City Council
METRO GRANT

June 19, 2018
Agenda

• Brief History
• Zoning Problem – Example
• Changes are Coming (from Metro) – We Should Prepare
• Grant - Plan Implementation (Scope of work, Schedule, Budget)
• End with Options for Council
Brief History – Metro Grant Timeline

• 1st Strategic Planning Meeting – July 11, 2017
• Applied for MTA Grant – July 31, 2017
• 2nd Strategic Planning Meeting – August 8, 2017
• Metro Board Approved Grant – March 1, 2018 ($659,500)
• Report to Council – March 6, 2018
• Received contract documents from MTA – April 19, 2018
• Today - Scope, Schedule, Budget, and Council’s approval – due June 28, 2018
Problem

CO – Corporate Office
MU-N – Urban Mixed Use North
M1 – Light Industrial
MU-S – Urban Mixed Use South
Zoning Example – 26,000 sq ft “Frito Lays in 70’s”

1992 – changed from industrial/warehouse use to office
26,000 warehouse building. Maxed out on FAR

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Warehouse (1/1,000)</td>
<td>26</td>
<td>26</td>
</tr>
<tr>
<td>Office (1/300)</td>
<td>89</td>
<td>26</td>
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<tr>
<td>More parking needed</td>
<td>63</td>
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**Solutions Discussed:**
1. Convert part of interior to parking
2. Demolish part of building convert to parking
3. Lease unused Railroad right of way
METRO
Changes Coming
Expo Line 60 K riders
Late 2019 Crenshaw/LAX
Green Line 30 K riders
Green Line 30k riders
Expo Line 60k riders

Late 2019 Crenshaw/LAX

Connect to...
Santa Monica
West LA
Culver City
Downtown
New RAMS stadium
2020 Torrance (future)
LAX LAMP 2021 (Landside Access Modernization Program)
Grant Implementation Process
Scope of Work

- RFPs for consultants
- Community Outreach Plan
Scope of Work

- Infrastructure
- Policy
- Maps

Community Advisory Committee (CAC) formed
## Suggested membership – will meet every 2 months

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### Timeline

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Scope of Work

- Focus on pedestrian & bike infrastructure
- Parking infrastructure

CAC reviews studies
Community outreach begins
Scope of Work – Year 1

- Barriers to mobility
- Housing demand & feasibility

CAC reviews studies twice
Outreach continues
Scope of Work

- Existing Conditions Report
- Walk & Bike Audit
- Mobility Report
- Parking Report
- Housing Report
- Economics Report

• Economic impacts of other reports
• Costs & benefits

CAC reviews study twice
Outreach continues

Timeline
Scope of Work – year 2

- Existing Conditions Report
- Walk & Bike Audit
- Mobility Report
- Parking Report
- Housing Report
- Economics Report
- Specific Plan

- Vision, Goals, Objectives, and Strategies chapter prepared

Timeline

Planning Commission
City Council

PC and CC sets policy for Specific Plan
Scope of Work

- Existing Conditions Report
- Walk & Bike Audit
- Parking Report
- Housing Report
- Mobility Report
- Economics Report
- Specific Plan
- Urban Design & Street Standards
- EIR

Timeline

- Planning Commission
- City Council
Scope of Work – Year 3

- Existing Conditions Report
- Walk & Bike Audit
- Parking Report
- Mobility Report
- Housing Report
- Economics Report
- Specific Plan
- Urban Design & Street Standards
- EIR

Timeline
Council Options

1. Accept MTA Grant and Agreement (with housing)
2. Direct Staff to formally request an amendment to the MTA grant (i.e. proceed without housing).
3. Reject Grant
4. Direct Staff to Develop a plan to update the General Plan (with or without housing east of PCH)
5. Alternatively, discuss and take other actions
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Can Still Achieve their Objective of Increasing Ridership

1. El Segundo – even a larger employment center.

2. Study ways to connect residents - walking, biking, other modes of transportation
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Questions
General Plan -  (Gen Plan Fund - $620,000)

1. Land Use Element – 1992, minor updates regularly
2. Circulation Element – 2004
3. Housing Element – 2014, next due 2021
5. Open Space Element – 1992
7. Safety Element – 1992
8. Environmental Justice Element – New
10. Air Quality Element – 1992 (optional)
Show MTA their goal of increasing ridership

• El Segundo can be even a bigger center of employment
• We can study ways to connect residents (west and east of the project area) by walking, biking, other modes of transportation
## Community Advisory Committee

**Suggested membership – will meet every 2 months**

| 1 Green Line user | 1 from Police Department |
| 1 bicycle advocate | 1 from Fire Department |
| 1 pedestrian advocate | 1 from Recreation & Parks Department |
| 3 commercial property owners | 1 from Environmental Committee |
| 2 major employers | 1 from Arts & Culture Committee |
| 1 from the Wiseburn School District | 1 representative of public utilities |
| 1 from the El Segundo School District | 1 non-Metro transportation provider |
| 1 From the Air Force Base | 1 commercial realtor |
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