make a minute of the adoption of the Resolution in the City Council's records and the minutes of this meeting.

SECTION 5. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this _____ day of __________________, 2015.

________________________________________
Suzanne Fuentes, Mayor

ATTEST:

______________________________
Tracy Sherrill Weaver, City Clerk

APPROVED AS TO FORM
MARK D. HENSLEY, City Attorney

By: ________________________________
Karl H. Berger,
Assistant City Attorney
ORDINANCE NO. ____

AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE
CHAPTER 1-7C REGARDING INFORMAL BIDDING OF PUBLIC WORKS PROJECTS.

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

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

A. On January 17, 2006, the City Council adopted Resolution No. 4449 wherein the City elected to become subject to the Uniform Public Construction Cost Accounting Act (Public Contract Code §§ 22000, et seq.) for purposes of contracting “maintenance work” as defined in Public Contract Code § 22002(d).

B. By Resolution No. ______ adopted April 7, 2015, the City Council elected to become subject to the Uniform Public Construction Cost Accounting Act for purposes of all “public projects” as defined therein.

C. The City would like to take advantage of the informal bidding procedures set forth in the Act as they apply to “public projects” as defined in Public Contract Code § 22002(c).

D. It is in the public interest to make the informal bidding procedures applicable to public projects to ensure faster processing time, greater efficiency, and maximum cost savings in the letting of public works contracts.

E. In the interests of efficiency and ensuring quicker procurement time for smaller public works projects and related contracts, it is necessary to increase the City Manager’s discretionary authority to solicit bids and award contracts without prior City Council approval.

F. In the interest of ensuring efficiency and maximum cost savings for smaller public works projects, it is necessary to require the cost threshold for preserving the city manager’s discretion to require bid security whenever the director believes such security is needed to protect the City’s interests.

SECTION 2: El Segundo Municipal Code (“ESMC”) § 1-7C-3 is amended to read as follows:

“1-7C-3: DEFINITIONS:
Unless the contrary is stated or clearly appears from the context, the definitions in Public Contract Code § 22002 and set forth below will govern the construction of the words and phrases used in this chapter:

CITY MANAGER: The city manager or designee.

SECTION 3: ESMC § 1-7C-4 is amended to read as follows:

“1-7C-4: SOLICITING BIDS AND AWARDING CONTRACTS:

The city manager may solicit bids, award contracts, and execute contracts for public projects up to forty-five thousand dollars ($45,000). Contracts for public projects costing more than forty-five thousand dollars ($45,000) must be awarded by the city council.”

SECTION 4: ESMC § 1-7C-7 is amended to read as follows:

“1-7C-7: BID SECURITY:

A. Bid security is required for all bids on public projects when the city manager estimates that the price will exceed forty-five thousand dollars ($45,000). Bid security may be a bond issued by a licensed and duly qualified corporate surety, or the equivalent in cash, money order, cashier’s check, certified check, unconditional letter of credit, or other form approved by the city attorney. Nothing in this section prevents the city from requiring bid security on public projects of forty-five thousand dollars ($45,000) or less when the city manager believes such security is needed to protect the city’s interests.

B. Bid security must equal at least ten percent (10%) of the bid amount.

C. If the notice inviting bids requires a bid security, noncompliance or defective, inadequate, or incomplete security will render the bid nonresponsive.

D. Bid security will be forfeited or paid to the city should the bidder fail to execute a contract within the time specified in the notice inviting bids.”

SECTION 5: Section 1-7C-11 is hereby added to Chapter 1-7C of the ESMC to read as follows:

“1-7C-11: DESIGN APPROVAL:

The Public Works Director is authorized to approve designs for purposes of design immunity pursuant to Government Code section 830.6. Nothing
in this Section is intended to, nor will it, preclude the City Council from separately or additionally approving designs for purposes of design immunity pursuant to Government Code section 830.6.”

SECTION 6: Environmental Review. This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 Cal. Code Regs. §§ 15301, 15305, and 15308.

SECTION 7: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8: Enforceability. Repeal of any provision of the ESMC does 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.

SECTION 9: Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this Ordinance will be rendered void and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 10: 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.

SECTION 11: 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 or original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12: This Ordinance will take effect on the 31st day following its final passage and adoption.
PASSED AND ADOPTED this _____ day of ______________, 2015

__________________________
Suzanne Fuentes, Mayor

ATTEST:

__________________________
Tracy Sherrill Weaver, City Clerk

APPROVED AS TO FORM
MARK D. HENSLEY, City Attorney

By: _______________________
  Karl H. Berger,
  Assistant City Attorney
AGENDA DESCRIPTION:
Consideration and possible action to send a letter in support of the intent of AB 306 which aims to address an issue critical to military families stationed in California: access to education choices (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Approve the attached letter;
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Letter of support
Assemblyman Hadley Fact Sheet
Amendments to AB 306

FISCAL IMPACT: $

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

PREPARED BY: Mishia Jennings, Executive Assistant
REVIEWED BY: Suzanne Fuentes, Mayor
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:

Assembly Bill 306 will ensure active duty military members, including activated military reservists, may choose which public school district to send their children to regardless of the school district in which they reside. Since our military service personnel are required to live near or on base and are subject to frequent moves, it is important for military parents to have the right to choose which school district their children attend. Members of the U.S. military are often deployed and are given few options where to live.

School districts with the ability to serve more students are often happy to accept school transfers like military children; however, the school district of residence maintain veto power over those transfers. Military members do not have the luxury of time to appeal the denial to transfer, nor do they always have the ability to move into another district.

AB 306 will allow parents who are active duty members of the U.S. military the ability to choose which public school districts they would like their children to attend and will remove the ability for the school districts of origin to unfairly deny such transfer requests.
April 7, 2015

Assemblymember David Hadley
State Capitol, Room 4102
Sacramento, CA 95814

Re: Support for Intent of Assembly Bill (AB) 306

Dear Assemblymember Hadley:

On behalf of the City of El Segundo please accept this letter in support of the intent of AB 306.

At the outset, we would like to commend your leadership on Aerospace and Defense (A & D) issues and for championing this important piece of legislation. Quite simply, AB 306 aims to address an issue critical to military families stationed in California: access to education choices.

As you know, California is a top location nationwide for aerospace and defense employment. We have dozens of military bases throughout the state that support tens of thousands of service members—many of whom have families. However, supporting these families by affording them with education choices for their children must be a top priority if we are to retain this talent as well as the high quality caliber of the bases here. In particular, Los Angeles Air Force Base continues to be plagued by this education choice (or sometimes seen as a lack thereof) issue that faces the military members who work at the Base. AB 306 is a simple fix to address this challenge by affording military families a real choice in the schools to which they send their children.

For all of the above reasons, we want to thank you for your efforts to address this critical issue and we also want to lend our support for AB 306. We look forward to working with you and your office on moving this bill forward.

Sincerely,

Suzanne Fuentes
Mayor
FACT SHEET
Assemblyman David Hadley

ASSEMBLY BILL 306: SCHOOL DISTRICT TRANSFERS FOR ACTIVE DUTY MILITARY FAMILIES

SUMMARY
Assembly Bill 306 will ensure active duty military members, including activated military reservists, may choose which public school districts to send their children to regardless of the school district in which they reside.

Since our military service personnel are required to live near or on base and are subject to frequent moves, it is important for military parents to have the right to choose which school districts their children attend.

ISSUE BACKGROUND
Members of the U.S. military are often deployed and are given few options where to live. Due to the frequency and short notice with which parents can be re-deployed, active duty military parents should have the right to choose which school districts they believe will provide the best educational opportunities for their children.

School districts with the ability to serve more students are often happy to accept school transfers like military children; however the school district of residence maintains veto power over those transfers. Military members do not have the luxury of time to appeal the denial of transfer, nor do they always have the ability to move into another district.

SOLUTION
AB 306 will allow parents who are active duty members of the U.S. military the ability to choose which public school districts they would like their children to attend and will remove the ability for the school districts of origin to unfairly deny such transfer requests.

AUTHOR’S STATEMENT
"Children of military families already face the realities of adjusting to new schools each time their families are re-stationed. We should help America’s service families access the right public schools for their kids while they are here, while at the same time make California’s military bases attractive to the military and our country’s servicemen and women." Assemblyman David Hadley.

SUPPORT
None on file.

OPPOSITION
None on file.

MORE INFORMATION
Lyndsay Mitchell
916-319-2076
lyndsay.mitchell@asm.ca.gov

March 23, 2015
AMENDMENTS TO ASSEMBLY BILL NO. 306

Amendment 1
In the title, in line 1, strike out "amend Section 35700 of" and insert:

add Article 7.5 (commencing with Section 48318) to Chapter 2 of Part 27 of Division 4 of Title 2 of

Amendment 2
On page 1, before line 1, insert:

SECTION 1. Article 7.5 (commencing with Section 48318) is added to Chapter 2 of Part 27 of Division 4 of Title 2 of the Education Code, to read:

Article 7.5. Attendance Alternatives for Children of Military Personnel

48318. For purposes of this article, the following definitions apply:
(a) "Active military duty" means full-time military duty status in the active uniformed service of the United States, including members of the National Guard and the State Reserve on active duty orders pursuant to Sections 1209 and 1211 of Title 10 of the United States Code.
(b) "Parent" means the natural or adoptive parent or guardian of a dependent child.
(c) "School district of choice" means a school district for which an application for enrollment has been submitted by the parent of a pupil requesting enrollment pursuant to Section 48318.1. A school district of choice may include a school district in which the parent of a pupil resides or a school district other than the school district in which the parent of a pupil resides.
(d) "School district of residence" means the school district that a pupil would be directed to attend, pursuant to this chapter.
48318.1. (a) A parent of a pupil enrolled in a school district of residence may submit an application for the pupil to attend a school in any school district of choice, if the parent with whom the pupil resides is enlisted in the military and is on active military duty.
(b) An application requesting a transfer pursuant to this article shall be submitted by the parent of a pupil to the school district of choice before January 1 of the school year preceding the school year for which the pupil is requesting the transfer. However, this deadline does not apply to an application requesting a transfer if the parent with whom the pupil resides was relocated by the military within 90 days before submitting the application. The school district of choice may waive the deadline specified in this subdivision.
(c) The application may request enrollment of the pupil in a specific school or program within the school district of choice.
(d) A pupil may enroll in the school district of choice in the school year immediately following the approval of his or her application.
(e) In order to provide priority enrollment opportunities for pupils residing in
the school district of choice, a school district of choice shall establish a period of time
for resident pupil enrollment before accepting transfer applications pursuant to this
article. After the period of time for resident pupil enrollment has concluded, if space
is available at a school in the desired school district of choice, the school district of
choice shall accept and approve a transfer application submitted pursuant to this article,
in accordance with the following priorities:

(1) First priority for transfer shall be given to the siblings of pupils who already
attend the desired school.

(2) After approving the applications for enrollment for siblings of pupils pursuant
to the priority specified in paragraph (1), if the number of pupils who request a particular
school exceeds the number of spaces at that school, a lottery shall be conducted to
select pupils at random until all of the available spaces are filled.

48318.2. A school district of choice may adopt specific, written standards for
acceptance of applicants pursuant to this article. The standards may include
consideration of the capacity of a program, class, grade level, school facilities, and
adverse financial impacts. However, these standards may not include consideration of
a pupil's previous academic achievement, physical condition, proficiency in the English
language, family income, or any of the individual characteristics set forth in Section
200.

SEC. 2. If the Commission on State Mandates determines that this act contains
costs mandated by the state, reimbursement to local agencies and school districts for
those costs shall be made pursuant to Part 7 (commencing with Section 17500) of
Division 4 of Title 2 of the Government Code.

Amendment 3
On page 1, strike out lines 1 to 9, inclusive, and strike out page 2

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