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.

MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, OCTOBER 2, 2018 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER

ROLL CALL

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

CLOSED SESSION:

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

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

1. Sean Norwood v. City of El Segundo, Workers Compensation Appeals Board Case No. ADJ10243733

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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


DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -2- matters

1. Public Employee Performance Evaluation
   Title: City Manager

2. Public Employee Performance Evaluation
   Title: City Attorney

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

PUBLIC EMPLOYMENT (Gov’t Code § 54957) -0- matter
CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0-matters

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, Professional Employees Association; City Employee Association; and Executive and Management/Confidential Employees (unrepresented groups).

Agency Designated Representative: Irma Moisa Rodriquez, City Manager, Greg Carpenter and Human Resources Director.
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, OCTOBER 2, 2018 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Pastor George Lopez, The Bridge Church

PLEDGE OF ALLEGIANCE – Council Member Brann
PRESENTATIONS

a) Presentation – Police Department to introduce New HR Analyst, Marilyn Dyson and New Police Assistant 1, Alejandra Rivera.

b) Proclamation – Fire Prevention Week October 7 through October 13, 2018

c) Presentation – Chevron regarding refinery catalyst dust release.

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 amend the Development Standards of the Corporate Campus Specific Plan (CCSP) § V(F)(4)(c)(8) to allow balconies to project up to 10 feet into a required setback. The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision to the Development Standards. No new significant effects previously analyzed in the FEIR will result from a minor modification to the Development Standards. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(a)(3) in connection with the issuance of rules and regulations. (Applicant: William Messori, representing EVA Airways Corporation).

(Fiscal Impact: None)
Recommendation – 1) Introduce an Ordinance (Specific Plan Amendment No. SPA 18-01) amending the Development Standards of the Corporate Campus Specific Plan (CCSP); 2) Schedule second reading and adoption of the Ordinance for October 16, 2018; 3) Alternatively, discuss and take other action related to this item.

C. UNFINISHED BUSINESS

2. Consideration and possible action to receive and file report on Accessory Dwelling Unit (ADU) plan checks and permits since adoption of the ADU ordinance in July, 2017 (12 month review).
(Fiscal Impact: None)
Recommendation – 1) Receive and file report regarding ADU permits; 2) Alternatively, discuss and take other action related to this item.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.
3. Warrant Numbers 3022788 through 3023017 and 9000572 through 9000572 on Register No. 24 in the total amount of $1,788,369.39 and Wire Transfers from 9/10/18 through 9/23/18 in the total amount of $2,940,308.66.
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. Special City Council Minutes of September 4, 2018 (Budget Session III), Regular City Council Minutes of September 4, 2018 and Regular City Council Minutes of September 18, 2018.
Recommendation – 1) Approval

5. Consideration and possible action to authorize the City Manager to execute an amendment to License Agreement No. 4698, in a form approved by the City Attorney, with The El Segundo Nursery School Group (“Co-Op”) to operate a non-profit pre-school at the Clubhouse Building for three years at $600.00 per year.
(Fiscal Impact: estimated revenue of $1800.00)
Recommendation – 1) Authorize the City Manager to execute an amendment to License Agreement No. 4698 with The El Segundo Nursery School Group (“Co-Op”) in a form approved by the City Attorney to operate a non-profit pre-school at the Clubhouse Building for an additional 3 years at $600 per year; 2) Alternatively, discuss and take other action related to this item.

6. Consideration and possible action regarding Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the Smoky Hollow Specific Plan update project. (Applicant: City of El Segundo)
Address: Smoky Hollow
(Fiscal Impact: None)
Recommendation – 1) Waive second reading and adopt Ordinance No. 1573 for Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01; 2) Alternatively, discuss and take other action related to this item.
7. Consideration and possible action regarding City Council approval of Environmental Assessment No. EA-1198 and Zone Text Amendment No. ZTA 17-06 to establish a parking in-lieu fee program in the Smoky Hollow area. (Applicant: City of El Segundo) Address: Citywide
   (Fiscal Impact: None)
Recommendation – 1) Waive second reading and adopt Ordinance No. 1574 for Environmental Assessment No. EA-1198 and Zone Text Amendment No. ZTA 17-06 to establish a parking in-lieu fee program in the Smoky Hollow area and adopt a parking in-lieu fee; 2) Alternatively, discuss and take other action related to this item.

8. Consideration and possible action to approve the Joint Powers Agreement for the Los Angeles Area Regional Training Group (RTG); Adopting Resolution No. XXX supporting the El Segundo Fire Department’s membership within the RTG authority, and authorizing the City Manager to execute the JPA.
   (Fiscal Impact: $0)
Recommendation – 1) Approve the Los Angeles Area Regional Training Group (RTG) Joint Powers Agreement (JPA); 2) Adopt Resolution No. XXX approving membership within the Los Angeles Area Regional Training Group (RTG) Joint Powers Authority; 3) Authorize the City Manager to execute the JPA agreement and to take such reasonable actions as may be required to implement the intent of the program; 4) Alternatively, discuss and take other action related to this item.

9. Consideration and possible action regarding approval of ongoing professional service agreements and blanket purchase orders for FY 2018/2019 in excess of $50,000 for various departments; and possible action to waive the formal bidding process and authorize the continued purchase of various goods and services as described below.
   (Fiscal Impact: Included in the FY 18/19 Budget: General Fund $2,311,321; Asset Forfeiture Fund $13,000; Prop A Fund $30,000; Water Enterprise Fund $109,000; Wastewater (Sewer) Enterprise Fund $13,000; Golf Course Enterprise Fund $96,000)
Recommendation –

(1) Authorize the City Manager to execute an amendment to Agreement No. 4095 with High Point Strategies, LLC for City’s advisors and advocate regarding issues relating to LAWA, LAX, FAA, MTA and other Los Angeles agencies, in a form approved by the City Attorney to (1) extend the term of the agreement to September 30, 2019; (2) authorize payment for services up to $75,000 (General Fund – City Manager); and (3) take such additional, related, action that may be desirable.
(2) Authorize the City Manager to issue a blanket purchase order to **Baker & Taylor Information Services** for supplying books and other library materials for not to exceed amount of $85,145 in FY 2018/2019 (General Fund - Library).

(3) Authorize the City Manager to extend ongoing service agreements with **J. Lee Engineering** provides plan check and inspection consulting services for the Building and Safety Division in the amount not to exceed $120,000 in FY 2018/2019 (General Fund – Building Safety).

(4) Authorize the City Manager to extend ongoing service agreement with **JAS** to provide plan check and inspection consulting services for the Building and Safety Division in the amount not to exceed $60,000 in FY 2018/2019 (General Fund – Building Safety).

(5) Authorize the City Manager to extend ongoing service agreement with **Hayner Consultants, Inc.** to provide plan check, permitting staff, and inspection consulting services for the Building and Safety Division in the amount not to exceed $75,000 in FY 2018/2019 (General Fund – Building Safety).

(6) Authorize the City Manager to extend ongoing service agreement with **Michael Baker International** to provide professional planning consulting and interim staffing services for the City’s Planning Division in the amount not to exceed $120,000 in FY 2018/2019 (General Fund – Building Safety).

(7) Authorize the City Manager to extend ongoing service agreement with **CSG Consultants** to provide professional planning consulting services for the City’s Planning Division in the amount not to exceed $100,000 in FY 2018-2019 (General Fund – Building Safety).

(8) Authorize the City Manager to extend ongoing service agreement with **Westchester Medical Group/Center for Heart and Health** to provide annual fitness for duty, and annual physical examinations for public safety and executive physical examinations not to exceed $60,000 in FY 2018/2019 (General Fund – Human Resources/Fire).

(9) Authorize the City Manager to amend the contract with **HR Dynamics & Performance Management** to add consulting services in the Human Resources Department. The total cost for FY 18-19 is not to exceed $100,000 (General Fund - Human Resources).

(10) Authorize the City Manager to amend the contract with **All Cities Management Services, Inc.** for ongoing services to provide crossing guard services for the El Segundo School District not to exceed $103,626 in FY 2018/2019 (General Fund – Finance Administration (non-departmental)).
(11) Authorize the City Manager to issue a blanket purchase order to The Pun Group LLP for auditing services of the City’s internal controls and annual financials not to exceed amount of $64,000 in FY 2018/2019 (General Fund – Accounting Services).

(12) Authorize the issuance of a blanket purchase order to Hinderliter De Llamas & Associates (Agreement #3313) to provide professional services related to sales and use tax for an amount not to exceed $100,000 in FY 2018/2019 (General Fund – Finance Business Services).

(13) Authorize the City Manager to amend the contract with Robert Half International to provide professional staffing services to various departments for an amount not to exceed $500,000 in FY 2018-2019 (General Fund – City-wide departments).

(14) Authorize the issuance of a blanket purchase order to Lane Donovan Partners, LLC (Agreement #3399) to provide management services for The Lakes Golf Course for an amount not to exceed $96,000 in FY 2018/2019 (Golf Course Enterprise Fund – Recreation & Parks).

(15) Authorize the City Manager to extend Agreement # 4096 with Landcare USA, LLC in a form approved by the City Attorney and issuance of a blanket purchase order to provide weekly landscape services for an amount not to exceed $238,540 in FY 2018/2019 (General Fund – Recreation & Parks).

(16) Authorize staff to continue to purchase gasoline and diesel fuel for City vehicles and equipment through the use of spot market purchasing in an amount not to exceed $315,000 in FY 2018/2019 (General Fund = $250,000; Asset Forfeiture Fund = $13,000; Prop “A” Fund = $30,000; Water Enterprise Fund = $9,000; Wastewater (sewer) Enterprise Fund = $13,000).

(17) Authorize the issuance of a blanket purchase order to Metron Farnier in an amount not to exceed $100,000 in total for the purchase of single jet AMR water meters for the City’s water system in FY 2018/2019 (Water Enterprise Fund).

(18) Authorize the City Manager to extend the ongoing professional service Agreement #4269 with Aerotek Professional Services for providing temporary staffing service for the Public Works Department not to exceed $200,000 in FY 2018/2019 (General Fund – Public Works, Government Buildings).

(19) Authorize the City Manager to amend contract #3957 with Galls LLC for purchasing uniforms and equipment for the Police Department, not to exceed $60,000 in FY 2018/2019 (General Fund – Police Department). Galls, LLC is the only physical location that provides in-house, appointment tailoring, embroidery and distribution of equipment in the State of California.
(20) Alternatively, discuss and take other possible actions related to these items.

F. NEW BUSINESS

F. REPORTS – CITY MANAGER

G. REPORTS – CITY ATTORNEY

H. REPORTS – CITY CLERK

J. REPORTS – CITY TREASURER

K. REPORTS – CITY COUNCIL MEMBERS

    Council Member Pimentel –

    Council Member Nicol –

    Council Member Brann –

    Mayor Pro Tem Parsztuk –

    Mayor Boyles –

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.

MEMORIALS –

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

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: 9.26.18

TIME: 12:45 pm

NAME: [Signature]

[Name]
Presentation

Police Department to introduce

New HR Analyst, Marilyn Dyson and

New Police Assistant 1, Alejandra Rivera.
WHEREAS, fire departments in the United States responded to an estimated 352,500 home fires in 2016, according to the latest research from the National Fire Protection Association (NFPA); and

WHEREAS, home fires killed 2,735 people in the United States in 2016, according to the National Fire Protection Association; and

WHEREAS, the fire death rate per 1000 home fires reported to U.S. fire departments was 10 percent higher in 2016 than in 1980; and

WHEREAS, residents should identify places in their home where fires can start and eliminate those hazards; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, Residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, home fire escape plans should be developed by all members of the household and practiced at least twice a year to ensure everyone know what to do in a real fire situation; and

WHEREAS, The El Segundo Fire Department, which is dedicated to the safety of life and property from the devastating effects of fires and other emergencies, is joined by concerned citizens of our community, as well as businesses, the school district, service clubs and other organizations, in its fire safety efforts.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, in commemoration of the great Chicago Fire of 1871, which killed 250 persons, left 100,000 homeless, and destroyed more than 17,400 buildings, and in order to raise the awareness in the community of the importance of practicing fire prevention and fire safety to avoid needless loss of property and life, do hereby proclaim the week of October 7 through October 13, 2018 as:

FIRE PREVENTION WEEK

FURTHER, the Mayor and Members of the City Council join Fire Chief Christopher Donovan in inviting the El Segundo community to observe Fire Prevention Week by practicing fire prevention and fire safety year-round and heeding the message “Look. Listen. Learn. Be aware – fire can happen anywhere™”

Mayor Drew Boyles
Mayor Pro Tem Carol Pirsztuk
Council Member Chris Pimentel

Council Member Dr. Don Brann
Council Member Scot Nicol
Presentation

Chevron

Regarding refinery catalyst dust release
AGENDA DESCRIPTION:

Consideration and possible action to amend the Development Standards of the Corporate Campus Specific Plan (CCSP) § V(F)(4)(c)(8) to allow balconies to project up to 10 feet into a required setback.

The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision to the Development Standards. No new significant effects previously analyzed in the FEIR will result from a minor modification to the Development Standards. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(a)(3) in connection with the issuance of rules and regulations. (Fiscal Impact: None) (Applicant: William Messori, representing EVA Airways Corporation).

RECOMMENDED COUNCIL ACTION:

1. Introduce an Ordinance (Specific Plan Amendment No. SPA 18-01) amending the Development Standards of the Corporate Campus Specific Plan (CCSP);
2. Schedule second reading and adoption of the Ordinance for October 16, 2018;
3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Proposed Ordinance (strike-out/underline version)
2. Planning Commission Staff Report Dated August 23, 2018
3. Planning Commission Resolution No. 2849

FISCAL IMPACT: None.

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

STRATEGIC PLAN:

Goal: 1(a). Provide unparalleled service to internal and external customers
Objective: City services are convenient, efficient and user-friendly for all residents, businesses, and visitors
Activity: Amending the specific plan in response to a customer’s request.

PREPARED BY: Maria Baldenegro, Assistant Planner
REVIEWED BY: Gregg McClain, Planning Manager
APPROVED BY: Greg Carpenter, City Manager
INTRODUCTION:

On June 6, 2018, William Messori representing EVA Airways Corporation filed an application for their new headquarters offices at 2125 Campus Drive in the CCSP. The proposed amendment was originally intended to allow balconies to project into the required front yard setback. However, on August 23, 2018, the applicant requested to modify the text to allow balconies to project into all required setback areas. As a result, the language was revised and the Planning Commission approved an amendment to the Development Standards of the CCSP to allow balconies to project up to ten feet into a required setback.

The proposed amendment will allow the applicant to develop two office buildings containing balconies which project up to ten feet into the minimum required 15-foot side yard setback, measuring from the concrete curb face adjoining a private street. Balconies are proposed adjacent to Campus Square Drive and Campus Square West.

PROJECT BACKGROUND & DESCRIPTION:

In 2002, the City Council approved a Specific Plan for the Corporate Campus Development, which allowed the development of up to 2,175,000 gross square feet of building area and a Floor Area Ratio (FAR) of .99 on a 46.5-acre site. The Final Environmental Impact Report (FEIR) was certified by the City Council on January 2, 2002 (City Council Resolution No. 4241 and Ordinance No. 1345). The CCSP is 46.5 acres in size and is located in the northeast quadrant of the City. The CCSP is bounded by Atwood Way and the Metro Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and Metro Green Line to the west.

(CCSP) AREA & PROJECT SITE

The applicant's site is located at 2125 Campus Drive, within the Corporate Campus Specific Plan (CCSP) zone. The site is rectangular in shape, and is bounded by Campus Drive (private) to the south,
Maple Avenue to the north, Campus Square West (private) to the east, and Nash Street to the west. The applicant’s site is 113,544 square feet and has 274 feet of frontage along Nash Street, 412 feet of street frontage along Campus Drive, and 274 feet of street frontage along Campus Square West. In 2017, the applicant obtained approval to subdivide the 2.6 acre parcel to create three lots for the purpose of constructing two five-story office buildings containing 37 condominium units and to construct a five-level parking structure containing 37 parking condominium units. When the plans for the project were submitted to the City, staff discovered that balconies were proposed within the required front yard setback and advised the applicant to file an application for a Specific Plan Amendment.

The proposed amendment to the development standards of the Corporate Campus Specific Plan will allow new buildings to contain balconies closer to the street on the facades which face the street, making them more architecturally attractive and will be enjoyed by the employees and its visitors within a commercial district.

ENVIRONMENTAL REVIEW:

The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP project. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision to the Development Standards. No new significant effects previously analyzed in the FEIR will result from a minor modification to the Development Standards. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(a)(3) in connection with the issuance of rules and regulations.

RECOMMENDATION:

Planning staff recommends that the Council:

1. Introduce an Ordinance (Specific Plan Amendment No. SPA 18-01) amending the Development Standards of the Corporate Campus Specific Plan (CCSP);
2. Schedule second reading and adoption of the Ordinance for October 16, 2018;
3. Alternatively, discuss and take other possible action related to this item.
ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE CORPORATE CAMPUS SPECIFIC PLAN DEVELOPMENT STANDARDS TO ALLOW BALCONIES TO PROJECT INTO A REQUIRED SETBACK.

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

SECTION 1: The City Council finds and declares that:

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

B. On June 7, 2018, William Messori representing EVA Airways Corporation filed an application for Environmental Assessment No. EA-1204 and Specific Plan Amendment No. SPA 18-01 to amend the Corporate Campus Specific Plan (CCSP) to allow balconies to project up to ten feet into a required setback;

C. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., CEQA) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., CEQA Guidelines);

D. On August 23, 2018, the Planning Commission adopted Resolution No. 2849 recommending that the City Council adopt this Ordinance; and

E. On October 2, 2018, the City Council held a public hearing, considered the Planning Commission’s recommendation, and information provided by City staff and public testimony regarding this Ordinance; and

F. The Ordinance and its findings are made based upon the entire administrative record including, without limitation, the public hearing held by the City Council on October 2, 2018.
SECTION 2: Factual Findings and Conclusions. The Planning Commission finds that the following facts exist and makes these conclusions:

A. On January 2, 2002, the City Council approved and certified a Final EIR for a development known as Corporate Campus Specific Plan under (EA-548).

B. The Corporate Campus Specific Plan is 46.5 acres in size and is located in the northeast portion of the City of El Segundo. The CCSP is bounded by Atwood Way and the Metro Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and the Metro green Line to the west.

C. The CCSP originally allowed an overall FAR of 0.99:1 and up to 2,175,000 gross square feet of development. However, in 2013 the CCSP was amended under (EA-1021) which reduced the maximum allowed development from 2,175,000 gross square feet to 930,025 gross square feet and an the overall FAR was reduced from 0.99:1 to 0.60:1.

D. In 2013, the City approved an Addendum to the FEIR for the Revised CCSP development. The City determined that there would be no new, or substantially more severe, significant impacts than the impacts originally identified in the FEIR. The following amendments to the specific plan were approved under (EA-1021):

1. Parking on private streets;
2. At-grade patios with 6-foot high walls, fences, and hedges to encroach into front yard setbacks;
3. 80-foot frontage on lots that abut green-belt lots;
4. The development of green-belt lots with 30 feet of frontage;
5. Truck loading spaces to be shared with open parking spaces and to restrict the loading hours and prohibit parking during loading hours;
6. The update of Exhibit 3 and 4 which incorporates Vesting Tentative Map No. 72287 into the Specific Plan Subdivision map exhibit; and
7. An update of the Legal Description in Appendix A and the addition of Appendix C for the Legal Descriptions of the "Green-belt Lots."

E. In 2015, the City prepared an Addendum to the FEIR for the CCSP, which analyzed a 5-acre site for the approval of the Lakers Facility. The Lakers Facility was allowed up to a maximum of 133,000 square feet of combined offices, athletic training facilities, and exhibition venues for a professional sports team. An Addendum was prepared under the authority of CEQA Guidelines § 15164 to a
previously certified FEIR, and according to CEQA Guidelines § 15162, a supplemental or subsequent EIR was not required.

F. The applicant’s site is located at 2125 Campus Drive, within the Corporate Campus Specific Plan (CCSP) zone and is the last site left to be developed in the project area. The 2.6 acre site is comprised of three parcels. The site is currently vacant, is rectangular in shape, and is bounded by Campus Drive (private) to the south, Maple Avenue to the north, Campus Square West (private) to the east, and Nash Street to the west. The site is a total of 113,543 square feet and has 274 feet of frontage along Nash Street, 412 feet of street frontage along Campus Drive, and 274 feet of street frontage along Campus Square West.

G. In 2017, the applicant obtained approval to subdivide an existing 2.6 acre parcel to create three lots for the purpose of constructing two five-story office buildings containing 37 condominium units and to construct a five-level parking structure containing 37 parking condominium units. When the plans for the project were submitted to the City, staff discovered that balconies were proposed within the required side yard setback and advised the applicant to file an application for a Specific Plan Amendment.

H. The applicant proposes 157,899 gross square feet of office and after the project is completed, the combined total building area for the CCSP area will be 922,780 gross square feet.

I. The proposed amendment will allow the applicant to develop two office buildings containing balconies which project up to ten feet into the minimum required 15-foot side yard setback measuring from the concrete curb face adjoining a private street. Balconies are proposed adjacent to Campus Square Drive and Campus Square West.

SECTION 3: General Plan Findings. As required under Government Code Section 65860, the proposed amendment to the development standards of the CCSP by the Ordinance is consistent with the El Segundo General Plan as follows:

A. The property is in the Corporate Campus Specific Plan (CCSP) zone and the El Segundo General Plan land use designation is Corporate Campus. This land use designation permits a mix of office, research and development, light industrial/manufacturing, laboratories, restaurants, technology related telecommunications and web hosting facilities, hotels, restaurants, retail, service, recreational, public service uses (fire station), and recreational uses (soccer field and athletic sports facility for the Lakers). The purpose of the proposed amendment is to allow flexibility in the design of
projects while preserving and promoting a pedestrian-oriented environment.

B. 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 proposed development will expand office use area in the City. The development will provide significant fiscal benefit to the City by generating additional business license fees.

C. 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 proposed new office development will meet quality of life goals by benefiting the residential and business community by expanding job creation and growth potential.

D. 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 proposed office development will provide this opportunity in the northeast area of the City.

E. Any new development in the Corporate Campus Specific Plan area 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 proposed project is consistent with Policy LU4-1.2 and Policy LU4-1.4.

F. The proposed amendment will allow balconies within the required setbacks. Allowing balconies enhances the aesthetic design of a building and improves the quality of life for employees in the area who can enjoy fresh air while at work and the views outside adjacent to the street or the building. Any new development would comply with all the zoning regulations and development standards. The proposed amendment to the development standards of the Corporate Campus Specific Plan will allow new buildings to contain balconies closer to the street on the facades which face the street, making them more architecturally attractive and will provide a people-oriented amenity for the public to enjoy within a commercial district. The proposed project is consistent with Policy LU4-2.1.
G. 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 site.

H. The proposed project would allow 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).

I. 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.

J. 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 proposed office buildings 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 4: Corporate Campus Specific Plan Amendment Findings. Pursuant to ESMC Chapter 15-26, and based on the factual findings set forth in Section 2 and 3, the proposed specific plan amendment is consistent with the ESMC and necessary to carry out the general purpose of the CCSP as follows:

A. It is consistent with the purpose of the CCSP, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources.

B. It is necessary to facilitate the development process and ensure the orderly development of commercial, industrial or office buildings on properties in the CCSP zone which are compatible with surrounding properties and consistent with the goals, policies, and objectives of the General Plan as set forth in Section 3 above.

SECTION 5: Environmental Assessment. The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP project. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision
to the Development Standards. No new significant effects previously analyzed in
the FEIR will result from a minor modification to the Development Standards.
Accordingly, no further environmental review is required pursuant to 14 Cal.
Code Regs. § 15168(a)(3) in connection with the issuance of rules and
regulations.

SECTION 6: The following amendment or addition is proposed to the
Development Standards of the CCSP Section V(F)(4)(c) as follows (strike-through
is language to be deleted, and underlined is language to be added):

F. DEVELOPMENT STANDARDS

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.

   8. Balconies may project up to 10 feet.
SECTION 6: 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 7: 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 8: 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 9: 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 10: 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 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 of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 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 become effective on the thirty-first day following its passage and adoption.

PASSED AND ADOPTED this 16th day of October, 2018.

______________________________
Drew Boyles, Mayor

TEST:

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 2nd day of October, 2018, 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 16th day of October, 2018, 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
AGENDA DESCRIPTION:
Consideration and possible action regarding approval of:

1. Environmental Assessment No. EA-1204; and

2. Specific Plan Amendment No. SPA 18-01:
   a) To amend the Development Standards of the Corporate Campus Specific Plan (CCSP) § V(F)(4)(c)(8) to allow balconies to project up to 10 feet into the required front yard setbacks.

Applicant: William Messori, representing EVA Airways Corporation.

The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision to the Development Standards. No new significant effects previously analyzed in the FEIR will result from a minor modification to the Development Standards. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(a)(3) in connection with the issuance of rules and regulations.

RECOMMENDED PLANNING COMMISSION ACTION: It is recommended that the Planning Commission open the public hearing, receive testimony, consider the evidence, and then adopt Resolution No. 2849 approving Environmental Assessment No. EA-1204 recommending that the City Council approve the Draft Ordinance.

ATTACHED SUPPORTING DOCUMENTS:
1. Draft Planning Commission Resolution No. 2849
2. Draft Ordinance for an Amendment to the Specific Plan (strikeout/underline format)
3. Project Plans

ORIGINATED BY: Maria Baldenegro, Assistant Planner
REVIEWED BY: Gregg McClain, Planning Manager
APPROVED BY: Sam Lee, Director of Planning and Building Safety

I. Introduction
On June 6, 2018, William Messori representing EVA Airways Corporation filed an application for their new headquarters offices at 2125 Campus Drive in the CCSP. The applicant proposes an amendment to the Development Standards of the CCSP to allow balconies to project into the required front yard setbacks.
The proposed amendment will allow the applicant to develop two office buildings containing balconies which project up to ten feet into the minimum required 15-foot front yard setback measuring from the concrete curb face adjoining a private street. Balconies are proposed adjacent to Campus Square Drive and Campus Square West.

The proposed amendment to the development standards of the Corporate Campus Specific Plan will allow new buildings to contain balconies closer to the street on the facades which face the street, making them more architecturally attractive and will provide a people-oriented amenity for the employees and the public to enjoy within a commercial district.

Background History

In 2002, the City Council approved a Specific Plan for the Corporate Campus Development, which allowed the development of up to 2,175,000 gross square feet of building area and a Floor Area Ratio (FAR) of .99 on a 46.5-acre site. The Final Environmental Impact Report (FEIR) was certified by the City Council on January 2, 2002 (City Council Resolution No. 4241 and Ordinance No. 1345). The first phase of development involved the following: 1) 216,465 square foot Edge at Campus Project; 2) an 83,855 square-foot hotel (Hyatt Place); 3) two soccer fields; 4) a Fire Station for the City; 5) a parking lot for the soccer fields; and 6) the internal roadway system (private streets).

In 2013, the City Council approved a 625,205 square-foot commercial office/retail development ("Revised Project") under (EA-1021) which reduced the maximum building area from 2,175,000 gross square feet to 930,025 gross square feet and reduced the maximum Floor Area Ratio (FAR) from .99 to .60. The remaining 23.87 acres would be developed in 3 phases. The City approved an Addendum to the FEIR for the Revised Corporate Campus development. An addendum was prepared and it was determined that there would be no new, or substantially more severe, significant impacts than the impacts originally identified in the FEIR. Additionally, the following amendments to the specific plan were approved:

1. Parking on private streets;
2. At-grade patios with 6-foot high walls, fences, and hedges to encroach into front yard setbacks;
3. 80-foot frontage on lots that abut green-belt lots;
4. The development of green-belt lots with 30 feet of frontage;
5. Truck loading spaces to be shared with open parking spaces and to restrict the loading hours and prohibit parking during loading hours;
6. The update of Exhibit 3 and 4 which incorporates Vesting Tentative Map No. 72287 into the Specific Plan Subdivision map exhibit; and
7. An update of the Legal Description in Appendix A and the addition of Appendix C for the Legal Descriptions of the “Green-belt Lots.”

In 2015, the City prepared an Addendum to the FEIR for the CCSP, which analyzed a 5-acre site for the Lakers Facility. The Lakers Facility allowed up to a maximum of 133,000 square feet of combined offices, athletic training facilities, and exhibition venues for a professional sports team. An Addendum was prepared under the authority of CEQA Guidelines § 15164 to a previously certified FEIR, and according to CEQA Guidelines § 15162, a supplemental or subsequent EIR was not required.
The applicant's site is located at 2125 Campus Drive, within the Corporate Campus Specific Plan (CCSP) zone. The site is currently vacant, is rectangular in shape, and is bounded by Campus Drive (private) to the south, Maple Avenue to the north, Campus Square West (private) to the east, and Nash Street to the west. The applicant's site is 113,544 square feet and has 274 feet of frontage along Nash Street, 412 feet of street frontage along Campus Drive, and 274 feet of street frontage along Campus Square West. In 2017, the applicant obtained approval to subdivide the 2.6 acre parcel to create three lots for the purpose of constructing two five-story office buildings containing 37 condominium units and to construct a five-level parking structure containing 37 parking condominium units. When the plans for the project were submitted to the City, staff discovered that balconies were proposed within the required front yard setback and advised the applicant to file an application for a Specific Plan Amendment.

II. PROJECT DESCRIPTION

The applicant filed an application and proposes an amendment to the Development Standards of the CCSP zone to allow balconies to project into the required front yard setbacks. The CCSP is 46.5 acres in size and is located in the northeast quadrant of the City. The CCSP is bounded by Atwood Way and the Metro Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and Metro Green Line to the west.

(CCSP) AREA & PROJECT SITE

The surrounding land uses and zoning are described as follows:
<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Warehouse, Office and Parking</td>
<td>Light Industrial (M-1) and Urban Mixed Use North (MU-N)</td>
</tr>
<tr>
<td>East: Office, Parking and Research and Development</td>
<td>Urban Mixed Use North (MU-N)</td>
</tr>
<tr>
<td>South: Office</td>
<td>Urban Mixed Use North (MU-N)</td>
</tr>
<tr>
<td>West: Sports Center, Office, and Hotel</td>
<td>Urban Mixed Use North (MU-N)</td>
</tr>
</tbody>
</table>

Table 2 describes the existing total building area and proposed uses in the CCSP. The CCSP was originally approved to accommodate up to 2,175,000 gross square feet of building area. However, in 2013 an Addendum was considered which reduced the total building area by 1,244,975 gross square feet to 930,025 gross square feet. The applicant proposes 157,899 gross square feet of office and the proposed combined total building area for the CCSP area is 922,780 gross square feet.

### TABLE 2
CORPORATE CAMPUS SPECIFIC PLAN AREA
EXISTING AND PROPOSED LAND USES

<table>
<thead>
<tr>
<th>Office (sq. ft.)</th>
<th>Other Uses (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevon, (24 lots)</td>
<td>117,038</td>
</tr>
<tr>
<td></td>
<td>115,775 (Medical, software, and other)</td>
</tr>
<tr>
<td>Shokeen, (1 lot)</td>
<td>22,667</td>
</tr>
<tr>
<td></td>
<td>98,728 (AC Marriott Hotel)</td>
</tr>
<tr>
<td>Hyatt, (1 lot)</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>83,855 (Hyatt Place Hotel)</td>
</tr>
<tr>
<td>Lakers, (1 lot)</td>
<td>51,514</td>
</tr>
<tr>
<td></td>
<td>73,135 (Sports Facility)</td>
</tr>
<tr>
<td>The Edge, (8 lots)</td>
<td>146,341</td>
</tr>
<tr>
<td></td>
<td>55,828 (Retail, medical, and software)</td>
</tr>
<tr>
<td>EVA, (3 lots)</td>
<td>157,899</td>
</tr>
<tr>
<td></td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>495,459</strong></td>
</tr>
<tr>
<td></td>
<td><strong>427,321</strong></td>
</tr>
<tr>
<td></td>
<td><strong>922,780</strong></td>
</tr>
</tbody>
</table>

### III. Environmental Review

The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP project. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision to the Development Standards. No new significant effects previously analyzed in the FEIR will result from a minor modification to the Development Standards. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(a)(3) in connection with the issuance of rules and regulations.
IV. 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 draft resolution.

V. Recommendation

Planning Staff recommends that the Planning Commission adopt Resolution No. 2849 recommending that the City Council approve the proposed Ordinance.
RESOLUTION NO. 2849

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE CORPORATE CAMPUS SPECIFIC PLAN DEVELOPMENT STANDARDS TO ALLOW BALCONIES TO PROJECT UP TO TEN FEET INTO THE REQUIRED FRONT YARD SETBACKS.

(Environmental Assessment No. 1204 and Specific Plan Amendment No. 18-01)

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

SECTION 1: The Planning Commission finds and declares that:

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

B. On June 7, 2018, William Messori representing EVA Airways Corporation filed an application for Environmental Assessment No. EA-1204 and Specific Plan Amendment No. SPA 18-01 to amend the Corporate Campus Specific Plan (CCSP) to allow balconies to project into the required front yard setbacks;

C. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., CEQA) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., CEQA Guidelines);

D. On August 23, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed specific plan amendment, including information provided by City staff and public testimony; and

E. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its August 23, 2018 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. On January 2, 2002, the City Council approved and certified a Final EIR for a development known as Corporate Campus Specific Plan under (EA-548).

B. The Corporate Campus Specific Plan is 46.5 acres in size and is located in the northeast portion of the City of El Segundo. The CCSP is bounded by Atwood Way and the Metro Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and the Metro Green Line to the west.

C. The CCSP originally allowed an overall FAR of 0.99:1 and up to 2,175,000 gross square feet of development. However, in 2013 the CCSP was amended under (EA-1021) which reduced the maximum allowed development from 2,175,000 gross square feet to 930,025 gross square feet and an the overall FAR was reduced from 0.99:1 to 0.60:1.

D. In 2013, the City approved an Addendum to the FEIR for the Revised CCSP development. The City determined that there would be no new, or substantially more severe, significant impacts than the impacts originally identified in the FEIR. The following amendments to the specific plan were approved under (EA-1021):

1. Parking on private streets;
2. At-grade patios with 6-foot high walls, fences, and hedges to encroach into front yard setbacks;
3. 80-foot frontage on lots that abut green-belt lots;
4. The development of green-belt lots with 30 feet of frontage;
5. Truck loading spaces to be shared with open parking spaces and to restrict the loading hours and prohibit parking during loading hours;
6. The update of Exhibit 3 and 4 which incorporates Vesting Tentative Map No. 72287 into the Specific Plan Subdivision map exhibit; and
7. An update of the Legal Description in Appendix A and the addition of Appendix C for the Legal Descriptions of the “Green-belt Lots.”

E. In 2015, the City prepared an Addendum to the FEIR for the CCSP, which analyzed a 5-acre site for the approval of the Lakers Facility. The Lakers Facility was allowed up to a maximum of 133,000 square feet of combined offices, athletic training facilities, and exhibition venues for a professional sports team. An Addendum was prepared under the authority of CEQA Guidelines § 15164 to a previously certified FEIR, and according to CEQA Guidelines § 15162, a supplemental or subsequent EIR was not required.

F. The applicant’s site is located at 2125 Campus Drive, within the Corporate Campus Specific Plan (CCSP) zone and is the last site left to be developed in the project area. The 2.6 acre site is comprised of three parcels. The site is currently vacant, is rectangular in shape, and is bounded by Campus Drive (private) to the south, Maple Avenue to the
north, Campus Square West (private) to the east, and Nash Street to the west. The site is a total of 113,543 square feet and has 274 feet of frontage along Nash Street, 412 feet of street frontage along Campus Drive, and 274 feet of street frontage along Campus Square West.

G. In 2017, the applicant obtained approval to subdivide an existing 2.6 acre parcel to create three lots for the purpose of constructing two five-story office buildings containing 37 condominium units and to construct a five-level parking structure containing 37 parking condominium units. When the plans for the project were submitted to the City, staff discovered that balconies were proposed within the required front yard setback and advised the applicant to file an application for a Specific Plan Amendment.

H. The applicant proposes 157,899 gross square feet of office and after the project is completed, the combined total building area for the CCSP area will be 922,780 gross square feet.

I. The proposed amendment will allow the applicant to develop two office buildings containing balconies which project up to ten feet into the minimum required 15-foot front yard setback measuring from the concrete curb face adjoining a private street. Balconies are proposed adjacent to Campus Square Drive and Campus Square West.

SECTION 3: General Plan Findings. As required under Government Code Section 65860, the proposed amendment to the development standards of the CCSP by the Ordinance is consistent with the El Segundo General Plan as follows:

A. The property is in the Corporate Campus Specific Plan (CCSP) zone and the El Segundo General Plan land use designation is Corporate Campus. This land use designation permits a mix of office, research and development, light industrial/manufacturing, laboratories, restaurants, technology related telecommunications and web hosting facilities, hotels, restaurants, retail, service, recreational, public service uses (fire station), and recreational uses (soccer field and athletic sports facility for the Lakers). The purpose of the proposed amendment is to allow flexibility in the design of projects while preserving and promoting a pedestrian-oriented environment.

B. 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 proposed development will expand office use area in the City. The development will provide significant fiscal benefit to the City by generating additional business license fees.
C. 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 proposed new office development will meet quality of life goals by benefiting the residential and business community by expanding job creation and growth potential.

D. 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 proposed office development will provide this opportunity in the northeast area of the City.

E. Any new development in the Corporate Campus Specific Plan area 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 proposed project is consistent with Policy LU4-1.2 and Policy LU4-1.4.

F. The proposed amendment will allow balconies within the required setbacks. Allowing balconies enhances the aesthetic design of a building and improves the quality of life for employees in the area who can enjoy fresh air while at work and the views outside adjacent to the street or the building. Any new development would comply with all the zoning regulations and development standards. The proposed amendment to the development standards of the Corporate Campus Specific Plan will allow new buildings to contain balconies closer to the street on the facades which face the street, making them more architecturally attractive and will provide a people-oriented amenity for the public to enjoy within a commercial district. The proposed project is consistent with Policy LU4-2.1.

G. 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 site.

H. The proposed project would allow 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).

I. 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.

J. 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 proposed office buildings 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 4: Corporate Campus Specific Plan Amendment Findings. Pursuant to ESMC Chapter 15-26, and based on the factual findings set forth in Section 2 and 3, the proposed specific plan amendment is consistent with the ESMC and necessary to carry out the general purpose of the CCSP as follows:

A. It is consistent with the purpose of the CCSP, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources.

B. It is necessary to facilitate the development process and ensure the orderly development of commercial, industrial or office buildings on properties in the CCSP zone which are compatible with surrounding properties and consistent with the goals, policies, and objectives of the General Plan as set forth in Section 3 above.

SECTION 5: Environmental Assessment. The City Council Certified a Final EIR (FEIR) on January 2, 2002 for the development of the CCSP project. The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”), since it involves a minor revision to the Development Standards. No new significant effects previously analyzed in the FEIR will result from a minor modification to the Development Standards. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(a)(3) in connection with the issuance of rules and regulations.

SECTION 6: Recommendations. The Planning Commission recommends that the City Council adopt the ordinance in a form substantially similar to the draft attached as Exhibit 2, which is incorporated into this resolution by reference.

SECTION 7: 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.

-5-
SECTION 8: 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. In all instances, best efforts have been made to form accurate assumptions.

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

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

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

PASSED AND ADOPTED this 23th day of August 2018.

____________________________________________________________________
Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

____________________________________________________________________
Sam Lee, Secretary

Baldino -
Newman -
Wingate -
Hoeschler -
Keldorf -

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

By:  __________________________________________________________________
David King, Assistant City Attorney
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

MEETING DATE: October 2, 2018
AGENDA HEADING: Unfinished Business

AGENDA DESCRIPTION:
Consideration and possible action to receive and file report on Accessory Dwelling Unit (ADU) plan checks and permits since adoption of the ADU ordinance in July, 2017 (12 month review).
(Fiscal Impact: None.)

RECOMMENDED COUNCIL ACTION:
1. Receive and file report regarding ADU permits;
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT: None.

STRATEGIC PLAN:
Goal: None (State mandate)
Objective: N/A

PREPARED BY: Gregg McClain, Planning Manager
REVIEWED BY: Sam Lee, Planning and Building Safety Director
APPROVED BY: Greg Carpenter, City Manager

In the past six months the City received 20 applications for ADUs, which is an uptick from the 16 received in the first six months. The chart below shows 3 applications were withdrawn by the owners, 16 are in plan check, 13 are under construction, and 7 had final inspections in the past year. The total for the year, excluding those withdrawn, is 36.
Among the 36 ADUs built or soon to be built, 31 involve new or partially new structures, 13 of which are attached to or over a garage, the rest are stand-alone structures or attached to the main house. Five ADUs are conversions of previously approved and built structures.

The ADUs currently in the permitting process or already approved range in size from about 250 square feet to 1,200 square feet. The average size is approximately 750 square feet.
<table>
<thead>
<tr>
<th>ACCOUNT CODE</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td>GENERAL FUND</td>
<td>1,109,841.73</td>
</tr>
<tr>
<td>104</td>
<td>TRAFFIC SAFETY FUND</td>
<td>-</td>
</tr>
<tr>
<td>105</td>
<td>STATE GAS TAX FUND</td>
<td>153.54</td>
</tr>
<tr>
<td>106</td>
<td>ASSOCIATED RECREATION ACTIVITIES FUND</td>
<td>-</td>
</tr>
<tr>
<td>107</td>
<td>ASSET FORFEITURE FUND</td>
<td>1,875.00</td>
</tr>
<tr>
<td>111</td>
<td>COMM. DEV/ BLOCK GRANT</td>
<td>-</td>
</tr>
<tr>
<td>112</td>
<td>PROP 33 TRANSPORTATION</td>
<td>34.91</td>
</tr>
<tr>
<td>113</td>
<td>PROP 33 TRANSPORTATION</td>
<td>5,133.76</td>
</tr>
<tr>
<td>115</td>
<td>AIR QUALITY INVESTMENT PROGRAM</td>
<td>-</td>
</tr>
<tr>
<td>116</td>
<td>HOME SOUND INSTALLATION FUND</td>
<td>14.78</td>
</tr>
<tr>
<td>117</td>
<td>HYPERION MITIGATION FUND</td>
<td>55.59</td>
</tr>
<tr>
<td>118</td>
<td>TDA ARTICLE 3 #21 HIGHWAY FUND</td>
<td>1,132.50</td>
</tr>
<tr>
<td>119</td>
<td>MTA GRANT</td>
<td>-</td>
</tr>
<tr>
<td>121</td>
<td>FEMA</td>
<td>-</td>
</tr>
<tr>
<td>122</td>
<td>C.O.P.S. FUND</td>
<td>-</td>
</tr>
<tr>
<td>123</td>
<td>L.A.W.A. FUND</td>
<td>-</td>
</tr>
<tr>
<td>124</td>
<td>PFAF PROPERTY TAX PUBLIC SAFETY</td>
<td>-</td>
</tr>
<tr>
<td>202</td>
<td>ASSESSMENT DISTRICT #73</td>
<td>-</td>
</tr>
<tr>
<td>301</td>
<td>CAPITAL IMPROVEMENT FUND</td>
<td>63,810.62</td>
</tr>
<tr>
<td>302</td>
<td>INFRASTRUCTURE REPLACEMENT FUND</td>
<td>-</td>
</tr>
<tr>
<td>409</td>
<td>FACILITIES MAINTENANCE</td>
<td>-</td>
</tr>
<tr>
<td>501</td>
<td>WATER UTILITY FUND</td>
<td>24,729.85</td>
</tr>
<tr>
<td>502</td>
<td>WASTEWATER FUND</td>
<td>504,993.30</td>
</tr>
<tr>
<td>503</td>
<td>GOLF COURSE FUND</td>
<td>-</td>
</tr>
<tr>
<td>601</td>
<td>EQUIPMENT REPLACEMENT</td>
<td>-</td>
</tr>
<tr>
<td>602</td>
<td>LIABILITY INSURANCE</td>
<td>-</td>
</tr>
<tr>
<td>603</td>
<td>WORKERS COMP. RESERVE/INSURANCE</td>
<td>4,555.18</td>
</tr>
<tr>
<td>701</td>
<td>RETIRED EMP. INSURANCE</td>
<td>21,987.26</td>
</tr>
<tr>
<td>702</td>
<td>EXPENDABLE TRUST FUND - DEVELOPER FEES</td>
<td>3,880.31</td>
</tr>
<tr>
<td>703</td>
<td>EXPENDABLE TRUST FUND - OTHER</td>
<td>29,670.75</td>
</tr>
<tr>
<td>708</td>
<td>OUTSIDE SERVICES TRUST</td>
<td>-</td>
</tr>
</tbody>
</table>

**TOTAL WARRANTS** $1,788,969.39

---

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

**FINANCE DIRECTOR**

**DATE:** 9-24-18

**CITY MANAGER**

**DATE:** 9-25-18
### CITY OF EL SEGUNDO
### PAYMENTS BY WIRE TRANSFER
### 9/10/18 THROUGH 9/23/18

<table>
<thead>
<tr>
<th>Date</th>
<th>Payee</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/10/2018</td>
<td>IRS</td>
<td>Federal 941 Deposit</td>
<td>243,050.48</td>
</tr>
<tr>
<td>9/10/2018</td>
<td>Employment Development</td>
<td>State PIT Withholding</td>
<td>55,558.65</td>
</tr>
<tr>
<td>9/10/2018</td>
<td>Employment Development</td>
<td>State SDI payment</td>
<td>3,924.57</td>
</tr>
<tr>
<td>9/10/2018</td>
<td>Joint Council of Teamsters</td>
<td>Vision Insurance payment 10/2018</td>
<td>4,440.00</td>
</tr>
<tr>
<td>9/10/2018</td>
<td>West Basin</td>
<td>H2O payment</td>
<td>2,283,360.26</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Safety-Fire-PEPRA New 25020</td>
<td>4,400.49</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Safety-Police-PEPRA New 25021</td>
<td>7,227.27</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Misc - PEPRA New 26013</td>
<td>24,192.11</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Misc - Classic 27</td>
<td>47,849.56</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Safety Police Classic - 1st Tier 28</td>
<td>70,706.06</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Safety Fire- Classic 30168</td>
<td>49,632.77</td>
</tr>
<tr>
<td>9/11/2018</td>
<td>Cal Pers</td>
<td>EFT Retirement Sfty Police Classic-2nd Tier 30169</td>
<td>4,282.03</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>Mandatory Arrears, CalPERS</td>
<td>2,038.70</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>Mandatory Arrears, CalPERS</td>
<td>2,550.31</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>Employer Contribution, PEPRA New, 25021</td>
<td>8.17</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>Employer Contribution, PEPRA New, 26013</td>
<td>431.30</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>Employer Contribution, PEPRA New, 26013</td>
<td>424.91</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>GASB 68 Reporting Services Fee</td>
<td>1,750.00</td>
</tr>
<tr>
<td>9/12/2018</td>
<td>Cal Pers</td>
<td>Employer Contribution, Classic, 28</td>
<td>1,124.55</td>
</tr>
<tr>
<td>9/14/2018</td>
<td>Health Comp</td>
<td>Weekly claims</td>
<td>748.99</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>Manufacturers &amp; Traders</td>
<td>457 payment Vantagepoint</td>
<td>23,712.18</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>Manufacturers &amp; Traders</td>
<td>ROTH IRA payment Vantagepoint</td>
<td>500.00</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>Nationwide NRS EFT</td>
<td>EFT 457 payment</td>
<td>31,087.02</td>
</tr>
<tr>
<td>9/21/2018</td>
<td>Health Comp</td>
<td>Weekly claims</td>
<td>361.39</td>
</tr>
<tr>
<td>9/13/2018</td>
<td>Lane Donovan Golf Pk</td>
<td>Payroll Transfer</td>
<td>21,346.85</td>
</tr>
<tr>
<td>9/3/18-9/9/18</td>
<td>Workers Comp Activity</td>
<td>SCRMA checks issued</td>
<td>36,566.11</td>
</tr>
<tr>
<td>9/10/18-9/16/18</td>
<td>Workers Comp Activity</td>
<td>SCRMA checks issued</td>
<td>19,033.93</td>
</tr>
<tr>
<td>9/3/18-9/9/18</td>
<td>Liability Trust - Claims</td>
<td>Claim checks issued</td>
<td>0.00</td>
</tr>
<tr>
<td>9/10/18-9/16/18</td>
<td>Liability Trust - Claims</td>
<td>Claim checks issued</td>
<td>0.00</td>
</tr>
<tr>
<td>9/3/18-9/9/18</td>
<td>Retiree Health Insurance</td>
<td>Health Reimbursement checks issued</td>
<td>0.00</td>
</tr>
<tr>
<td>9/10/18-9/16/18</td>
<td>Retiree Health Insurance</td>
<td>Health Reimbursement checks issued</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**DATE OF RATIFICATION: 9/21/18**

**TOTAL PAYMENTS BY WIRE:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,940,308.66</td>
</tr>
</tbody>
</table>

Certified as to the accuracy of the wire transfers by:

Deputy City Treasurer II

Director of Finance

City Manager

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.
SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, September 4, 2018
El Segundo City Hall
3:00 p.m.
(Budget Study Workshop Session III for FY 2018-19)

3:00 P.M. SESSION

CALL TO ORDER – Mayor Boyles at 3:10 PM

PLEDGE OF ALLEGIANCE – Council Member Pimentel

ROLL CALL

Mayor Boyles Present
Mayor Pro Tem Pirsztuk Present Arrived 03:10pm
Council Member Brann Absent
Council Member Pimentel Present
Council Member Nicol Present

PUBLIC COMMUNICATIONS – (Related to City Business Only) – 5 minute limit per person, 30 minute limit total) None

SPECIAL ORDERS OF BUSINESS:

1. Consideration and possible action regarding a budget study workshop resulting in City Council receiving and filing of staff’s discussion, analysis, and recommendations in preparation for the Fiscal Year 2018-2019 budget for the general fund, internal service funds, enterprise funds, special revenue funds and debt service fund which encompass the majority of the City’s revenues and expenditures. Staff will present on the following matters:

A. Public Comments

B. Introduction: Review Agenda and Session Objectives

Finance Director, Joe Lillio presented

C. Comments from the City Manager

City Manager, stated Joe Lillio would be presenting with Department Directors support as required

D. Overview of Preliminary City-wide Fiscal Year 2018-19 Budget
(A copy of the Preliminary Operating Budget FY 18/19 is available at the Library and the City Clerk’s office)
i. Overview of Internal Service Funds, Enterprise Funds, Special Revenue Funds, and Debt Service Fund.

Council Member Pimentel had questions related to Special Revenue Funds specific to CUPA, Finance Director, Joe Lillio and Fire Chief, Chris Donovan answered questions.

Mayor Pro Tem Pirsztuk had questions related to Component Unit and Internal Service Funds specific to Senior Housing Fund, Finance Director, Joe Lillio answered questions.

Mayor Boyles had questions related to Projected City Reserves at October 1, 1018 specific to OPEB Trust, Finance Director, Joe Lillio answered questions.

Mayor Boyles had questions related to Projected City Reserves at October 1, 2018 specific to Parking in-Lieu, Finance Director, Joe Lillio answered questions.

Council asked various questions related to FY 2017-2018 Budget Assumptions – Revenues, Finance Director, Joe Lillio answered questions.

Council asked various questions related to FY 2017-2018 Year-end Estimates compared to Proposed FY 2018-2019 General Fund Expenditure Budget, Finance Director, Joe Lillio answered questions.

ii. Review of various City reserves

E. Council to discuss and provide direction on the Departmental requests for FY 2018-19 as well as potential uses for General Fund surplus revenues and undesignated fund balance for Fiscal Year 2018-19, (refer to attached Exhibit D)

Council discussed, Employee Engagement, Finance Director, Joe Lillio answered Council questions, Council asked staff to come back with updated status, consensus by Council to approve

Council discussed, Payment to section 115 Pension Trust Fund, Finance Director Joe Lillio answered Council questions, consensus by Council to come back to

Council discussed, Pay down CalPERS unfunded pension liabilities, Finance Director Joe Lillio answered Council questions, consensus by Council to approve payment of to come back to

Council discussed, Department Requests,

Council discussed, current vacancies, 39 head count, take Safety Police Department out of equation, possibly take existing open vacancies and repurpose to new requested positions, City Manager, Greg Carpenter spoke to Councils questions, refer to attached updated Exhibit D for Council Action.

Recessed at 5:22 PM
Reconvened at 10:00 PM

CIPAC discussion:
Ken Berkman, Public Works Director was asked by Council if the $1,000,000.00 placeholder was correct. Ken agreed with the placeholder stating $20,000,000.00 will be needed in the next 20 years to complete the infrastructure priorities. The City wide assessment should be completed and brought to Council in February or March 2019. Council consensus to approve the CIPAC list.

Council Member Nicol stated he would to see a Master Plan for field conditioning and would like the Recreation and Parks Commission to oversee the Plan.

Council suggested the following future possibilities for CIPAC’s consideration; multimodal, field management master plan, beautification at entry points, added stop signs and sidewalks, Teen Center renovation and updating the skate park for the 2019/2020 budget year.

Council would like a quarterly update of the traffic committee outcomes, especially regarding stop signs.

F. City Council additional priorities and direction regarding finalizing the 2018-19 budget.

Council consensus to approve the fully equipped fire truck replacement.

Council consensus not to fund the Fire Department Accreditation.

G. Wrap Up and Next Steps

2. Council may raise other revenue and expenditure issues relating to staff’s preparation of the FY 2018-2019 Budget Study Session.

MOTION by Mayor Boyles, SECONDED by Council Member Nicol to pay $1,500,000.00 to the pension liability fund. MOTION APPROVED BY A VOICE VOTE. 4/0

ADJOURNMENT at 11:10 PM

Mona Shilling, Deputy City Clerk II

Tracy Weaver, City Clerk

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
(BUDGET STUDY WORKSHOP SESSION III FY 2018-19)
SEPTEMBER 4, 2018
3
<table>
<thead>
<tr>
<th>Action Type</th>
<th>Descriptions</th>
<th>One-Time Expense or Ongoing</th>
<th>Appropriation Request from Special Revenue Fund of Enterprise Fund</th>
<th>Appropriation Request from General Fund Reserve</th>
<th>Business Goal</th>
<th>Action Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Departmental Requests</strong></td>
<td>- Professional Services - Consultant for Capitol themed window display</td>
<td>one-time</td>
<td>$75,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event management and planning</td>
<td>one-time</td>
<td>$25,000</td>
<td>$25,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$10,000</td>
<td>$10,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Recruit and hire additional staff for the expansion of the Park Visitors Center</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Evaluation and implementation of new infrastructure and design</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td><strong>City Manager's Office - Personnel Requests</strong></td>
<td>- Professional Services - Consultant for Capitol themed window display</td>
<td>one-time</td>
<td>$75,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event management and planning</td>
<td>one-time</td>
<td>$25,000</td>
<td>$25,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$10,000</td>
<td>$10,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td><strong>Finance Department - Personnel Requests</strong></td>
<td>- Professional Services - Consultant for Capitol themed window display</td>
<td>one-time</td>
<td>$75,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event management and planning</td>
<td>one-time</td>
<td>$25,000</td>
<td>$25,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$10,000</td>
<td>$10,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td><strong>Finance Department - Operating Budget Requests</strong></td>
<td>- Professional Services - Consultant for Capitol themed window display</td>
<td>one-time</td>
<td>$75,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event management and planning</td>
<td>one-time</td>
<td>$25,000</td>
<td>$25,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$10,000</td>
<td>$10,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td><strong>Fire Department - Capital Equipment Request</strong></td>
<td>- New fire engine (fully equipped) - Equipment Replacement Fund -十堰 Fire &amp; Police Team Equipment Replacement Fund</td>
<td>one-time</td>
<td>$850,000</td>
<td>$500,000</td>
<td>Goal 2</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for Capitol themed window display</td>
<td>one-time</td>
<td>$75,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$50,000</td>
<td>$50,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event management and planning</td>
<td>one-time</td>
<td>$25,000</td>
<td>$25,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>- Professional Services - Consultant for special event planning</td>
<td>one-time</td>
<td>$10,000</td>
<td>$10,000</td>
<td>Goal 1</td>
<td>X</td>
</tr>
</tbody>
</table>

**Library Department - Personnel Request**

**Planning & Building Safety Department - Operational Budget Request**

**Police Department - Operational Budget Request**

**Public Works Department - Personnel Request**

**Public Works Department - Personnel Request**

**Employee Engagement**

- Employee recognition program
- Management development/consultant professional/consultant program
- Employee wellness program that reduces overall health care costs
- Enhanced lunch and learning programs

**Capital Improvements Projects**

- Outdoor video screen (location to be determined)
- New outdoor stage (construction)
- Outdoor seating area renovation
- Outdoor kitchen installation
- Outdoor dining area expansion
- Outdoor event space expansion
- Outdoor concert stage expansion
- Outdoor stage and seating area expansion

**Payment to section 115 Parking Trust Fund**

- Payment towards section 115 Parking Trust Fund

**Paydown CAPERS unfunded pension liabilities**

- Additional funding to reduce unfunded pension liabilities with CAPERS

**Other Action Items determined by City Council**

- Additional funding to reduce unfunded pension liabilities with CAPERS

Total of all recommended amounts: $1,381,000

Council Consensus: 1) Any ongoing expense requests approved related to new personal or consultants must be managed with the current budgeted vacant personal costs; 2) Item xvi was a 3 yes vote, Mayor Boyles, Mayor Pro Tem Pirzstuk, Council Member Nicot, 1 no vote Council Member Pimenides; 3) Items C through F to be continued to the 7pm session.
MEETING OF THE EL SEGUNDO CITY COUNCIL  
TUESDAY, SEPTEMBER 4, 2018 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER – Mayor Boyles at 5:22 PM

ROLL CALL

Mayor Boyles Present  
Mayor Pro Tem Pirsztuk Present  
Council Member Brann Present  
Council Member Pimentel Present  
Council Member Nicol Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

SPECIAL ORDER OF BUSINESS:

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

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)(1): -5- matters

1. Achambault v. City of El Segundo, WCAB Case Nos. 79049(39, 53 and 56)
2. James v. City of El Segundo, WCAB Case No. ADJ 10523289
3. Turnbull v. City of El Segundo, WCAB and Cal PERS Matter
4. Houston v. City of El Segundo, Los Angeles County Civil Service Commission
5. Simpson v. City of El Segundo, WCAB Cases No. ADJ10970131, ADJ10970130

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

DISCUSSION OF PERSONNEL MATTERS (Gov't Code §54957): -2- matters

1. Public Employee Performance Evaluation
   Title: City Manager

2. Public Employee Performance Evaluation
   Title: City Attorney

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

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

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

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, Professional Employees Association; City Employee Association; and Executive and Management/Confidential Employees (unrepresented groups).

Agency Designated Representative: Irma Moisa Rodriguez, City Manager, Greg Carpenter and Human Resources Director.

Adjourned at 6:59 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, SEPTEMBER 4, 2018 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Boyles at 7:02

INVOCATION – Pastor Rob McKenna, The Bridge Church

PLEDGE OF ALLEGIANCE – Council Member Nicol

PRESENTATIONS

a) Presentation – Crista Binder, City Treasurer and Dino Marsocci, Deputy City Treasurer gave the Treasury Department’s Quarterly Investment Portfolio Report. Presentation moved to September 18, 2018 City Council Meeting.

ROLL CALL

Mayor Boyles Present
Mayor Pro Tem Pirsztuk Present
Council Member Brann Present
Council Member Pimentel Present
Council Member Nicol Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)
Gary Schmunk, resident, commented on Short Term Rentals and his experience with a home near his home that rents to large parties who are unruly.
Melissa McCollum, Librarian, invited the community to read over the El Segundo Library Calendar and join in on the fun.
Gino (unknown last name), resident, commented on Short Term Rentals and his experience with a home near his home that rents to large parties who are unruly.
Marion Avani, resident, commented on Short Term Rentals and the nuisance they have become.
Jeff Atteridge, resident, commented on a home under construction that has been vacant for over 4 years. Mr. Jeff said at this point the wood is rotting and kids are hanging out in the abandoned home.

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.
MOTION by Council Member Brann, SECONDED by Council Member Nicol 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

1. Consideration and possible action to 1) approve the Residential Waste Collection Request for Proposals (RFP) and authorize staff to issue the RFP, and 2) approve the Notice of Public Hearing and Proposition 218 Ballot to establish a maximum $20.00 monthly fee upon eligible residential dwellings for solid waste collection services. 
   (Fiscal Impact: ~$10,000.00)

   Greg Carpenter, City Manager, introduced the item.

   Ken Berkman, Public Works Director, reported and answered Council questions on the item

   Council Discussion

   MOTION by Council Member Brann, SECONDED by Council Member Nicol, approving the Residential Solid Waste Collection Request for Proposals. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

   MOTION by Council Member Nicol, SECONDED by Mayor Boyles, authorizing staff to issue the RFP and approving the Notice of Public Hearing and Proposition 218 Ballot. MOTION PASSED BY VOICE VOTE. 4/1 Yes; Boyles Pimentel Pirsztuk Nicol No; Brann

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ITEM MOVED TO #1

2. Consideration and possible action to review the evaluation results of proposals in response to RFP #18-02 related to future operations, management, and improvements at The Lakes at El Segundo Site as conducted by the The Lakes RFP Task Force. 
   (Fiscal Impact: None)

   Greg Carpenter, City Manager, introduced the item.

   Mayor Boyles allowed Public Comment before the presentation

   Ron Swanson, resident, asked the Council to respect the RFP process. Mr. Swanson is in favor of TopGolf.
Brian Lewis, resident, asked the Council to respect the RFP process and isn’t happy about TopGolf turning in their proposal 36 minutes late.
Bob Eggers, resident, liked the Stamford Ventures RFP best.
Jeff Atteridge, resident, one question; “What will happen to Junior Golf?”
Linda Pollard, resident, non-golfer, but looks at the project as a Mom and grandmother and feels we need to maintain a sense of community and she doesn't feel TopGolf fills that need.
John Gutt, resident and a Lakes Task Force member, is in favor of a more traditional golf range, not a technology range.
Josh Alpert, resident and owner of Good Swings Happen, commented on the need to provide for the golfing youth in our Community and surrounding communities.
Mike Lipsey, resident, in favor of a proposal that would benefit the youth in our community.
Dave Atkinson, resident, in favor of TopGolf.
Ryan Baldino, resident and a Lakes Task Force member, cleared up a few facts that he felt were misguided.
Rod Spackman, Chevron Rep, thanked the Council for their continuing improvements of the Lakes Golf Course and Range and asked if we had an exit strategy in case of the company going out of business.
Truman Hedding, resident, expressed that no matter the decision made, that all residents would work together and see beyond the decision.

Meredith Petit, Recreation and Parks Director, gave a presentation on the item.

Carol Beck, Consultant, was on hand to answer Council questions.

Council discussion

Council consensus to move forward with the RFP process and include the Lakes Task Force top two choices; TopGolf, Inc and Drive Shack. Council would like the following considered when moving forward; youth programs, course management, reasonable fees for residents, clubhouse for those using the golf course and a financial review at the end of the lease term.

Recessed at 8:47 PM

Reconvened at 9:00 PM

3. Consideration and possible action to adopt a Resolution approving the Economic Development Advisory (EDAC) Bylaws, as amended.
   (Fiscal Impact: None)

Greg Carpenter, City Manager, introduced the item and answered Council questions.

Megan Covarrubias, Economic Development Intern, gave a presentation.

Council Discussion
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.

4. Approve Warrant Numbers 30222452 through 3022629 on Register No. 22 in the total amount of $998,425.77 and Wire Transfers from 8/13/18 through 8/26/18 in the total amount of $856,846.30. Ratify Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

5. Approve Special City Council Meeting Joint with the Technology Committee Minutes of August 8, 2018, Special City Council Meeting Minutes of August 14, 2018 (Budget Session II) and Regular City Council Meeting Minutes of August 21, 2018.

6. Authorize the City Manager to execute amendments 4814A-AYSO, 4815A-Babe Ruth, 4816A-Girls Softball, 4819A-Lacrosse, 4818A-Little League, 4817A-Hockey, 4820A-Flag Football, 4821A-USYVL to the License Agreements, in a form approved by the City Attorney, with each El Segundo Youth Sports Organization identified in the Youth Sports Council Athletic Field/Facility Use and Allocation Policy, to extend the term of the agreements for 3 years (Fiscal Impact: $25,000 Revenue)

7. Authorize the City Manager to execute a standard Public Works Contract No. 5581, in a form approved by the City Attorney, with Corral Construction & Development Inc. in the amount of $38,805.31 and approve an additional $7,000 for construction-related contingencies. Project No. PW18-04. (Fiscal Impact: $127,551.36)

8. Receive and file Fiscal Year (FY) 2017-18 Third Quarter Financial Review of the General Fund (GF) and Enterprise Funds. (Fiscal Impact: None)

9. Waive second reading and adopt Ordinance No. 1572, regarding Environmental Assessment No. EA-1228, Zone Text Amendment No. ZTA 18-03 to add Chapter 30 to Title 15 (Zone Regulations) of the Municipal Code to require a discretionary Site Plan Review Permit for specified types of development. Adopting the proposed ordinance does not have the potential to cause significant effects on the environment and, therefore, is exempt from the California Environmental Quality Act (CEQA) pursuant to 14 Cal. Code Regs. § 15061(b)(3). (Applicant: City of El Segundo) (Fiscal Impact: $None)
10. Waive the second reading and adopt Ordinance No. 1571, regarding approval of Environmental Assessment No. EA-1210 and Zone Text Amendment No. ZTA 17-08 to amend various sections of the El Segundo Municipal Code (ESMC) Title 15 (Zoning Code) to: (1) update and introduce new definitions related to measuring building height, (2) establish new zoning code standards for measuring the maximum height of buildings, and (3) allow the Director to approve an adjustment to the maximum building height by up to 5 feet, pursuant to ESMC Chapter 15-24.
(Applicant: City of El Segundo)
(Fiscal Impact: None with this action)

11. Consideration and possible action to authorize the City Manager to enter into Memorandum of Agreements (MOAs) for 1) Administration and Cost Sharing for Implementing the Coordinated Integrated Monitoring Programs (CIMPs), Agreement No. 5577 and Enhanced Watershed Management Program (EWMPs) for the Dominguez Channel Watershed and for the Santa Monica Bay Jurisdictional Groups 2 & 3 Watershed, Agreement No. 5578 and 2) Santa Monica Bay Dry & Wet Weather Bacteria Total Maximum Daily Loads Coordinated Shoreline Water Quality Monitoring Program, Agreement No. 5579.
(Fiscal Impact: FY 17/18 $4,492.49, FY 18/19 $53,311.26, FY 19/20 $51,566.08, FY 20/21 $59,728.06, FY21/22 $45,479.33, FY 22/23 $43,792.00 plus $12,362.00 for contingency)

12. PULLED BY COUNCIL MEMBER PIMENTEL

MOTION by Council Member Nicol, SECONDED by Council Member Brann approving Consent Agenda items 4, 5, 6, 7, 8, 9, 10, and 11. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

PULLED ITEMS:

12. Consideration and possible action regarding the second reading and adoption of Ordinance No. 1567 to prohibit gatherings where underage drinking or illegal marijuana use occurs, and adoption of Resolution No. XXX establishing the schedule of fines for administrative citations when there are violations of Ordinance No. 1567.
(Fiscal Impact: None)

Council Member Pimentel introduced the item and requested the item be pulled until the September 18, 2018 City Council meeting. Council Member Pimentel suggested residents would want to weigh in on the item, but may not have wanted to stay during the Lakes Task Force update.

MOTION by Council Member Pimentel, SECONDED by Mayor Boyles to continue the item to the September 18, 2018 regular City Council Meeting. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

F. NEW BUSINESS
13. Consideration and possible action to authorize the City Manager to execute a contract amendment with The Company of Others – Los Angeles, LLC (dba The Phelps Group) for expanded economic development and hospitality and tourism marketing services. (Fiscal Impact: FY 17-18 - $596,500.00 in Economic Development Advertising and Publishing budget and Chevron Grant Fund expenditures)

Greg Carpenter, City Manager, introduced the item.

Barbara Voss, Economic Development Manager, reported on the item.

Sara Hoerner, Team Leader, Phelps Group, gave a brief report.

Kristen Bergevin, VP, Public Relations, Phelps Group, gave a brief report.

MOTION by Mayor Boyles, SECONDED by Council Member Brann upon approval of the FY18-19 budget, authorize the City Manager to execute a contract amendment no. 5272F with The Company of Others – Los Angeles, LLC (dba The Phelps Group), in a form approved by the City Attorney, for expanded economic development and hospitality and tourism marketing services. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

14. Consideration and possible action regarding adoption of a Resolution adopting the proposed inter-fund loan policy for the City of El Segundo. (Fiscal Impact: None)

Greg Carpenter, City Manager, introduced the item.

Joe Lillic, Finance Director, reported on the item.

Council discussion

MOTION by Mayor Boyles, SECONDED by Mayor Pro Tem Pirsztuk, adopting Resolution No. 5102. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

REPORTS – CITY MANAGER – Ken Berkman, Public Works Director, mentioned the City of Los Angeles will be paving and improving Imperial Hwy in the next month. The work will take place on the weekends. The City has made many strides to get the word out to the public.

REPORTS – CITY ATTORNEY – No report

REPORTS – CITY CLERK – No report
REPORTS – CITY TREASURER- Presentation has been moved to the September 18, 2018

REPORTS – CITY COUNCIL MEMBERS

Council Member Pimentel – Attended the Disaster Preparedness Drill in conjunction with Boeing and the City.

Council Member Nicol – Invited the Community to the Fair at Richmond Street on September 22, 2018.

Council Member Brann – Let everyone know about the Randy’s Donuts Ribbon Cutting.

Mayor Pro Tem Pirsztuk – Met with LAWA and Mayor Boyles for an update on the airport plans, more information will follow, wished everyone back to school and reminded everyone to keep an eye on the kids walking to and from school and thanked Ron Swanson for the lunch he held in honor of those lost on 9/11.

Mayor Boyles – Mentioned the bollards are getting installed on Main St., invited the community to Safety Day on Thursday, September 13, 2018 during Farmer’s Market on Main St. and thanked AYSO for their contribution of $50,000.00 for the shade shelters to be built at Campus El Segundo.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)
Ryan Baldino, resident, commented on the Stamford Venture RFP regarding an outdoor theater at possibly the Raytheon site.
Linda Pollard, resident, commented on item #D2. (The Lakes at El Segundo RFP)

ADJOURNMENT at 9:51 PM

Tracy Weaver, City Clerk
MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, SEPTEMBER 18, 2018 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER- Mayor Boyles at 5:00 PM

ROLL CALL

Mayor Boyles Present
Mayor Pro Tem Pirsztuk Present
Council Member Brann Present
Council Member Pimentel Present
Council Member Nicol Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

SPECIAL ORDER OF BUSINESS:

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

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)(1)): -0- matters

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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


DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -2- matters

1. Public Employee Performance Evaluation
   Title: City Manager
2. Public Employee Performance Evaluation
   Title: City Attorney

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

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

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

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, Professional Employees Association; City Employee Association; and Executive and Management/Confidential Employees (unrepresented groups).

Agency Designated Representative: Irma Moisa Rodriquez, City Manager, Greg Carpenter and Human Resources Director.

Adjourned at 6:55 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, SEPTEMBER 18, 2018 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Boyles at 7:02 PM

INVOCATION – Pastor Mark Stepp, Oceanside Christian Fellowship

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Pirsztuk

PRESENTATIONS

a) Commendation given by Council Member Pimentel to the 9-10 year olds, 10-11 year olds and 11-12 year olds El Segundo Little League All Star Teams.

b) Presentation by Recreation and Parks Summer Intern, Katherine Kakuske, on her completed projects in coordination with the Recreation and Parks and Library Departments.

c) Proclamation read by Mayor Boyles, proclaiming “The Fair on Richmond Street” from 9:00am to 5:00pm, Saturday, September 22, 2018 organized by the El Segundo Kiwanis Club, presented to Barry Gribon, Richmond St. Fair event coordinator.

ROLL CALL

Mayor Boyles Present
Mayor Pro Tem Pirsztuk Present
Council Member Brann Present
Council Member Pimentel Present
Council Member Nicol Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)
Cathy (last name unknown), resident, commented on the water rates and why the vote isn’t a yes or no vote and also commented on the current employee salaries.
Paul Lanyi, resident, read a letter from Melissa Caverty regarding item #E10. The letter can be found on the City’s website.
Paulette Caudill, resident, commented on and is in favor of item #E10.
Barbara Briney, resident, commented on and is in favor of item #E11.
Marc Rener, resident, commented on items regarding trash and pensions.
Melissa Moore, El Segundo Unified School District Superintendent, commented on and is in favor of item #E11.
Coach Bolanos, El Segundo Cross Country coach, thanked all involved in the Cross Country event held at the Lakes at El Segundo, the event was a success.

CITY COUNCIL COMMENTS – (Related to Public Communications)
Mayor Boyles asked Greg Carpenter to explain the Prop 218 process.

Mayor Boyles addressed the concerns stated during Public Comments.

Mayor Boyles and Council Member Nicol left the dais due to possible conflict of interest.

A. PROCEDURAL MOTIONS

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

MOTION by Council Member Brann, SECONDED by Council Member Pimentel to read all ordinances and resolutions on the agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE. 3/0

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. This item is continued from the August 21, 2018 City Council Meeting

Consideration and possible action regarding Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the Smoky Hollow Specific Plan update project. (Applicant: City of El Segundo)

Address: Smoky Hollow

(Fiscal Impact: None with this action)

Mayor Pro Tem Pirsztuk stated this was the time and place to conduct a public hearing regarding Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the Smoky Hollow Specific Plan update project. (Applicant: City of El Segundo)

Clerk Weaver stated that proper notice had been given in a timely manner and that written communication had been received in the City Clerk's office.

Greg Carpenter, City Manager, introduced the items.

Gregg McClain, Planning Manager, gave a presentation on the updated changes asked of Council at a prior Council meeting and answered Council's questions.

Public Comment:

Jay Hoeschler, resident and planning commission member, commented on the excitement of the transformation of Smoky Hollow and gave a few suggestions for the parking situation. Happy to see the area walkable, multimodal and getting people out of their cars.

Mark Selis, representing a property owner, commented on the proposed new building height requirements, which he is in favor of.

Dani Brubaker, property owner, commented on the parking situation and the proposed new building height requirements.

Paul Schwartz, property owner, in favor of the parking proposals.
Brett Drogmund, property owner, commented on and is in favor of the proposed new building height requirements. Dale Inghram, resident and business owner, commented on wanting to open a coffee shop in Smoky Hollow and the walkability aspects of the Smoky Hollow Specific Plan. Encourage Council and the City to continue to look at the parking situation in town.

MOTION by Council Member Brann, SECONDED by Council Member Pimentel to close the public hearing. MOTION PASSED BY UNANIMOUS VOICE VOTE. 3/0

Council Discussion

Regarding the proposed height requirements, Council advised the following: 1. No, on adding 3 story limit to numeric height limit, 2. No, on restricting additional height to east side of Smoky Hollow and 3. Yes, on making-height related CBP subject to Council approval. Council Member Brann in favor of lifts/elevators when a building is more than 3 stories.

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 5099

A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1011, GENERAL PLAN AMENDMENT NO. GPA 13-01, AND A COMPREHENSIVE UPDATE OF THE SMOKY HOLLOW SPECIFIC PLAN

MOTION by Council Member Brann, SECONDED by Council Member Pimentel to adopt Resolution No. XXX. MOTION PASSED BY UNANIMOUS VOICE VOTE. 3/0

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1573

AN ORDINANCE APPROVING ZONE CHANGE NO. 13-01 AND ZONE TEXT AMENDMENT NO. ZTA 13-01 AMENDING EL SEGUNDO MUNICIPAL CODE PROVISIONS RELATED TO THE COMPREHENSIVE UPDATE OF THE SMOKY HOLLOW SPECIFIC PLAN.

Council Member Pimentel introduced Ordinance No. 1573. The second reading and adoption of the Ordinance is scheduled for October 2, 2019.

2. *This item is continued from the August 21, 2018 City Council Meeting*  
Consideration and possible action regarding City Council approval of Environmental Assessment No. EA-1198 and Zone Text Amendment No. ZTA 17-06 to establish a parking in-lieu fee program in the Smoky Hollow area and adopt a parking in-lieu fee.  
(Applicant: City of El Segundo).  
Address: Citywide  
(Fiscal Impact: None with this action)
Mayor Pro Tem Pirsztuk stated this was the time and place to conduct a public hearing regarding Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the Smoky Hollow Specific Plan update project and regarding City Council approval of Environmental Assessment No. EA-1198 and Zone Text Amendment No. ZTA 17-06 to establish a parking in-lieu fee program in the Smoky Hollow area and adopt a parking in-lieu fee.

Clerk Weaver stated that proper notice had been given in a timely manner and that no written communication had been received in the City Clerk’s office.

Greg Carpenter, City Manager, introduced both items.

Gregg McClain, Planning Manager, answered Council questions on the item.

Public Comment: None

Mayor Pro Tem Pirsztuk closed the Public Hearing

Council discussion

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 5100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO ESTABLISHING A PARKING IN-LIEU FEE AND PROCEDURES FOR PAYMENT OF SUCH FEES.

MOTION by Council Member Pimentel, SECONDED by Council Member Brann to adopt Resolution No. XXX. MOTION PASSED BY UNANIMOUS VOICE VOTE. 3/0

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1574

AN ORDINANCE APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1198 AND AMENDING TITLE 15 OF THE EL SEGUNDO MUNICIPAL CODE TO ESTABLISH A PARKING IN-LIEU FEE PROGRAM FOR THE SMOKY HOLLOW SPECIFIC PLAN AREA.

Council Member Brann introduced Ordinance No. 1574. The second reading and adoption of the Ordinance is scheduled for October 2, 2018.

Item #13 moved from Consent to Public Hearing section due to Mayor Boyles and Scot Nicol possible conflict of interest on this item as well.
13. Consideration and possible action to approve a contract extension, amendment no. 46645D through September 30, 2019 and authorize a budget appropriation of $5,000 related to an ongoing contract for professional services with MIG, Inc. for additional traffic analysis as part of the Smoky Hollow Specific Plan Update Project and authorize the City Manager to execute an amendment to the existing agreement with MIG, Inc.
(Fiscal impact: $5,000)

Greg Carpenter, City Manager, introduced the item.

Council discussion

MOTION by Council Member Pimentel, SECONDED by Council Member Brann approving a contract extension through September 30, 2019, authorize a budget appropriation of $5,000.00 for professional services with MIG, Inc. and authorize the City Manager to execute an amendment to the existing agreement with MIG, Inc. 
MOTION PASSED BY UNANIMOUS VOICE VOTE. 3/0

Recessed at 8:53 PM
Reconvened at 8:58 PM

Mayor Boyles and Council Member Nicol returned to the dais.

3. Consideration and possible action regarding the Fiscal Year 2018-2019 Budget (including all City Revenues and Expenditures), Adoption of Resolution approving the 2018-2019 Final Operating and Capital Improvement Budget and the 2018-2019 Appropriations Limit. Copies of the Fiscal Year 2018-2019 Preliminary Budget can be found in the Library, City Clerk’s Office, and on the City’s website. (Fiscal Impact: Total Revenues (including transfers-in) of $119,405,893, Total Expenditures (including transfers-out) of $137,608,498; General Fund Revenues of $74,465,624, Expenditures (including transfers-out) of $79,062,784)

Greg Carpenter, City Manager, introduced the item.

Joe Lillio, Finance Director, gave a presentation and answered Council questions.

Council Discussion

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 5103

MOTION by Mayor Boyles, SECONDED by Council Member Pimentel to adopt Resolution No. 5103. MOTION PASSED BY VOICE VOTE. 4/1 YES; Boyles Nicol Pimentel Pirsztuk NO: Brann

MOTION by Mayor Boyles, SECONDED by Council Member Nicol approving the General Fund Reserve Policy, the Economic Uncertainty Reserve Policy and directed staff to return with an updated employee classification and salary schedule. MOTION PASSED BY VOICE VOTE. 4/1 YES; Boyles Nicol Pimentel Pirsztuk NO: Brann

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

E. CONSENT AGENDA

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

4. Approve Warrant Numbers 3022630 through 3022787 and 9000533 through 9000571 on Register No. 23 in the total amount of $590,652.98 and Wire Transfers from 08/27/18 through 09/09/18 in the total amount of $1,201,162.00. Ratified Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

5. PULLED BY CITY CLERK

6. Authorize the acceptance of an additional $29,505 in grant funds from the UASI 2015 grant program, authorize the City Manager to sign an Amendment No. 5000B to the Sub-Recipient Agreement #5000 with the City of Los Angeles, who will serve as the grant administrator for the grant, authorize the City Manager to sign the Amendment No. 5348C to the Professional Services Agreement, in a form approved by the City Attorney, with Michael T. Little dba Counter Risk, Inc., authorize an increase of the blanket purchase order by $29,505 to enable the Fire Department to receive the services provided by Michael T. Little dba Counter Risk, Inc., and authorize and approve additional appropriation to expense account 124-400-3785-6214. (Fiscal Impact: $29,505.00)

7. Approve William J. Bonadiman’s request to withdraw their bid due to a clerical error in accordance with Public Contract Code Section 5101, authorize the City Manager to execute a Standard Public Works Contract No. 5582, in a form approved by the City Attorney, with Williams Pipeline Contractors, Inc. in the amount of $542,544.00 and approve an additional $81,456.00 for construction-related contingencies, authorize the City Manager to execute a standard Public Works Professional Services Agreement No. 5583, in a form as approved by the City Attorney, with Berg & Associates, Inc. in the amount of $88,510.00 for
construction inspection and geotechnical (compaction) oversight and testing, and approve an additional $8,500.00 for related contingencies for Water Main Improvement Project on Cedar Street and Walnut Avenue, Project No. PW18-10. (Fiscal Impact: $721,010.00 in FY 2017/18)

8. Accept the work as complete and authorize the City Clerk to file a Notice of Completion in the County Recorder's office the Fire Station 1 Seismic Retrofit Project, Project No. PW 15-23A. (Fiscal Impact: $179,595.52)

9. PULLED BY MAYOR BOYLES

10. PULLED BY COUNCIL MEMBER PIMENTEL

11. PULLED BY COUNCIL MEMBER BRANN

12. Adopt Resolution No. 5105 authorizing the annual destruction of identified records in accordance with the provisions of Section 34090 of the Government Code of the State of California. (Fiscal Impact: Not to exceed $1,200)

13. This item was moved to Public Hearing section.

MOTION by Council Member Nicol, SECONDED by Council Member Brann approving Consent Agenda items 4, 6, 7, 8, and 12. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

PULLED ITEMS:

5. Special City Council Minutes of August 8, 2018 (Closed Session) and Special City Council Minutes of September 4, 2018 (Budget Study Session III).

City Clerk pulled the Special City Council Minutes of September 4, 2018 (Budget Study Session III).

MOTION by Mayor Boyles, SECONDED by Council Member Brann to approve the Special City Council Minutes of August 8, 2018. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

11. Consideration and possible action to (1) approve two Facility Use Agreements between the City and El Segundo Unified School District (ESUSD) for El Segundo-Wiseburn Aquatics Center Agreement No. 5585 and Urho Saari Swim Stadium, Agreement No. 5586 and (2) approve a Joint Use Agreement No. 4887C between the City and Wiseburn Unified School District (WUSD) for the use and operations of the new El Segundo-Wiseburn Aquatics Center. (Fiscal Impact: Aquatics Center - $400,000 contribution by ESUSD for a 10 year use term, estimated $175,000 annual net operation expense to be paid by City, design and construction costs - $1.8 million by City, $6 million by Wiseburn Unified School
District plus land costs, $6 million by non-profit South Bay Sports, Health and Recreation; Urho Saari – the lesser of 24% or $1 million contribution by ESUSD towards refurbishment costs with City paying 76%/$3 million, ESUSD receives 10 year use term, City pays for annual operating expenses.

Mayor Boyles, read the item.

Mark Hensley, City Attorney and Greg Carpenter, City Manager answered Council’s questions.

Council Discussion

MOTION by Mayor Boyles, SECONDED by Nicol to approve the Facility Use Agreement between the City and El Segundo Unified School District for the El Segundo-Wiseburn Aquatics Center, the Facility Use Agreement between the City and El Segundo Unified School District for the Urho Saari Swim Stadium and approve the Joint Use Agreement between the City and Wiseburn School District for the use and operations of the new El Segundo-Wiseburn Aquatics Center. 4/1 YES: Boyles Nicol Pimentel Pirztk NO: Brann

9. Consideration and possible action regarding approval of a contract, no. 5584 for consulting services with Ignited, LLC a marketing agency, for the implementation of a marketing and Police Officer recruitment campaign exclusively for the El Segundo Police Department.
   (Fiscal Impact: $250,000.00)

   Mayor Boyles read the item

   Lt. Jaime Bermudez answered Council’s questions

Council Discussion

MOTION by Mayor Boyles, SECONDED by Council Member Brann to approve the contract as amended, one year contract, with an evaluation at the end of the contract term. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

10. This item is continued from the September 4, 2018 City Council Meeting
   Consideration and possible action regarding the second reading and adoption of Ordinance No. 1567 to prohibit gatherings where underage drinking or illegal marijuana use occurs, and adoption of Resolution No. XXX establishing the schedule of fines for administrative citations when there are violations of Ordinance No. 1567.
   (Fiscal impact: None)

   Mayor Boyles read the item

Council Discussion
Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1567

AN ORDINANCE ADDING CHAPTER 13 TO TITLE 7 OF THE EL SEGUNDO MUNICIPAL CODE PROHIBITING THE HOSTING, PERMITTING OR ALLOWING OF GATHERINGS AT WHICH PERSONS UNDER 21 YEARS OF AGE ARE CONSUMING ALCOHOLIC BEVERAGES OR USING MARIJUANA.

MOTION by Mayor Pro Tem Pirsztuk, SECONDED by Council Member Nicol approving Ordinance No. 1567. 4/1 YES: Boyles Brann Nicol Pirsztuk NO: Pimentel

RESOLUTION NO. 5104

A RESOLUTION OF THE CITY OF EL SEGUNDO ESTABLISHING THE ADMINISTRATIVE FINES FOR VIOLATIONS OF CHAPTER 7-13 OF THE EL SEGUNDO MUNICIPAL CODE.

MOTION by Mayor Boyles, SECONDED by Mayor Pro Tem Pirsztuk, approving Resolution No. 5104. 4/1 YES: Boyles Brann Nicol Pirsztuk NO: Pimentel

F. NEW BUSINESS

14. Consideration and possible action to identify critical negotiating deal points for a lease agreement related to future operations and capital improvements at The Lakes at El Segundo Golf Course and Driving Range and establish a City Council Subcommittee comprised of two Councilmembers to carry out the discussions with the selected bidders' representatives.
(Fiscal Impact: None)

Greg Carpenter, City Manager, introduced the item.

Meredith Petit, Recreation and Parks Director, gave a report

Council Discussion

Council consensus to appoint Council Members’ Pimentel and Nicol to a subcommittee to enter into discussions with selected bidders. Council directed staff and committee members to include the following, to the deal points already established in the staff report, during negotiations; renegotiate the term at the conclusion of the first term, allow the City to grant special permits for use of the golf course, outside company to run the golf course and non-technology driving range and expand the details for accommodating early entry, non-technology driving range hitting bays for golfers prior to on-course play.

G. REPORTS – CITY MANAGER – Thanked everyone for the hours spent on the budget process, especially Joe Lillio, Finance Director and the finance department staff.
H. REPORTS – CITY ATTORNEY - Passed

I. REPORTS – CITY CLERK – Passed

J. REPORTS – CITY TREASURER – Not present

K. REPORTS – CITY COUNCIL MEMBERS –

Council Member Pimentel – Thanked staff for all the hard work they do for the City.

Council Member Nicol – Invited the Community to The Fair on Richmond Street this Saturday, September 22, 2018.

Council Member Brann – Passed

Mayor Pro Tem Pirsztuk – Thanked Ron Swanson for the In & Out Lunch on 9/11 honoring our fallen heroes and City employees and thanked the Fire Department for the Pancake Breakfast event.

Mayor Boyles – Attended the South Bay Council of Governments Steering and Transportation Committee meeting, mentioned the El Segundo Art Walk held an appreciation event at the Aloft Hotel, mentioned the Chevron burn off incident that occurred the day before and if a resident’s car was affected, Chevron will provide a voucher for a car wash, mentioned the recent “Coffee with the Mayor” went well, commented on the successful Champions of Business event and thanked all involved in the event, mentioned the possibility of placing solar panels in the soon to be built shade shelters at El Segundo Campus and attended the Future of LAX at ESMoA, a moderated discussion about the future of LAX which explored creative collaborations between LAX, El Segundo and neighboring communities.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

MEMORIALS – None

ADJOURNMENT at 10:21 PM

Tracy Weaver, City Clerk
EL SEGUNDO CITY COUNCIL  
MEETING DATE: October 2, 2018  
AGENDA ITEM STATEMENT  
AGENDA HEADING: Consent Agenda  

AGENDA DESCRIPTION:
Consideration and possible action to authorize the City Manager to execute an amendment to License Agreement No. 4698 in a form approved by the City Attorney with The El Segundo Nursery School Group ("Co-Op") to operate a non-profit pre-school at the Clubhouse Building for three years at $600 per year.  (Fiscal Impact: estimated revenue of $1800)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Manager to execute an amendment to License Agreement No. 4698 with The El Segundo Nursery School Group ("Co-Op") in a form approved by the City Attorney to operate a non-profit pre-school at the Clubhouse Building for an additional 3 years at $600 per year;
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT:
Amount Budgeted: $1800
Additional Appropriation: N/A
Account Number(s): 001-300-0000-3879

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

BACKGROUND & DISCUSSION:
The El Segundo Nursery School Group ("Co-Op") has been operating a non-profit pre-school in El Segundo since 1947. Since the early 1950’s the school has utilized the Clubhouse Building at Recreation Park as its home. During this time, it has served the community by offering this low cost program to El Segundo Residents utilizing limited funds for two part-time staff members and hundreds of parent volunteer hours to run the program. The program serves up to 24 students per academic year and operates three days per week, Tuesday-Thursday, from 8:30 a.m. – 12:30 p.m., from early September through early June.

According to the City Council-approved fee schedule for Recreation and Parks Department facilities, the cost for the school to reserve the Clubhouse would normally be charged $15 per hour. The school utilizes the facility approximately 400 hours per year, yielding fees of nearly $6,000. Due to their non-profit status and low registration cost of the program, these fees are not feasible for the school’s limited budget.

In October 2014 the City and the Co-Op School entered into a License Agreement for a term of three years that provided a discounted rental rate to the school over the three years as follows: $750 for FY 14/15, $1,500 for FY 15/16, and $3,000 for FY 16/17. However, on June 21, 2016 the Co-Op School requested a modification to the agreement and the City Council approved a fee of $1.00 for FY16/17. Last year, the Co-Op revealed a plan to fund and donate an artist’s mural design and implementation at the Clubhouse Building. The school requested that this donation be in lieu of rental fees for the upcoming 2017/2018 school year. Staff agreed and recommended that an amendment to the agreement be executed with El Segundo Nursery School Group ("Co-Op") from October 1, 2017 - September 30, 2018 at no cost. City Council approved staff’s recommendation. The current agreement expires September 30, 2018.
Recently, the City staff and the Co-Op met to discuss and agree upon new terms for FY 18/19. After further discussion, the group agreed to establish a three year contract for use of the rooms in the Clubhouse Building. Due to staffing, utility and maintenance costs, City staff felt some cost-recovery would be important. The El Segundo Co-Op also agreed to pay $600 per year. This amount will be paid in installments of $100 per month to start in September of each new school year. Staff is recommending an amendment to the agreement with El Segundo Nursery School Group ("Co-Op") from October 1, 2018-September 30, 2021 at $600 per year.
AGENDA DESCRIPTION:

Consideration and possible action regarding Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the Smoky Hollow Specific Plan update project. (Applicant: City of El Segundo)

Address: Smoky Hollow

RECOMMENDED COUNCIL ACTION:

1. Waive second reading and adopt Ordinance No. 1573 for Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01; and/or,
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Ordinance No. 1573
2. Excerpts from the Smoky Hollow Specific Plan 2018

FISCAL IMPACT: None.

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Appropriation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Account Number(s):</td>
<td>N/A</td>
</tr>
</tbody>
</table>

STRATEGIC PLAN:

Goal: Champion Economic Development and Fiscal Sustainability

Objective: The City will implement a comprehensive economic development strategy to ensure the City encourages a vibrant business climate that is accessible, user-friendly and welcoming to all residents and visitors.

ORIGINATED BY: Gregg McClain, Planning Manager

REVIEWED BY: Sam Lee, Planning and Building Safety Director

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On September 18, the City Council introduced an Ordinance 1) amending the Zoning Map to reflect the boundary changes of the Smoky Hollow Specific Plan, 2) amending the El Segundo Municipal Code to delete and/or revise provisions related to the Smoky Hollow Specific Plan, and 3) adopting the Smoky Hollow Specific Plan 2018.
During its discussion, the City Council directed staff to make the following two changes the Community Benefits Plan process in the Specific Plan: 1) make deviations from the maximum building height up to 50 feet subject to City Council review and approval, and 2) include enhanced accessibility improvements, such as elevators in multi-story buildings, in the potential public benefits that can be required as part of a Community Benefits Plan. The exact changes can be found in the attached excerpts from the Smoky Hollow Specific Plan 2018 (Exhibit No. 2).

The Council may waive the second reading and adopt the Ordinance. If the Ordinance is adopted by the City Council at its October 2nd meeting, the effective date of the Ordinance will be November 1, 2018, which is thirty (30) days from the adoption date.
ORDINANCE NO. 1573

AN ORDINANCE APPROVING ZONE CHANGE NO. 13-01 AND ZONE TEXT AMENDMENT NO. ZTA 13-01 AMENDING EL SEGUNDO MUNICIPAL CODE PROVISIONS RELATED TO THE COMPREHENSIVE UPDATE OF THE SMOKY HOLLOW SPECIFIC PLAN.

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

SECTION 1: The Council finds and declares as follows:

A. On October 1, 2014, the City initiated an Environmental Assessment No. EA 1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the comprehensive update of the Smoky Hollow Specific Plan;

B. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the “CEQA Guidelines”);

C. An Environmental Impact Report (EIR) was prepared pursuant to the requirements of CEQA and the CEQA Guidelines;

D. On June 28, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by city staff; and, adopted Resolution No. 2837 recommending that the City Council approve the proposed Specific Plan;

E. On August 21 and September 18, 2018, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding this Ordinance; and

F. This Ordinance and its findings are made based upon the entire administrative record including testimony and evidence presented to the City Council at its August 21 and September 18, 2018, hearing including the totality of evidence in the administrative record.

SECTION 2: Factual Findings and Conclusions. The City Council finds as follows:

A. The Smoky Hollow Specific Plan Update (hereinafter, the “Smoky Hollow Specific Plan” or “Specific Plan”) covers approximately 94.3 acres and will replace the existing Smoky Hollow Specific Plan which covers approximately 93.55 acres. The Specific Plan is located in the northwest quadrant of the City, generally bounded by Standard Street to the west, El
Segundo Boulevard to the south, Pacific Coast Highway to the east and Grand Avenue to the north (Exhibit A – Specific Plan Boundary Changes);

B. The project removes a 7.44-acre area north of Grand Avenue from the existing Smoky Hollow Specific Plan and changes its General Plan Land Use designation to Multi-Family Residential (Exhibit B – General Plan Land Use Map Amendments) and its zoning designation to Multi-Family Residential (R-3) (Exhibit C – Zoning Map Amendments);

C. The project incorporates three areas immediately abutting the existing Smoky Hollow Specific Plan, which are approximately 8.19 acres in size, into the Specific Plan, change their General Plan Land Use designations from Parking and Public Facilities to Smoky Hollow Specific Plan (Exhibit B – General Plan Land Use Map Amendments), and zoning designations to Smoky Hollow Specific Plan – Parking (P) and Smoky Hollow Specific Plan – Public Facilities (P-F) (Exhibit C – Zoning Map Amendments);

D. The zone text amendments to the El Segundo Municipal Code (ESMC) change or delete municipal code provisions regarding the existing Smoky Hollow Specific Plan, its zones and overlay districts, and other provisions. These amendments are necessary to ensure that the ESMC is consistent with the General Plan.

E. The zone text amendments are necessary and ensure that the ESMC is consistent with the updated Smoky Hollow Specific Plan.

F. The zone text amendments enable the adoption of the Smoky Hollow Specific Plan Update, and with it, the adoption of new regulations for private properties to:

1. Allow more office uses in the plan area;
2. Increase the permitted floor area ratio (FAR) from .6 currently, to .75 in the west and 1.0 in the east portion of the plan;
3. Replace the existing parking requirements that are based on the type of use with a single parking ratio of 1 space per 400 gross square feet of building area; and
4. Allow deviations from development standards, subject to approval of a community benefits plan.
SECTION 3: General Plan Findings. As required under Government Code Section 65860, the Zone Change and ESMC amendments proposed by the zone text amendment are consistent with the El Segundo General Plan as follows:

A. As set forth in Section 2, the zone change ensures that the zoning map designations of properties affected by the Smoky Hollow Specific Plan Update project are consistent with their General Plan Land Use designations.

B. The zone text amendment is consistent with the goals and policies of the General Plan and will not obstruct their attainment. The zone text amendment eliminates zoning designations that are inconsistent with the amended General Plan and updated Smoky Hollow Specific Plan and will establish new zoning designations that are consistent with the General Plan Land Use designations and the updated Smoky Hollow Specific Plan.

C. The zone text amendment eliminates ESMC regulations regarding permitted uses, development standards, and design guidelines that are inconsistent with the regulations in the updated Smoky Hollow Specific Plan and with the General Plan Land Use Designation description for the updated Smoky Hollow Specific Plan.

D. The zone text amendment eliminates ESMC regulations regarding nonconforming buildings and uses that are inconsistent with the regulations in the updated Smoky Hollow Specific Plan.

E. The ordinance amends the ESMC to add and to delete permissible use categories in the Smoky Hollow Specific Plan area in a manner consistent with the updated Smoky Hollow Specific Plan. These amendments are consistent with the General Plan and the updated Smoky Hollow Specific Plan.

1. The ordinance is consistent with Land Use Element Goal LU4 (Provision of a Stable Tax Base for El Segundo) and Objective LU4-3 in that it provides for new office and research and development uses in Smoky Hollow. The ordinance does so by eliminating an existing cap on the floor area of office uses on individual building sites and eliminating a prohibition on public assembly uses.

2. The ordinance is consistent with Objective LU4-4 to provide areas where development has the flexibility to mix uses, in an effort to provide synergistic relationships which have the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environments, in that it eliminates a prohibition on public assembly uses in the plan area, and public assembly uses can operate synergistically with other permitted uses.
3. The ordinance is consistent with Goal LU5 to attract clean and beneficial industrial uses in that it deletes noxious uses, such as automobile service uses, freight forwarding, and service stations.

4. The ordinance is also consistent with Objective LU5-6 to encourage a mix of office and light industrial uses in industrial areas, because it permits additional office, along with research and development, and light industrial uses in Smoky Hollow.

SECTION 4: Zone Change Findings.

A. Based on the factual findings of this Resolution, the Zone Change is necessary to carry out the proposed project. The General Plan Amendment changes the land use classification of the Specific Plan area to Smoky Hollow Specific Plan and certain properties north of Grand Avenue to Multi-Family Residential as identified in Exhibit B (General Plan Land Use Map Amendments). Therefore, the Zone Change is necessary to maintain consistency with the proposed General Plan land use designations.

B. The purpose of ESMC Title 15 (Zoning Code) and adopted specific plans is to implement the goals, objectives and policies of the El Segundo General Plan. The zone change is necessary to implement the Smoky Hollow Specific Plan and is consistent with the General Plan goals, objectives and policies discussed in Section 3 of this resolution.

C. The Zone Change will not adversely affect surrounding properties, in that the Specific Plan area is anticipated to transition to more office uses, which tend to have less impacts with regard to noise, odors, hazardous materials, and other impacts associated primarily with industrial uses.

D. The Zone Change promotes the public health, safety and general welfare and serves the goals and purposes of the Zoning Code, in that the Zone Change, the Specific Plan vision and standards are consistent with General Plan goals, objectives, and policies as detailed in Section 3. The Specific Plan vision and guiding principles will benefit the surrounding area and community overall by generating new employment and tax revenues; providing new public infrastructure, including additional public parking, publicly available open space, street trees and other streetscape improvements, bicycle improvements; and creating connections to all modes of travel. In addition, the development standards and design guidelines in the Specific Plan serve the public health, safety, and general welfare and provide economic and social advantages resulting from an orderly use of land resources.
SECTION 5: Zone Text Amendment Findings. In accordance with ESMC Chapter 15-26 (Amendments), and based on the findings set forth in Sections 2 and 3, the zone text amendment is consistent with and necessary to carry out the purpose of the ESMC as follows:

A. The zone text amendment is consistent with the purpose of the Zoning Code, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources.

B. The zone text amendment is necessary to facilitate the development process and ensure the orderly development of buildings and the location of uses in the City. The intent of the zone text amendment is to update the vision, permitted uses and development standards in the Smoky Hollow Specific Plan area, which will encourage, facilitate, and expedite the development process and provide economic and social benefits resulting from the orderly planned use of land resources. The zone text amendment will not adversely affect properties surrounding the Smoky Hollow Specific Plan area.

C. The zone text amendment will not adversely affect surrounding properties, in that it will enable the adoption of the Smoky Hollow Specific Plan. One of the Specific Plan goals is to transition to more office uses in the area, which tend to have less impacts with regard to noise, odors, hazardous materials, and other impacts associated primarily with existing industrial uses.

D. The zone text amendment promotes the public health, safety and general welfare and serves the goals and purposes of the Zoning Code, in that it enables the adoption of the Smoky Hollow Specific Plan. The Specific Plan vision and standards are consistent with General Plan goals, objectives, and policies as detailed in Section 3. The Specific Plan vision and guiding principles will benefit the surrounding area and community overall by generating new employment and tax revenues; providing new public infrastructure, including additional public parking, publicly available open space, street trees and other streetscape improvements, bicycle improvements; and creating connections to all modes of travel. In addition, the development standards and design guidelines in the Specific Plan will serve the public health, safety, and general welfare and provide economic and social advantages resulting from an orderly use of land resources.

SECTION 6: Environmental Assessment. Resolution No. 5099 certified a Final Environmental Impact Report and adopted a Statement of Overriding Considerations (SOC) for this Project. The Environmental Impact Report was prepared in accordance with CEQA and the CEQA Guidelines. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. 5099.
SECTION 7: ESMC Section 15-3-1 (Designation of Zone Names) is amended to read as follows:

15-3-1: DESIGNATION OF ZONE NAMES:

In order to classify, regulate, restrict and segregate the uses of lands and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the classes of use zones are by this title established, to be known as follows:

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Single-family residential zone</td>
</tr>
<tr>
<td>R-2</td>
<td>Two-family residential zone</td>
</tr>
<tr>
<td>R-3</td>
<td>Multi-family residential zone</td>
</tr>
<tr>
<td>C-RS</td>
<td>Downtown commercial zone</td>
</tr>
<tr>
<td>C-2</td>
<td>Neighborhood commercial zone</td>
</tr>
<tr>
<td>C-3</td>
<td>General commercial zone</td>
</tr>
<tr>
<td>CO</td>
<td>Corporate office zone</td>
</tr>
<tr>
<td>MU-N</td>
<td>Urban mixed use north zone</td>
</tr>
<tr>
<td>MU-S</td>
<td>Urban mixed use south zone</td>
</tr>
<tr>
<td>C-4</td>
<td>Commercial center zone</td>
</tr>
<tr>
<td>M-1</td>
<td>Light industrial zone</td>
</tr>
<tr>
<td>M-2</td>
<td>Heavy industrial zone</td>
</tr>
<tr>
<td>SB--</td>
<td>Small business zone</td>
</tr>
<tr>
<td>MM--</td>
<td>Medium manufacturing zone</td>
</tr>
<tr>
<td>MDR</td>
<td>Medium density residential zone</td>
</tr>
<tr>
<td>GAC--</td>
<td>Grand-avenue commercial zone</td>
</tr>
<tr>
<td>MMO</td>
<td>Multimedia overlay district</td>
</tr>
<tr>
<td>O-S</td>
<td>Open space zone</td>
</tr>
<tr>
<td>P</td>
<td>Automobile parking zone</td>
</tr>
<tr>
<td>P-F</td>
<td>Public facilities zone</td>
</tr>
</tbody>
</table>
SECTION 8: ESMC Section 15-3-2(A)(1) regarding Specific Plan Zones is amended to read as follows:

1. Smoky Hollow Specific Plan: There are four (4) classes of use zones intended to be used within the boundaries of the Smoky Hollow specific plan. These zones include:

   SB – Small business zone
   SH-W – Smoky Hollow West Zoning District
   MM – Medium manufacturing zone
   SH-E – Smoky Hollow East Zoning District
   MDR – Medium density residential zone
   PF – Public Facility Zoning District
   GAC – Grand Avenue commercial zone
   P – Parking Zoning District

SECTION 9: ESMC Chapter 15-6, Article C (Small Business (SB) Zone) and ESMC Chapter 15-6, Article D (Medium Manufacturing (MM) Zone) are deleted in their entirety.

SECTION 10: ESMC Chapter 15-7, Article A (Medium Density Residential (MDR) Zone), Subsection 1(D) is amended as follows:

"D. In effect, this zone is not a true "floating" zone in that it does not add more regulations "over" an existing base zone. Rather, it is a "holding zone" which can be activated within certain areas of the Smoky Hollow specific plan and used in place of the base zone regulations. The zone is activated when an application for a Zone Change and Site Plan Review is filed consistent with chapter 11 of this title, which includes preparation of a focused supplemental environmental impact report."

SECTION 11: ESMC Chapter 15-7, Article A (Medium Density Residential (MDR) Zone), Section 15-7A-6 (Off Street Parking and Loading Spaces) is amended as follows:

"15-7A-6: OFF STREET PARKING AND LOADING SPACES:

Off street parking and loading shall be provided, as required by subsection 15-11-3E and chapter 15 of this title."

SECTION 12: ESMC Section 15-7A-9 (Project Review and Plan Consistency) is deleted in its entirety.

SECTION 13: ESMC Chapter 15-7, Article B (Grand Avenue Commercial (GAC) Zone) is deleted in its entirety and ESMC Chapter 15-7, Article C (Multimedia Overlay (MMO) District) is renumbered as ESMC Chapter 15-7, Article B.

SECTION 14: ESMC Chapter 15-11 (Smoky Hollow Specific Plan) is deleted in its entirety.

SECTION 15: ESMC Section 15-15-5(K) (Tandem Spaces Permitted) is hereby amended to read as follows:
K. Tandem Spaces Permitted: All tandem parking spaces, where allowed, must be clearly outlined on the surface of the parking facility.

**TANDEM SPACES PERMITTED**

<table>
<thead>
<tr>
<th>Use</th>
<th>Percentage Of Total Required Spaces</th>
<th>Percentage Of Total Required Spaces In Smoky Hollow</th>
<th>Maximum Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family and two-family dwellings</td>
<td>100</td>
<td>n/a</td>
<td>2 spaces¹</td>
</tr>
<tr>
<td>Multiple-family residential</td>
<td>Prohibited²</td>
<td>Prohibited² n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Retail uses and services</td>
<td>Prohibited</td>
<td>30</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Industrial uses³</td>
<td>20</td>
<td>85</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Offices</td>
<td>20</td>
<td>85</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Restaurants</td>
<td>Prohibited</td>
<td>10</td>
<td>2 spaces</td>
</tr>
</tbody>
</table>

Notes:
1. Tandem spaces for single- and two-family dwellings must be assigned to the same unit.
2. Tandem parking is permitted for multiple-family residential developments involving density bonuses, pursuant to Government Code section 65915.
3. Includes manufacturing, warehousing, and research and development uses.

The Director may approve tandem parking and/or administrative adjustments to the tandem parking standards as provided in chapter 24, "Adjustments", of this title, subject to conditions. The conditions may include recording of a covenant agreement, requiring a parking attendant, requiring valet service, and other operational conditions. The Director may also approve tandem parking in excess of the above limits for permitted temporary uses and/or special events.

**SECTION 16:** ESMC Section 15-21-7 (Smoky Hollow Specific Plan Restrictions) is deleted and Sections 15-21-8 (Restrictions for the Heavy Industrial (M-2) Zone) and 15-21-9 (Nonconforming Signs) are re-numbered as 15-21-7 and 15-21-8 respectively.

**SECTION 17:** The current Zoning Map is amended to reflect the updated Smoky Hollow Specific Plan boundaries, the zoning district designations within the Specific Plan, and the new zoning designations of properties immediately north of the Specific Plan.
corresponding changes to the Zoning Map are set forth in attached Exhibit C (Zoning Map Amendments), which is incorporated into this Ordinance by reference.

SECTION 18: The City Council adopts and approves the Smoky Hollow Specific Plan 2018 as set forth in attached Exhibit D (Smoky Hollow Specific Plan 2018).

SECTION 19: EXHIBITS. There are four exhibits to this ordinance, each of which is incorporated herein by this reference. They are as follows:

- Exhibit A: Specific Plan Boundary Changes
- Exhibit B: General Plan Land Use Map Amendments
- Exhibit C: Zoning Map Amendments
- Exhibit D: Smoky Hollow Specific Plan 2018

SECTION 20: 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 21: 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 22: 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 23: 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 24: 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 a summary thereof to be published or posted in accordance with California law.
SECTION 25: This Ordinance shall take effect 30 days after its passage and adoption.

PASSED AND ADOPTED this 2nd day of October, 2018.

____________________________
Drew Boyles, Mayor

APPROVED AS TO FORM:

By: __________________________
    Mark D. Hensley, City Attorney

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. 1573 was duly introduced by said City Council at a regular meeting held on the 18th day of September 2018, 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 2nd day of October, 2018, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____________________________
Tracy Weaver, City Clerk
ORDINANCE NO. 1573 - EXHIBIT B - GENERAL PLAN LAND USE MAP AMENDMENTS

Current Smoky Hollow Specific Plan Boundary

0 500 1,000 Feet

Smoky Hollow Specific Plan
Current Extent and General Plan
Land Use Designations

City of El Segundo
ORDINANCE NO. 1573

EXHIBIT D

SMOKY HOLLOW SPECIFIC PLAN 2018
ACKNOWLEDGMENTS

City Council
Drew Boyles
Mayor
Carol Pisztuk
Mayor Pro Tem
Don Brann
Council Member
Scot Nicol
Council Member
Chris Pimentel
Council Member

Planning Commission
Ryan Baldino
Chairman
Brenda Newman
Vice Chair
Jay Hoeschler
Commissioner
Michelle Keldorf
Commissioner
Carol Wingate
Commissioner

Staff
Greg Carpenter
City Manager
Sam Lee
Planning and Building Safety Director
Gregg McClain
Planning Manager
Paul Samaras
Principal Planner
Tina Gall
Contract Planner
Ken Berkman
Public Works Director
Lifan Xu
City Engineer

Consultant Team
MIG, Inc.
John Kaliski Architects
KOA
Strategic Economics
01 INTRODUCTION + VISION

The Smoky Hollow Specific Plan provides a framework and long-term strategy to guide public and private investment in the Smoky Hollow area.

1.1 OBJECTIVES

Development activity in Smoky Hollow will be stimulated and influenced by a range of tools, including:

- Development standards, design guidelines, and other regulatory tools and metrics
- Public infrastructure improvements
- A comprehensive and strategic set of policy, physical, and programmatic implementation actions

The Specific Plan emphasizes flexibility and creativity to enable new businesses to thrive and supports the long-term health and expansion of the many existing businesses that contribute to El Segundo’s success.

The Specific Plan builds on the eclectic nature of Smoky Hollow, sets policy to create a dynamic public realm, and grounds the regulatory framework in economic reality.
### 1.2 Setting

#### 1.2.1 Planning Area

Located in the central portion of the City of El Segundo, the Smoky Hollow Specific Plan area extends east to west and is bounded by Indiana Street and Sepulveda Boulevard to the east, downtown El Segundo to the west, the Chevron oil refinery (and El Segundo Boulevard) to the south, and residential neighborhoods to the north. Regional access to Smoky Hollow is provided by Interstate 105 (Glenn Anderson Freeway) Interstate 405 (San Diego Freeway), and California State Route 1 (Sepulveda Boulevard, also known as the Pacific Coast Highway). El Segundo Boulevard and Franklin Avenue run east/west the length of the Specific Plan area (see Figure 1-1: Smoky Hollow District). The Specific Plan area covers 0.18 square miles (120 acres), or just over three percent of the City’s total area of 5.5 square miles (see Figure 1-2: Regional Location). With a mix of lot sizes on small streets, the land use pattern and character of the Smoky Hollow area were largely shaped by the original industrial uses that developed during the mid-20th century to serve the airport, aerospace/defense, and nearby refinery industries.

The east side of Smoky Hollow is characterized by larger block patterns and parcels and medium-scale buildings originally intended for manufacturing, with a typical building footprint of over 10,000 square feet. In comparison, the street grid on the west side has smaller blocks and smaller-scale buildings, with a typical footprint of just over 3,000 square feet.

To the east, Sepulveda Boulevard separates Smoky Hollow from large corporate campuses and multi-story buildings. To the west, Main Street provides downtown amenities within walking distance to the west half of the Smoky Hollow Specific Plan area.

#### 1.2.2 Local History

Smoky Hollow rapidly developed into an industrial district after World War II due to the influence of local aerospace companies such as Northrop Grumman (with a presence in El Segundo dating to 1932) and general demand for manufacturing, distribution, and industrial service uses. The district was largely built out by the early 1960s.

By the late 20th century, the district suffered the loss of large-scale manufacturing uses, as the regional aerospace industry contracted in response to post-Cold War defense cuts.
Figure 1-2: Regional Location Map

Smoky Hollow Specific Plan Boundary
City of El Segundo City Limits
While the shrinking demand for manufacturing companies created a glut of industrial space, Smoky Hollow retained a sizable base of manufacturing companies. However, by 2000, limited demand for industrial space and the aging building stock resulted in a gradual decline of physical conditions in the district.

The accompanying decline in property values and rents sparked a renaissance driven by demand for creative office and flexible/research and development (flex/R&D) space.

Today, Smoky Hollow is a transitional, predominately light industrial district located between a residential neighborhood to the north and a heavy industrial site—the Chevron Oil Refinery—to the south. Reflecting the transition of Smoky Hollow’s traditional industrial lands, the area is characterized by a pattern of traditional industrial buildings, typically built over 50 years ago, and some newer structures. The mix of old and new is enticing to prospective businesses and visitors to the district. Incubator, creative, and knowledge-based businesses are attracted to these types of building forms and the funky, eclectic nature of Smoky Hollow.
Local History and Plan Context

3 By the 1960s, most of Smoky Hollow had been developed.

4 International Rectifier, a Smoky Hollow industry, invented the world’s first solar-powered automobile in 1958. The team converted a vintage 1912 Baker electric car to run on photovoltaic energy, using over 10,000 individual solar cells mounted to the car’s rooftop.

5 The El Segundo Herald ran this cartoon to encourage readers to pick a name—Smoky Hollow, Sleepy Hollow, or Brickyard West—for the Specific Plan area.
1.3 PLAN CONTEXT

In response to shrinking manufacturing demand, declining investment, and parking issues, the City adopted the first Smoky Hollow Specific Plan in 1986. The intent of the 1986 plan was to: 1) preserve existing uses that conform to the plan, 2) provide opportunities for both small business and medium-sized manufacturing uses, 3) provide a transition from the high-density uses on the east side of Sepulveda Boulevard to the lower-density commercial and residential uses to the west, and 4) resolve issues related to parking, circulation, and development standards.

The 1986 plan did not anticipate the tremendous growth in emerging creative, technology, and new media companies in the greater Los Angeles area. Faced with space, regulatory, and time constraints, many developers opted to modernize existing buildings rather than wait for new, ground-up development. This resulted in the preservation of many original brick industrial buildings juxtaposed against more modern, sleeker, and newer developments.

Smoky Hollow’s transition and interesting character appeals to today’s creative class of companies. With demand for creative office space expected to continue to rise, an updated land use framework is needed to sustain Smoky Hollow’s transformation into a regional hub for creative businesses and new types of manufacturing.

This updated Smoky Hollow Specific Plan sets a regulatory and planning framework that focuses development efforts on revitalizing buildings for incubator industrial and office space. This Specific Plan reflects the goals and objectives of various stakeholders, including businesses and property owners, real estate and development professionals, the Planning Commission, and City Council. The Smoky Hollow Specific Plan includes development regulations, design guidelines, and funding strategies to realize the new vision. The plan deliberately builds upon the traditional uses and structures within the district and introduces the opportunity for intensification and revitalization. The ultimate goal is to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City.
Smoky Hollow is an eclectic incubator district of creative, innovative, and dynamic businesses.
1.4 VISION

The Smoky Hollow Specific Plan sets forth a forward-thinking, practical vision for the future of this eclectic, creative area. The vision and guiding principles are built upon extensive community engagement, including workshops and stakeholder interviews, City policy, and technical analysis of established conditions. In turn, every goal, strategy, and action included in this plan must both relate to and implement this shared vision.
1.5 GUIDING PRINCIPLES

The Vision Framework includes eight guiding principles:

**Promote a Vibrant Smoky Hollow**

The Smoky Hollow District possesses significant potential to become an incubator hub and creative center in El Segundo and throughout the region. The Specific Plan promotes characteristics that attract creative and cutting-edge businesses to the area, and addresses identified constraints to the re:ention and growth of local businesses.

**Support Infrastructure Improvements**

Inadequate infrastructure may limit the desirability of the area for creative and technology-based businesses. The Specific Plan supports the provision of adequate infrastructure to facilitate telecommunications that will attract and retain employee-intensive businesses.

**Preserve Smoky Hollow’s Mid-Century Industrial Feel**

Its vibrant industrial, commercial, and downtown areas create a distinct character. The Specific Plan preserves and enhances Smoky Hollow’s intimate, small-town character, its history, authenticity, and fine-grained architectural scale.

**Develop Parking Solutions**

Parking in the Smoky Hollow district remains a primary concern for local businesses and nearby residents. The Smoky Hollow Specific Plan identifies parking and mobility solutions that address parking needs, including the maximization of curb-side parking resources, the development of shared parking facilities, and other transportation demand management strategies.
Encourage Land Uses that Support the District’s Vision

The Specific Plan provides for commercial and industrial development that promotes new and existing businesses, sustains economic growth, and incorporates sustainability principles. Further development of uses that are incompatible with the vision is discouraged. Additionally, nearby residential neighborhoods are protected.

Define an Attractive and Distinctive Image for Smoky Hollow

A walkable, cohesive, and enduring built environment provides a foundation for Smoky Hollow to flourish. Enhanced streetscapes, pedestrian-oriented buildings, and intimate outdoor spaces create a sense of place and community. Architecture that respects the established industrial character while incorporating innovative solutions for new and more sustainable development represents a critical piece of the local identity.

Provide Connections Between Destinations for All Modes of Travel

The Smoky Hollow district will become a center for daytime activity, complete with walking and bicycle pathways to Main Street and the Sepulveda Boulevard corridor. The Smoky Hollow Specific Plan prioritizes seamless cycling and pedestrian connections, encouraging greater reliance on alternative transportation options.

Emphasize Flexibility, Creativity, and Innovation

A place as unique as Smoky Hollow draws creative industries, innovative thinking, and advanced technologies. The Specific Plan recognizes this asset and provides flexibility for new solutions and ideas that contribute to the success of Smoky Hollow.
Smoky Hollow with the Chevron refinery in the background
1.6 TRANSFORMATIVE PROJECTS

Transformative projects are intended to embody the creative ideas and further support the Specific Plan’s vision for Smoky Hollow. These projects catalyze future change while addressing some of the key issues and opportunities in Smoky Hollow.

- Undertake a comprehensive approach to parking and mobility. The Specific Plan identifies short- and long-term actions, including using existing rights-of-way to increase the parking supply. In the longer term, the potential formation of a parking district and transportation demand management practices will be critical.

- Establish Franklin Avenue as the functional, aesthetic, and social backbone of the plan area. Implement projects that create a shared social space among drivers, cyclists, and pedestrians, and make the street welcoming and appealing with a focus on landscaping, signs, and street furniture.

- Facilitate development of creative office and flexible/research and development space and intensification of these desirable uses on appropriate sites. Demand is growing for these uses in the area as the regional economy shifts toward increasing shares of professional services firms and creative businesses, which often prefer unique spaces and vibrant, eclectic locations such as Smoky Hollow and El Segundo.

- Leverage the many positive attributes of the area such as the artistic industrial vibe and the relaxed beach community feel. The vision for Smoky Hollow will be communicated most effectively by drawing people to the district by providing interesting destinations.

- Take the next steps in bringing a complete fiber optic network to Smoky Hollow. Providing adequate infrastructure supports the flow and processing of information and maintains the desirability of the area to creative and technology-based businesses.

1.7 THE FUTURE OF SMOKY HOLLOW

The following visualizations illustrate the vision through photo-realistic renderings of key areas in the Specific Plan area. Each visualization shows the baseline 2017 conditions and potential improvements articulated in the Specific Plan. These renderings are illustrative and are intended to be conceptual and not prescriptive.
El Segundo Boulevard (2017)
El Segundo Boulevard (Potential)
Franklin Avenue (Potential)
Typical North/South Street (Potential)
02
PRIVATE REALM STRATEGIES
02 PRIVATE REALM STRATEGIES

The Smoky Hollow Specific Plan creates a foundation to support the Plan area’s transition into a regional destination for creative and cutting-edge businesses.

2.1 PRIVATE REALM STRATEGIES

The regulatory and design framework established here will guide and focus the transition of Smoky Hollow to a creative, innovative, and dynamic environment.

The private realm includes all privately owned property in Smoky Hollow, which accounts for 78 percent of the total land within the Specific Plan area (approximately 94 acres). The chapter begins with the land use regulations and development standards that guide development. The chapter concludes with design guidelines.

Where a provision in this chapter does not address a specific condition or situation that arises, the provisions set forth in the El Segundo Municipal Code (ESMC) shall apply. In the event of a conflict between these provisions and the provisions of the ESMC, the provisions set forth in the Smoky Hollow Specific Plan shall govern.
2.2 LAND USE REGULATIONS

2.2.1 Land Use Objectives
These land use objectives are broad policy statements intended to guide land use decision-making:

- Encourage commercial and industrial development that promotes new and established businesses and sustains economic growth while also preserving Smoky Hollow's postwar industrial character, history, authenticity, and fine-grained architectural scale.

- Encourage the integration of everyday uses that serve the Smoky Hollow district without unduly competing with the retail activity of Main Street and surrounding districts.

- Limit non-supportive land uses that dilute the area's reputation as a creative and cutting-edge business community.

2.2.2 Zoning Districts
To identify specific areas for certain allowed uses and development standards, the Specific Plan establishes four zoning districts (see Figure 2-1: Zoning Districts).

- The purpose of the Smoky Hollow West (SH-W) zoning district is to encourage a range of small business and incubator industrial uses, including light industrial activities and research, creative office, and technology uses.

- The Smoky Hollow East (SH-E) zoning district provides a transitional land use area between higher-intensity office uses east of Sepulveda Boulevard and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area. The SH-E zoning district accommodates development of incubator industrial, research, and technology uses; medium-sized light industrial and manufacturing; and creative office activities.

- The Public Facilities (PF) zoning district designates property for public uses necessary to support community needs, such as libraries, fire stations, schools, and utilities.

- The Parking (P) zoning district identifies land that is currently used or expected to be used as a parking facility either as surface lots or parking structures.
West Zone: Example Imagery
East Zone: Example Imagery
2.2.2 Allowable Uses by Zoning District

Allowed land uses within each zoning district are listed in Table 2-1. Certain uses may be subject to special conditions regarding the location, operation, design, or special permitting requirements. Following an application submittal, the Planning and Building Safety Director (Director) or his or her designee shall make a determination as to whether the proposed use is permitted, conditionally permitted, prohibited, or allowed as a temporary or accessory use to a permitted use. Any use not specifically listed in Table 2-1 shall be interpreted as not allowed in Smoky Hollow.

- A Permitted Use (P) is allowed without discretionary approval and subject to all applicable provisions of this Specific Plan.

- An Administrative Use Permit (AUP) requires discretionary approval authorized by the Director and subject to the requirements outlined in ESMC Chapter 15-22.

- A Conditionally Permitted Use (CUP) requires discretionary approval in the form of a Conditional Use Permit authorized by the Planning Commission and subject to the requirements outlined in ESMC Chapter 15-23.

- An Accessory Use (A) refers to a use that is incidental and subordinate to a primary use of the land or building and located on the same lot with the primary use or building.

- Uses specifically not allowed in a zoning district are indicated by (—).

It is not possible to anticipate every land use that might be proposed and suitable in the future. Primary uses not listed in Table 2-1 unless determined to be substantially similar to a listed use, are not permitted. Where a proposed land use is not listed but is largely similar to one of the listed uses, the process set forth in the ESMC Chapter 15.22 shall apply. Prohibited uses are listed in Section 2.2.3 below. All existing nonconforming uses that are listed as prohibited in this Section shall be subject to the procedures outlined in Section 4.4 (Nonconformities).

Detailed definitions for uses are listed in Appendix A: Glossary.

2.2.3 Prohibited Uses

The following uses are prohibited, as defined in Appendix A (Glossary):

- Financial Institutions
- Dwelling: Single, Two, and Multiple Family
- Live/Work
- Service Stations
- General Personal/Mini Storage
- Freight Forwarding
- Medical/Dental Office/Clinic
- Data Centers
- Retail Stores (unless accessory to an allowed use)
- Gyms/Fitness Studios
- Vehicle Sales and Services

All existing nonconforming uses listed as prohibited in this Section shall be subject to the procedures outlined in Section 4.4 (Nonconformities).
### Table 2-1: Allowed Land Uses Table

**LAND USES**

**SH-W** = Smoky Hollow West Zoning District  
**SH-E** = Smoky Hollow East Zoning District  
**PF** = Public Facility Zoning District  
**P** = Parking Zoning District  
**P = Permitted By Right**  
**A = Permitted as an Accessory Use**  
**AUP = Administrative Use Permit**  
**CUP = Conditional Use Permit**  
**— = Not Allowed**

<table>
<thead>
<tr>
<th>Industrial</th>
<th>SH-W</th>
<th>SH-E</th>
<th>PF</th>
<th>P</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewery and Alcohol Production</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
<td>Subject to applicable State ABC regulations.</td>
</tr>
<tr>
<td>Industrial, Heavy</td>
<td>CUP</td>
<td>CUP</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Industrial, Light</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>—</td>
<td>Shall be screened from view from public right-of-way and all screening shall be architecturally integrated with the building design. See ESMC Section 16-2-8.</td>
</tr>
<tr>
<td>Personal Storage, Collection</td>
<td>AUP</td>
<td>AUP</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Research and Development</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Warehousing</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Offices</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Commercial/Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol Sales—Off-Site and On-Site with Food Service</td>
<td>AUP</td>
<td>AUP</td>
<td>—</td>
<td>—</td>
<td>Includes instructional tasting that is accessory to off-site sales.</td>
</tr>
<tr>
<td>Business and Consumer Support Services</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>A</td>
<td></td>
</tr>
</tbody>
</table>

**Note:**

1 In the **P** zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.
### Table 2-1: Allowed Land Uses Table

**LAND USES**

<table>
<thead>
<tr>
<th>SH-W</th>
<th>SH-E</th>
<th>PF</th>
<th>P</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial/Services</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Kitchen</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Restaurant—Full Service and Fast Food</td>
<td>CUP</td>
<td>CUP</td>
<td>—</td>
<td>A</td>
</tr>
<tr>
<td>Restaurant—Food To Go and Take-out</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>A</td>
</tr>
<tr>
<td>Restaurant, Outdoor Dining</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>A</td>
</tr>
<tr>
<td>Retail</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Snack Shop</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Studio/Sound Stages and Support Facilities</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Veterinary Services with or without boarding</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Wholesaling</td>
<td>P</td>
<td>P</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

**Note:**

1. In the P zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.
<table>
<thead>
<tr>
<th>LAND USES</th>
<th>SH-W</th>
<th>SH-E</th>
<th>PF</th>
<th>P'</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Facility</td>
<td>AUP</td>
<td>AUP</td>
<td>AUP</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Public Facilities and Assembly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Public or Quasi-public Open Space</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Public Utilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assembly Halls</td>
<td>CUP</td>
<td>CUP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretaker Unit</td>
<td>A</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note:

1 In the P zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.
2.3 DEVELOPMENT STANDARDS

New structures and alterations to existing structures shall be designed, constructed, and established in compliance with the requirements of this chapter. This chapter outlines development standards for Smoky Hollow-East, Smoky Hollow-West, and the Parking zoning districts. Development standards for the Public Facilities (PF) zoning district shall comply with Chapter 15.10 (Public Facilities Zone) of the El Segundo Municipal Code (ESMC).

2.3.1 Development Standard Objectives

The following objectives are broad policy statements intended to guide development and design decision making.

- Encourage reuse and preservation of existing buildings that contribute positively to the area’s visual and functional character.
- Enhance investment potential through higher-intensity development while respecting the area’s physical form and eclectic, creative character.
- Provide development standards that emphasize flexibility, creativity, and innovation to attract desired uses.
- Create standards and guidelines that differentiate between the smaller scale block-and-lot patterns of the western portion of the district and the larger scale block-and-lot patterns of the eastern portion to conserve opportunities for a variety of business types and maintain the sense of district authenticity.
- Address parking needs while limiting the proliferation of surface lots. Maintain parking regulations that allow for better site design and maximum site utility.
- Identify standards and guidelines for on-site open space and encourage the retention and development of off-site open spaces.
2.3.2 Development Tiers and Community Benefits

The base development standards listed in Table 2-2 represent the minimum project requirements. New development that proposes to exceed the base standard for height, density, or any other development standard beyond the minor deviation threshold allowed by Section 4.5.1 Administrative Adjustment shall in return provide community benefits that enhance Smoky Hollow's character and experience. However, under no condition shall building height exceed 50 feet.

Proposals to exceed standards shall submit a Community Benefits Plan and be considered through the appropriate review process described in Section 4.5.2: Community Benefits Plan for Tier I and Tier II level projects.

2.3.3 Development Standards Applicable to All Zoning Districts

Projects within the Smoky Hollow Specific Plan shall also comply with the standards in the following sections of ESMC:

- 15-2-3 Exceptions to Building Heights
- 15-2-4 Height restrictions for walls and fences
- 15-2-9 Screening
- 15-2-10 Temporary Buildings
- Chapter 18: Signs.
### Table 2-2: Building Intensity and Height Standards by Zoning District

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Smoky Hollow West</th>
<th>Smoky Hollow East</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. FAR Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Standard</td>
<td>0.75</td>
<td>1.0</td>
<td>0.15²</td>
</tr>
<tr>
<td>1. Allowable Gross Floor Area Ratio (FAR)¹</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Benefits Tier I²</td>
<td></td>
<td>1.5</td>
<td>N/A</td>
</tr>
<tr>
<td>Community Benefits Tier II²</td>
<td></td>
<td>&gt;1.5</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>B. Height Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Standard</td>
<td></td>
<td>35 ft</td>
<td></td>
</tr>
<tr>
<td>1. Maximum Building Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Benefits Tier I²</td>
<td></td>
<td>50 ft</td>
<td></td>
</tr>
<tr>
<td>Community Benefits Tier II²</td>
<td></td>
<td>50 ft</td>
<td></td>
</tr>
<tr>
<td>2. Parapet Height</td>
<td></td>
<td></td>
<td>May exceed maximum building height by 5 ft</td>
</tr>
</tbody>
</table>

**Notes:**
sf = square feet; ft = feet
1. FAR shall be calculated using gross floor area of structures, as defined in Appendix A.
2. FAR in the P zone is applicable only to non-parking facility uses.
3. See 4.5.2: Community Benefits Plan.
Table 2-3: General Development Standards by Zoning District

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Smoky Hollow West</th>
<th>Smoky Hollow East</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C. Lot Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Minimum Lot Area</td>
<td>5,600 sf</td>
<td>11,200 sf</td>
<td>5,000 sf</td>
</tr>
<tr>
<td>2. Minimum Lot Frontage</td>
<td>50 ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>D. Building Design Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Building Orientation: Franklin Avenue</td>
<td>Lots adjoining Franklin Avenue shall provide a minimum of one primary entry facing Franklin Avenue. Primary entry doors shall be visible and accessible from the public sidewalk.¹</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>2. Building Transparency: Franklin Avenue Frontages (see Figure 2-2)</td>
<td>For new buildings or new additions fronting Franklin Avenue, a minimum 15% facade transparency shall be provided at the ground level or first 12 feet of height above grade, whichever is less, through the utilization of windows, entries, or similar openings.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>E. Setback Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Front Yard</td>
<td>No setback required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Side Yard</td>
<td>No side or rear setback required, unless adjacent to a residential zoning district, in which case the setback along only the property line shared with a residential zoning district shall be 10 feet. Lots separated by streets or other rights-of-way, including alleys, are not considered adjacent.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Rear Yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Front and Side Yards Adjoining Franklin Avenue</td>
<td>Minimum 5 ft, maximum 5 ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Adjoining Alley</td>
<td>Minimum 10 ft, as measured from property line</td>
<td></td>
<td>No setback required</td>
</tr>
<tr>
<td>6. All Structures</td>
<td>Comply with corner, driveway, and alley visibility requirements in ESMD Sections 15-2-6 (Corner Clearance) and 15-2-11 (Driveway Visibility).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- sf = square feet; ft = feet
- ¹ A secured and transparent gate facing a public sidewalk and street that opens to a garden, terrace, plaza, passo, or similar may be defined as a primary entrance.
Figure 2-2: Building Transparency, Franklin Avenue Frontages

- **A**: Ground level or first 12 feet of height above grade
- **B**: Area of facade
- **C**: Area of transparent opening
- **D**: 15% facade transparency sum total $C = 15\% B$
<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Smoky Hollow West</th>
<th>Smoky Hollow East</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum 3% of lot</td>
<td>Minimum 3% of lot, if the lot area exceeds 22,400 sf, a minimum of 10% of the lot.</td>
<td>Minimum 3% of lot</td>
</tr>
<tr>
<td>1. Open Space, General</td>
<td>On sites larger than 22,400 sf, a minimum of 1 tree shall be provided on site for every 4 at-grade, open-to-the-sky surface parking spaces (see Figure 2-3). Each required tree shall be a minimum 24-inch box tree with a projected growth to a minimum of 25 feet in height and canopy, as documented in the Sunset Western Garden book or similar.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Surface Parking Lot Landscaping</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Irrigation</td>
<td>All landscaped areas, including trees at surface parking lots, shall be provided with appropriate permanent watering facilities.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:**

1. Required open space may be provided on building rooftops; however, at least 50% of required open space shall have direct access from the existing ground elevation.
Figure 2-3: Surface Parking Lot Landscaping: Illustrative Landscaping at Surface Parking that Meets Standard

A Tree, typical
B Parking space, typical

Smoky Hollow-West and Smoky Hollow-East, Lot Area > 22,400 sf
<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Smoky Hollow West</th>
<th>Smoky Hollow East</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>G. Access, Loading, and Trash Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **1. Vehicular Access** | a. Lots adjoining an alley are prohibited from providing curb cuts along street frontages.  
b. For lots not adjoining an alley, a maximum of 1 curb cut is allowed for each 150 ft of lot frontage along a public street.  
c. New curb cuts along Franklin Avenue are prohibited.  
d. Curb cuts shall not be more than 25 ft in width except where required by the City to be larger for safety purposes. | | a. New curb cuts along Franklin Avenue are prohibited.  
b. Curb cuts shall not be more than 25 ft in width except where required by the City to be larger for safety purposes. |
| **2. Loading** | a. Not required if gross building area < 50,000 sf.  
b. Required if gross building area ≥ 50,000 sf and/or required for the following uses when the use exceeds 2,500 sf in size: restaurant or other food sales and service.  
c. On-site loading areas shall be at least 18 ft long and 10 ft wide. For lots adjoining an alley, loading areas shall adjoin or have access from the alley. Loading spaces may encroach into any required alley setback. | | Not required. |
| **3. Refuse Collection** | a. Refuse collection service shall be contracted with an approved local service provider. Refuse collection areas shall be screened per ESMC Section 15-2-8 D.  
b. On lots adjoining an alley, refuse collection storage areas shall be oriented to and accessible from the alley. | | |
### Table 2-6: Parking Standards by Zoning District

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Smoky Hollow West</th>
<th>Smoky Hollow East</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>H. Private Parking Standards</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. New Construction and Change of Occupancy¹</td>
<td>2.5 spaces per 1,000 sq ft gross floor area. Shall be on-site, off-site per covenanted agreement, or addressed through payment of in-lieu fees, per ESMC Section 15-15-6D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Additions to Buildings</td>
<td>2.5 spaces per 1,000 sq ft gross floor area (addition only). Shall be on-site, off-site per covenanted agreement, or addressed through payment of in-lieu fees, per ESMC Section 15-15-6D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Tandem Parking</td>
<td>Tandem spaces shall have a maximum length of 40 feet (parking for 2 vehicles maximum).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Bicycle Parking²</td>
<td>Consistent with Section 5106.4 of the 2016 California Green Building Standards Code: New projects anticipated to generate visitor traffic shall provide one 2-bike capacity rack for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one 2-bike capacity rack. Additions or alterations that add 9 or fewer visitor vehicle parking spaces are excluded. New buildings with 10 or more tenant-occupants or additions or alterations that add 10 or more tenant vehicle parking spaces shall provide secure bicycle parking for 5% of the tenant vehicle parking spaces being added, with a minimum of one secure bicycle parking space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: a. Covered, lockable enclosures with permanently anchored racks for bicycles; b. Lockable bicycle rooms with permanently anchored racks; or c. Lockable, permanently anchored bicycle lockers.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Parking requirements in the Parking Zoning District apply only to non-parking uses.
2. Bicycle parking standards shall apply to new construction, additions, and alterations, but shall not apply to change of occupancy or use.
2.4 PRIVATE REALM DESIGN GUIDELINES

Smoky Hollow represents a unique World War II-era industrial district. Once home to traditional manufacturing, machining, and aerospace industries, the Smoky Hollow district—with its one- and two-story brick, metal, and stucco exteriors, curved ceilings, high roof lines and light-filled interiors—is attractive to new media, technology, incubator, and creative business endeavors. The repurposing of existing space will inform future development in a manner that retains the district's authenticity and character.

Smoky Hollow generally consists of two sub-districts: Smoky Hollow East and Smoky Hollow West. Smoky Hollow East includes larger, free-standing buildings on spacious parcels. This configuration allows campus-style, business park settings that integrate landscape and communal outdoor space into site design. Conversely, smaller closely-packed structures and lot configurations line the streets of Smoky Hollow West. Tighter blocks create a more intricate, urban, and sidewalk-oriented work district. The Specific Plan's objective is to preserve the district's unique characteristics while allowing the emergence of design innovation and creative use of space.

2.4.1 Smoky Hollow Design Objectives

The overarching design goal for the Smoky Hollow Specific Plan is to provide a development framework that maintains the district's unique setting and character while promoting adaptive design features that integrate well-designed architecture; enhanced, viable public space; and accessible pedestrian and transit linkages.

These design objectives are broad policy statements intended to guide development throughout Smoky Hollow.

- Preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details.
- Insist upon streetscape and landscape amenities that allow for small-scale, informal gathering, both within sites and along public rights-of-way, especially sidewalks, street corners, and along Franklin Avenue.
- Develop more accessible and street-side public open space. Buildings fronting public sidewalks, and specifically buildings fronting Franklin Avenue, shall provide sidewalk-oriented entries and small-scale gathering opportunities.
- Project designs, orientation, and spaces should anticipate and facilitate emerging sidewalk and pedestrian activity, reuse of alleys, and access to all transit modes.
- Encourage active and passive design strategies that conserve natural resources.
WHAT IS THE DIFFERENCE BETWEEN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES?

Standards

Development standards are measurable criteria for building elements such as setbacks, building heights, open space requirements, and floor area ratio (FAR). Standards are prescriptive and quantitative and are applied consistently to all properties in each zoning district. Development standards are mandatory, and projects may only be approved if the proposed improvements are consistent with the development standards, unless otherwise allowed by a Variance or Administrative Adjustment.

Guidelines

Design guidelines are discretionary and qualitative. They are intended to serve as criteria for reviewing projects during the application and approval process. Design guidelines address elements that cannot easily be measured or quantified, but are important aspects of the design and quality of a building or development. The design guidelines contain recommendations on design aspects that are more open to interpretation, such as texture, materials, style, and overall design character. In certain circumstances, design guidelines are mandatory—these are indicated with clear terminology such as “shall” and “must”.

When used in conjunction, the development standards and design guidelines will shape future development to achieve the community’s vision of Smoky Hollow as an iconic and innovative employment zone.
URBAN DESIGN GUIDELINES

HOW TO USE THE SMOKY HOLLOW DESIGN GUIDELINES

This section presents guidelines to assist applicants in developing high-quality building rehabilitation, additions, and new construction projects in Smoky Hollow. Guideline concepts are noted over photographic examples of project types; these concepts are further described in the written design guidelines that follow the photographic examples.

Applicants and their design teams should utilize the following design guidelines to the maximum extent for all construction projects.

The design guidelines are organized into five key themes:

- Enhance Building Character
- Facilitate Gathering
- Provide Landscape
- Encourage Connectivity
- Design for Signage, Wayfinding, and Public Art

Each theme is represented by a color - and individual guidelines by an icon - to visually cross-reference the themes and ideas of the guidelines to the illustrative examples shown on the previous pages.
Figure 2-5: Design for Infill Buildings

- Build on the Industrial Character
- Utilize Natural Light
- Use Fences and Walls as an Extension of the Architecture
- Design Creative Signs
- Incorporate Different Materials
- Enhance Parking Surfaces
Figure 2-6: Design for Building Additions

- Specify 360° Architecture
- Encourage Additions Complementing Existing Features
- Incorporate Different Materials
- Utilize Natural Light
- Convey a Sense of Old & New
- Design Creative Signs
- Incorporate Small, Medium, and Large Scales
Figure 2-7: Design for Campus Projects

- Build on the Industrial Character
- Conserve & Retain the Character-Defining Features
- Incorporate Different Materials
- Select Drought-Tolerant and Native Plants
- Improve Landscape in Parking Area Designs
- Utilize Natural Light
Figure 2-8: Design for Street and Sidewalk Frontages
Figure 2-9: Design for Street Corners

- Encourage Public Art
- Provide WiFi Hotspots
- Install Bike Parking Facilities
- Provide Street Furniture
- Utilize Planters and Plant Pots
Figure 2-10: Design for Alleyways

- Design Creative Signs
- Provide Alley-Facing Gathering Spaces
- Orient: Secondary Entries to Alleys
- Specify 360° Architecture
- Utilize Planters and Plant Pots
SMOKY HOLLOW DESIGN GUIDELINES

Not all of the design guidelines will be applicable to each project, but each project team should be able to explain how the guidelines shaped their project design and work with City staff to incorporate as many of the ideas as possible.

Enhance Building Character

- **Build on the quality industrial character** of architecture currently in Smoky Hollow.

- **Convey a sense of old and new** through conservation of existing materials and details and selection of new building components that complement existing conditions without mimicking an older architectural character.

- **Build upon existing context** through use of similar forms, heights, proportions, building materials, and details observed in the surrounds.

- **Conserve and retain the character-defining features** of an existing building; minimize the removal of older components, materials, and details. Repair such features rather than replace them, to the maximum extent feasible.

- **Encourage additions that complement existing character-defining features** and are differentiated and secondary to the bulk and massing of existing buildings.

- **Incorporate small, medium, and large scales** through design of differentiated massing and a variety of components, proportions, and details.

- **Emphasize design at the pedestrian level** through expressed forms, shapes, masses, materials, and details at first-floor frontages.

- **Specify 360° architecture** through extension of the character-defining elements and materials, level of detail, and architectural consistency at all building façades.
Enhance entry expression through use of color, forms, materials, details, orientation to sidewalks, landscaping, and place-making to create a sense of arrival.

Encourage the use of roll-up doors and sliding walls at street frontages to add visual interest at the pedestrian level and enhance indoor-outdoor interactions.

Orient secondary entries to alleys to create a sense of arrival and increase pedestrian presence in alleys.

Incorporate different materials, colors, and textures at a building's exterior to create visual interest, avoid monotonous or repetitive building frontages.

Facilitate Gathering

Form an active street wall through design of building frontages with material and detail interest at or near sidewalks and use of sidewalk-oriented entries.

Provide street corner plazas through setbacks from street corners or through conversion of front yard surface parking.

Develop outdoor gathering spaces at entries, along sidewalks, at patios, and on rooftops to invite activity.

Provide alley-facing gathering spaces through setbacks and modulations at rear property lines that invite safe use and activity.

Provide ease of access along and across sites through leveling outdoor and indoor height differences, provision of accessible ramps and handrails, removal of obstacles on sidewalks, and minimization of curb cuts.

Enhance surface parking through use of enduring quality paving materials that create visual interest; use permeable paving materials consistent with City building codes.

Use enduring, quality paving materials or street painting to realize visual interest and differentiate the defined pedestrian zone from traffic lanes.

Provide street furniture of enduring quality and aesthetic value; examples include benches, information posts, trash cans, etc.

Use exterior lighting to accentuate safety and design elements of public and private outdoor areas and sidewalks.

Provide Wi-Fi hotspots to attract pedestrians and encourage gathering at specified locations.

Incorporate Landscape and Environmental Design

Design layered and lush landscaping through selection of plant materials that display a variety of shapes, textures, and colors.

Select drought-tolerant and native plants to reduce irrigation and conserve water.

Utilize planters and pots to provide greenery along sidewalks where street trees are not permitted.
**Private Realm Strategies**

---

**Design for Signage, Way-Finding, and Public Art**

- **Design signs as an integral component** of the architectural program. Consider channel letter signs, projecting signs, and flag signs. Avoid box signs with plastic covers.

- **Incorporate way-finding through integral design** of identity and directional signage and on-site lighting to guide and enhance circulations.

- **Encourage public art**, including murals, street paintings, outdoor installation art, and light-based art installations, to create visual interest along alleys.

---

**Encourage Connectivity**

- **Install bike facilities** consistent with City building code requirements - such as bike racks, bike storage, bike sharing stations, dedicated shower rooms, and lockers - to encourage biking.

---

**Improve landscaping in parking areas through the use of tree canopies, landscape planters, and design of walls and fences that create visual interest, and reduce the heat island effect.**

**Use fences and walls as an extension of the architecture and character of the building.**

**Utilize natural light** through use of large window expanses, clear stories, skylights, etc., to enhance working spaces and reduce lighting energy consumption.
03
PUBLIC REALM
STRATEGIES
03 PUBLIC REALM STRATEGIES

The Smoky Hollow public realm includes publicly owned rights-of-way (streets, pathways, and alleys) and publicly accessible open spaces.

3.1 PUBLIC REALM STRATEGIES
The quality and character of a district’s public realm is an integral component of an environment in which people want to live and work. This chapter identifies the transformative strategies applicable to the public realm that will further the vision of a creative and prosperous Smoky Hollow business district.

3.2 MOBILITY AND STREETSCAPE IMPROVEMENTS
The public realm improvement strategies establish street standards and guidelines to ensure long-term provision of sidewalks, landscape amenities, and active transportation infrastructure that encourages walking and biking, that maximizes curb-side parking resources throughout Smoky Hollow. Addressing the lack of adequate sidewalks and basic streetscape facilities is a key Specific Plan...
Zebra Crosswalk

1 Zebra crosswalks, also referred to as continental crosswalks, alert motorists that they are approaching a pedestrian zone.

objective. Figure 3-1 (Mobility and Streetscape Improvements) outlines planned roadway improvements. This mobility plan represents a schematic roadway strategy. Improvements will require additional analysis based on existing conditions prior to implementation.

3.2.1 El Segundo Boulevard

El Segundo Boulevard is classified as a “minor arterial,” running east/west along the south edge of the Specific Plan area, bordering the Chevron Oil Refinery. El Segundo Boulevard links the Smoky Hollow area to downtown El Segundo to the west and the office parks east of Sepulveda Boulevard, and beyond to the Metro Green Line El Segundo stations and I-405 freeway.

Transformative strategies for El Segundo Boulevard aim to increase parking and improve the pedestrian environment. Understanding that change is incremental, the Specific Plan identifies easy-to-implement improvements for the near term as well as longer-term solutions. In the short term, the 60-foot right-of-way will be restriped to accommodate an eight-foot parking lane on the north side of the roadway. This change does not require any widening and maintains the existing four-lane configuration solely by reducing lane widths. This adjustment would yield approximately 100 additional on-street parking spaces. In addition, high visibility-crosswalks will be added along El Segundo Boulevard, marked with traditional continental stripes (sometimes referred to as zebra striping). Contrasting and high-visibility crosswalks indicate pedestrian pathways and have been shown to improve safety behavior of motorists. Complete Streets provide options for modes of travel.
Complete Streets provide options for modes of travel.
The term “COMPLETE STREETS” describes a comprehensive approach to the practice of mobility planning. Complete streets principles recognize that transportation corridors have multiple users with different abilities and mode preferences (driving, biking, walking, and taking transit). Adjacent land uses influence the functionality and character of the street environment. A well-integrated street system considers the complementary relationship between land use, local and regional travel needs, and the greater community context. Complete streets can accommodate expected traffic demand while also providing additional facilities to support travel by other modes and contributing to creation of vibrant public spaces by incorporating distinctive placemaking and programming elements.

The principles of complete streets are an integral part of the Smoky Hollow Specific Plan and work with land use policies that encourage economic development. The following recommendations, categorized by key street section, provide for a transportation network that successfully integrates bicyclists, walkers, and transit users with people in cars, while creating a unique backdrop for businesses to flourish in Smoky Hollow.
Figure 3-2: El Segundo Boulevard Proposed Improvements
Tree Planter: Parallel Parking Space

In the longer term, El Segundo Boulevard is envisioned to be reconfigured to remove the four-foot landscape strip on the south side of the roadway; the sidewalk on the north side would be widened to eight feet. A wider sidewalk will improve sidewalk vitality by facilitating a more enjoyable environment for pedestrians through wider walking spaces, an increased buffer between traffic and pedestrians, and improved options for landscaping and amenities. This long-term reconfiguration will also provide new opportunities to build curb extensions, where the sidewalk and curb are extended into the parking lane. Curb extensions serve to calm traffic by visually and physically narrowing the roadway. Curb extensions also provide placemaking opportunities by creating more space for landscaping, benches, and even outdoor dining, providing a place to experience and build the Smoky Hollow identity. Tree planters can also be installed among parallel parking spaces to provide additional shade and placemaking opportunities. Other traffic calming measures will also be considered. See Figure 3-2: El Segundo Boulevard—Proposed Improvements.
Figure 3-3: Regional Transit and Bicycle Routes
Bicycle-Friendly Street

3.2.2 Grand Avenue

Grand Avenue is classified as a "minor arterial", running parallel to El Segundo Boulevard and forming the northern boundary of a portion of the Specific Plan area. Grand Avenue is configured with two 12-foot travel lanes and two 12-foot combination travel/parking lanes, where parking is allowed during off-peak hours.

Through the Specific Plan, Grand Avenue is envisioned to facilitate a more cyclist-friendly environment. Creating enhanced bike access on Grand Avenue will facilitate connections between Smoky Hollow and the El Segundo and Mariposa Metro Green Line Stations located approximately 0.5 and 1.2 miles, respectively, east of the Specific Plan's eastern boundary. Bike facilities along Grand Avenue will also facilitate access to the 22-mile Marvin Braude Bike Trail, also known as The Strand, located at the western terminus of Grand Avenue, one mile west of the Specific Plan's western boundary. See Figure 3-3: Regional Transit and Bicycle Facilities.

Transformation strategies include a roadway reconfiguration to modify lane widths on Grand Avenue to provide additional space for bicycles to share the road and narrowing internal travel...
Figure 3-4: Grand Avenue-Proposed Improvements

- SHARROW/OFF-PEAK PARKING
- CROSSWALK IMPROVEMENTS

ONE WAY STREET

Grand Avenue - Existing

Grand Avenue - Proposed

City of El Segundo
Sharrow

The shared lanes will have identifying markings called “sharrows” to indicate a shared lane environment for bicycles and automobiles. Among other benefits, sharrows reinforce the legitimacy of bicycle traffic on the street and recommend proper bicyclist positioning to avoid open doors of parked cars.

lanes to encourage drivers to remain within the speed limit. There is a strong correlation between lane width and speed (narrower lanes encourage lower vehicle speeds), although it varies based on factors such as time of day, amount of traffic, and even the character of adjacent land uses. Interior lane widths on Grand Avenue should not exceed 11 feet to avoid unintended speeding. As the interior lane widths are narrowed, the peak travel/off-peak parking lane width is increased to a 13-foot shared lane, allowing additional space for bicycles in that lane. See Figure 3-4: Grand Avenue—Proposed Improvements.
Figure 3-5: Franklin Avenue Near Term - Proposed Improvements

- Tree Planter
- Alley Way Setback (10'-0")
- Tree Planter
- Artistic "Industrial Style" Crosswalk
- One Way Street

Franklin Avenue - Existing

Franklin Avenue - Proposed
3.2.3 Franklin Avenue

Franklin Avenue, a two-lane street parallel to Grand Avenue and El Segundo Boulevard, functions as the district’s spine. Franklin Avenue runs the length of the plan area and provides easy access to the north/south streets and alleyways. For approximately half of the district (between Center and Illinois Streets), Franklin Avenue is a 50-foot right-of-way, configured with two travel lanes and two parking lanes. Between Main Street and Center Street, Franklin Avenue is a 40-foot right-of-way, with two travel lanes and one parking lane.

The transformative strategy for Franklin Avenue encourages land uses, activities, and pedestrian-oriented design standards that facilitate a shared sense of space. In the near term, this can be accomplished affordably by restriping the existing roadway and painting creative crosswalks and paintings within the roadway. In addition, parklets on Franklin Avenue will allow for outdoor conference rooms and casual meeting places. Parklets are described in more detail in Section 3.4 (Pedestrian and Open Space Enhancements).

Creative crosswalks incorporate art within standard crosswalk markings. Special crosswalk improvements can showcase local history and character, serve as an identifying feature of the district, and further the Specific Plan’s aim to support a vibrant pedestrian environment. Additional street paintings, such as painted intersection emblems, also enhance the district’s public realm. See Figure 3-5: Franklin Avenue Near-Term Proposed Improvements.
Figure 3-6: Franklin Avenue Long Term/Incremental-Proposed Improvements-Woonerf/Living Street

- Tree Planter
- Pedestrian Lighting
- Tree Planter
- Artistic "Industrial Style" Crosswalk
- Painted Intersection Emblem
- Main Street
- Flush Curb
- Enhanced Paving
- Alley Way Setback (10'-0'')
- Paving Treatment as Striping
- One Way Street
In the long term, Franklin Avenue is envisioned as a creative space that merges the boundary between sidewalk and street to provide a common public space shared by pedestrians, cyclists and low-speed vehicles. Such streets, called “wooners” (pronounced /ˈvʊənər/), or living streets, are pedestrian-oriented travel ways. The long-term concept for Franklin Avenue includes two multi-modal lanes shared by automobiles and cyclists, parking lanes that integrate stormwater planters and street trees, and two six-foot curbless sidewalks. Transforming Franklin Avenue into a pedestrian and bike-friendly woonerf will facilitate connections between Smoky Hollow and Main Street to the west and destinations east of Sepulveda Boulevard. In addition, Franklin Avenue will provide an enjoyable pathway toward the El Segundo and Mariposa Metro Green Line Stations located less than one mile east of the Specific Plan’s eastern boundary and to the Marvin Braude Bike Trail located one mile west.

A reconfigured Franklin Avenue will be designed to allow drivers, cyclists, and pedestrians to share the same space, making the street welcoming and appealing. Once reconfigured, Franklin Avenue will function as a social space and will not be limited to just vehicular mobility. Franklin Avenue enhancements will include the addition of tree planters among the parking rows, enhanced street paving, and improved crosswalks and pedestrian lighting. The woonerf concept is a long-term goal that will likely be achieved through incremental changes, such as the gradual replacement of key parking spaces with trees or other sidewalk amenities such as street furniture or bicycle racks. Enhanced paving and full build out of the woonerf concept may occur on a block-by-block basis; the priority location for the woonerf is the western edge of Franklin Avenue, near Main Street (see Figure 3-6: Franklin Avenue Long Term/Incremental Proposed Improvements-Woonerf).
3.2.4 North/South Streets

Thirteen side streets run perpendicular to the three east/west streets in the Specific Plan area. The majority of businesses have their primary entrances on one of these north/south streets. Most of the north/south streets are 50-foot rights-of-way, developed with one travel lane and one parking lane in each direction and five-foot sidewalks on both sides of the street. Three streets (Standard Street, Eucalyptus Drive, and Center Street) have 60-foot rights-of-way thus the sidewalks on these streets are primarily 10 feet wide. The key transformative strategy for north/south streets in Smoky Hollow is a reconfiguration of the majority of these streets to one-way directions to increase the supply of on-street parking. Figure 3-1: Mobility and Streetscape Improvements shows a conceptual map of one-way north/south streets in Smoky Hollow. This orientation is optimized based on the potential to increase on-street parking spaces due to street and driveway configurations. As designed, no more than two streets in a row would be oriented in the same direction. Streets will be reconfigured to one 20-foot one-way. Improvements will require additional analysis based on existing conditions prior to implementation to best optimize on-street parking spaces. See Figure 3-7: North/South Streets—Proposed Improvements.

In addition to the expected increase of an estimated 85 parking spaces, designating one-way streets is expected to efficiently move north-south automobile traffic and limit curbside activity conflicts such as service vehicle loading and unloading, which can be less disruptive on a one-way street given proposed lane widths. However, loading is encouraged to occur in alleys wherever feasible.
Figure 3-7: North/South Streets - Proposed Improvements

- TREE PLANTER
- ARTISTIC “INDUSTRIAL STYLE” CROSSWALK
- EXISTING CURB CUT
- 60° PARKING
- FRANKLIN AVENUE
- BIKE RACKS
- TREE PLANTER

North/South Streets Existing

North/South Streets: One-Way Streets - Proposed
3.2.5 Alleys

Towards the west of the Smoky Hollow district, narrow alleys running north/south provide access to rear-of-lot parking and servicing of businesses. Alleys were historically designed into cities for trash access, deliveries, electrical, plumbing and mechanical services, emergency vehicles, and parking. As a secondary circulation pattern, many pedestrians, cyclists, and even autos use alleys for shortcuts or back access. Alleys not only provide important space for services but also an opportunity to recapture underutilized public space for outdoor activity. Additional temporary uses for alleys such as event space, retail, cafes or art venues can enhance the public/pedestrian environments in Smoky Hollow. While most alleys in Smoky Hollow will continue to serve a primary function of access to properties for parking, trash, and loading as needed, flexibility in development standards facilitates the use of loadings spaces located off of alleys for alternative temporary uses such as picnic areas, removable landscape amenities, public recreation, or art. See Figure 3-8: Alleys—Proposed Improvements.
Figure 3-8: Alleys—Proposed Improvements
Bicycle Facilities/Racks
3.2.6 Bicycle Facilities

Smoky Hollow is an ideal location to provide enhanced opportunities for bicycling. Bike facilities will be expanded along roadways.

- Along Grand Avenue, as outlined in Section 3.2.2 (Grand Avenue) above, the street reconfiguration will create two 13-foot shared lanes for cyclists and automobiles during peak travel times. In off-peak travel times, automobile parking will be permitted in this lane, which will be wide enough to accommodate both parked cars and bicyclists. Bicycle facilities on Grand Avenue will be marked with additional signage and sharrows.

- Re-imagined Franklin Avenue (Section 3.2.3 above) will be designed as a pedestrian and bicycle-friendly street that allows drivers, cyclists, and pedestrians to share the same space, making the street much more welcoming and appealing. Once reconfigured, Franklin Avenue will function as a social space and will facilitate all modes of travel within the enhanced streetscape.

- The planned reconfiguration of north/south roadways provides new opportunities for bicycle parking within street areas at the end of rows, striped for no vehicle parking.

Creative bike racks that function not only as attractive and functional street furniture but also as public art will enhance streetscapes, encourage the use of bicycles in Smoky Hollow, and contribute to the area's eclectic character.

3.2.7 Transit

The Specific Plan area is served by the Los Angeles County Metropolitan Transportation Authority (Metro), City of El Segundo, City of Redondo Beach, and Los Angeles Department of Transportation (LADOT) for bus transit. Public transportation in Smoky Hollow area consists of fixed route bus service and dial-a-ride service, most of which is located at the plan area's periphery along Grand Avenue to the north, Main Street to the west, and Sepulveda Boulevard to the east. The City of El Segundo provides lunchtime shuttle services between corporate offices east of Sepulveda Boulevard and the downtown Main Street area, just west of the Specific Plan area.

The Metro Green Line, a 20-mile light rail line running between the cities of Redondo Beach and Norwalk, has two nearby stops: the El Segundo and the Mariposa Metro Green Line Stations located approximately 0.5 and 1.2 miles, respectively, east of the Specific Plan area.

See Figure 3-3: Regional Transit and Bicycle Facilities. The area will also be served by the Metro Crenshaw/LAX Line when it is completed in 2019. The Aviation/LAX rail station for the Green and Crenshaw/LAX lines is located just over two miles from the Plan area at Aviation Boulevard just south of I-105.

Improved transit options and clear connections to transit services, stops, and stations result in reduced traffic and parking demand. In Smoky Hollow, safe, attractive, walkable environments for workers and visitors encourage pedestrians and the use of bicycles. In addition, the City's lunchtime shuttle presents an opportunity to enhance connections between business districts and transit stations. A key implementation strategy will be to explore appropriation of the lunch shuttle during peak travel times to provide connections to Smoky Hollow from the Nash Metro Green Line Station.
3.3 PARKING MANAGEMENT STRATEGIES

Limited and inefficient parking has historically been identified as one of the district’s biggest liabilities. The original Smoky Hollow Specific Plan attempted to balance the need for more effective parking with the desire by area business owners to maintain tighter parking regulations that allowed for better site design and maximum site utility. While demand for business space in Smoky Hollow has increased significantly since adoption of the original Specific Plan, the area has not been able to absorb the increased parking demand. This is largely due to two factors. First, in Smoky Hollow the existing on-street parking is free, with no time limits. As a result, this common good has been occupied as an extension of private properties for parking vehicles that are being serviced by local automobile repair businesses and overnight large vehicles such as RVs. Second, new businesses in Smoky Hollow that have been replacing industrial operations are more employee-intensive and thus have somewhat different parking and infrastructure demands.

At the same time, many property owners have cited the high cost associated with providing more on-site parking—together with physical site limitations—as reasons to defer expansions, renovations, rehabilitation, and changes of use. In addition, standard strategies to address parking needs are slated for a significant shift as autonomous vehicles, ride-share, and transit decrease demand for parking.

3.3.1 Short-Term Parking Strategies

3.3.1.1 ON-SITE PARKING DEVELOPMENT STANDARDS

Recognizing these constraints and long-term trends, the Specific Plan establishes parking regulations that are tied to building area, not use, to allow for flexibility and change over time (see Section 2.3.1.H: Private Parking Standards). The City has also completed analysis towards a parking in-lieu fee for Smoky Hollow, which provides flexibility for developers and funding to increase parking in the district. In addition, strategies to address existing parking deficiencies are discussed below.

3.3.1.2 OPTIMIZE CURBSIDE PARKING

In the short term, existing rights-of-way will be restriped to significantly increase parking supply, resulting in an estimated increase of 185 parking spaces (see also Section 3.2.1: El Segundo Boulevard and Section 3.2.4: North/ South Streets).

- Implementing one-way traffic patterns on north/south streets, coupled with 60-degree angled parking configurations on one side of the street, is estimated to add 85 additional parking spaces.
- Restriping El Segundo Boulevard to provide on-street parking along the north curb of the roadway between Standard Street on the west and Kansas Street on the east would add an estimated 101 parking spaces. Reconfiguration was not considered for areas outside of the specified extents to limit intersection capacity impacts at intersections to the west (Main Street) and east (Sepulveda Boulevard).

3.3.1.3 OVERNIGHT CURBSIDE PARKING

Overnight parking in Smoky Hollow will be prohibited between 2:00 and 6:00 A.M. Curbside parking for recreational and oversized vehicles (including trailers) will be limited per the El Segundo Municipal Code (Title 8, Article G).

3.3.2 LONG-TERM PARKING STRATEGIES

Long-term parking strategies seek to increase the supply of parking with a fiscally sustainable approach that may include a parking district and development of parking structures as private ventures or public/private partnerships.
Parking Structure

- The City will support development of shared/public parking structures for use by workers and visitors in the district. While two potential locations have been identified, centrally located at the northeast and northwest corners of the Maryland Street/ Franklin Avenue intersection (see Figure 3: Zoning Districts), the provision of parking structures would also be considered in other parts of the Specific Plan area. The provision of structures that can be shared (i.e., parking for commuters during the day, and visitors/ patrons in the evening and weekends) can maximize the use of the parking structure, reduces the amount of parking to be built, and financially supports the facilities' capital and operating expenses.

- In the long term, the City will also explore establishment of a business parking permit district or parking management program to ensure fairness and continuity of access for the managed curbside parking. The business parking permit district may distribute parking passes to local businesses and reserve certain on street spaces for visitors only. The business parking district will manage on-street parking in the district, with associated fees, rights, and penalties.
Figure 3-9: Tree/Stormwater Planter Design and Plant Palette

<table>
<thead>
<tr>
<th>STORMWATER PLANTER PLANT PALETTE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trees</strong></td>
</tr>
<tr>
<td>Tristaniella conferta</td>
</tr>
<tr>
<td>Lagerstroemia Indica</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
</tr>
<tr>
<td>Bangkok Box</td>
</tr>
<tr>
<td>Chinese Pistache</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**Trees**
- Lagerstroemia Indica, Crape Myrtle
- Pistacia chinensis, Chinese Pistache

**Plants**
- Agave attenuata, Foxtail
- Carex praegracilis, Field Sedge
- Helictotrichon sempervirens, Blue Oat Grass
- Juncus patens 'Elk Blue', California Grey Rush
- Phormium 'Dusky Chief', New Zealand Flax
3.4 PEDESTRIAN AND OPEN SPACE ENHANCEMENTS

The Smoky Hollow Specific Plan identifies strategies to expand existing found spaces for outdoor engagement, conversations, and vitality. Several open space strategies have been identified for Smoky Hollow.

- **Preserve existing open space**: The City will work with private property owners to preserve Smoky Hollow’s existing open space resources and identify ways to incorporate open space and greenspace into streetscapes and as part of new private development. The northeast corner lot at Franklin Avenue and Maryland Street is the only open space in Smoky Hollow and is regularly used for picnicking and active recreation. However, this lot is privately owned and may be developed in the future. Maintaining and expanding open space resources in Smoky Hollow is a priority.

- **Create new open space**: For larger, campus-like developments, Specific Plan development standards require adequate provision of on-site open space (see Section 2.3.1.F: Open Space and Landscaping Standards).

- **Create a “Living Street”**: Along Franklin Avenue, the creation of a woonerf, or living street concept, will include multi-modal lanes and parking lanes that integrate tree planters, parklets, and curbless sidewalks (see Section 3.2.3: Franklin Avenue).

- **Plant Street Trees**: On key streets in Smoky Hollow, new tree planters will provide shade and visual enhancement to the area’s environment. Planters are identified for the north side of El Segundo Boulevard, key locations on Franklin Avenue, and north/south streets between parking spaces. Planters can be strategically located among striped parking spaces or at the end of a parking row in areas generally striped as “no parking”. Curb extensions can also accommodate tree planters. A key design consideration for tree planters in Smoky Hollow is to offset the planter from the sidewalk to avoid impacting the storm drainage system. The tree planters will also provide opportunities for additional stormwater filtration. Appropriate tree species selection and location and design of the planting site ensure the healthy growth and longevity of trees, and will enhance the Smoky Hollow streetscape character. See Figure 3-9: Tree/Stormwater Planter Design and Plant Pallet.
Figure 3-10: Design for Public Rights-of-Way

- Develop Phone Apps
- Encourage Landscape Pop-Ups
- Create Landscape Buffer
- Design Compound Landscaping
- Enhance Paving
- Provide Street Furniture
DESIGN GUIDELINES

Design for public rights-of-way, pedestrian amenities, and parklets should consider and utilize the following design concepts.

Provide street furniture of enduring quality and aesthetic value; examples include benches, information posts, trash cans, etc.

Use enduring, quality paving materials or street painting to realize visual interest and differentiate the defined pedestrian zone from traffic lanes.

Design layered and lush landscaping through selection of plant materials displaying a variety of shapes, textures, and colors.

Utilize planters and pots to provide greenery, especially those that are lightweight, modular, movable, and easy to assemble and disassemble in anticipation of temporal events or for emergency use.

Create landscape buffers through use of flourishing plants and sturdy planters that enhance safety by separating the pedestrian zone from traffic lanes.

Develop location-specific phone applications that inform about public amenities, assist in wayfinding, and encourage pedestrian interactions with destinations in and around Smoky Hollow.

Design for public-rights-of-way should also consider the additional design concepts, as noted below.

Introduce outdoor food-related retail through allocation of dedicated spaces for food trucks, ice cream cars, food carts, farmer’s market, and tailgating events.

Install bike facilities such as bike racks, bike storage, and bike sharing stations.

Utilize curb extensions (bulb-outs) to reduce pedestrian crossing distance and mitigate vehicular traffic.

Use exterior lighting to accentuate safety and design elements and enhance the safety of public rights-of-way.

Provide WiFi hotspots to attract pedestrian flows and encourage gathering at specified locations.

Select drought-tolerant and native plants to reduce irrigation and conserve water.

Encourage public art including murals, street paintings, outdoor installation art, and light-based art installations to create visual interest.

Provide mid-block crossings to shorten walking distances, increase the safety of crossings, and enhance interactions between both sides of streets.
Provide Parklets: These small parks, generally located in on-street parking lanes, provide amenities like seating, planting, bicycle parking, and art. Parklets encourage social activity by creating community spaces where people can move out of pedestrian traffic, sit down and have a conversation, or simply people watch on a break from the workday, creating a more exciting pedestrian realm. The design of any individual parklet may vary according to the wishes of the primary partner or applicant. Designs may include seating, greenery, bicycle racks, or other features, but should always strive to become a focal point for the community and a welcoming public gathering place, helping to form a series of small intimate outdoor spaces in Smoky Hollow. The spaces nearest new street trees and left over from parking reconfigurations present an exciting opportunity to create an extension of indoor spaces outside, perhaps even small outdoor conference rooms for local businesses or simply places to enjoy lunch and a nice day.

See Figure 3-10: Design for Public Rights-of-Way image and comprehensive list of design guidelines for streetscapes and parklets in Smoky Hollow.

Enhanced Pedestrian Lighting: Pedestrian-scaled street lighting enhances safety, encourages evening use of outdoor spaces, and contributes to aesthetics. Where feasible, pedestrian level lights should be introduced, especially near parklets.
3.5 District Identity

The importance of a unique identity for Smoky Hollow is multi-faceted, but primarily relates to bolstering economic advantage for local businesses. By building a reputation for the area based on the Specific Plan’s vision, Smoky Hollow will become more recognized. People will want to connect their business endeavors and relationships with the area.

A successful place-based identity, or brand, is memorable if it reflects a reputation, a sense of place, and qualities distinctive to a particular area. This kind of identity must be built and maintained through City policies and actions, collaborations with the business community, marketing and promotions, and physical improvements.

Throughout this Specific Plan, Smoky Hollow’s identity is expressed in text, graphics, and photo examples. This includes both specific physical improvements to the district’s streetscapes to facilitate placemaking, as well as design guidelines that provide a framework for selecting design textures and placement of features.

3.6 Infrastructure Improvements

A cost-efficient and reliable infrastructure network is essential to serve any business community. Most of the existing infrastructure within Smoky Hollow—with the key exception of high-capacity and rapid speed telecommunications—is adequate to serve existing and future businesses, although it is aging and will require periodic upgrade and expansion. The City will focus its efforts on providing an adequate level of service to accommodate existing uses and projected growth. One key focus will be to identify solutions to create more sustainable infrastructure that relies on fewer natural resources.

3.6.1 Water

The City of El Segundo manages and operates the domestic water system that serves the Smoky Hollow district. The City provides both potable and recycled water. The City obtains its potable water from a single source, purchased through the West Basin Municipal Water District (WBMWD), which in turn receives the water through the Metropolitan Water District of Southern California. Water lines exist within every street within the Specific Plan area, and...
most water lines are six- and eight-inch lines. Larger water lines (ranging from 10 to 20 inches) run east-west along El Segundo Boulevard and north-south along Standard Street, Lomita Avenue, Illinois Street, and Sepulveda Boulevard. The City does not have any planned projects that will diversify or expand the available water supply. The City has determined that pumping groundwater is not a viable option for diversifying its water supply. Instead, the City anticipates that all potable water will be provided through WBMWD, which provides water of high quality from reliable sources. Due to the slow rising population and demand reduction requirements required by State law, projected water supply needs are expected to decrease from 2015 to 2035.

In addition to distributing potable water, El Segundo is part of WBMWD’s recycled water system. Recycled water is used for industrial applications (primarily the Chevron Refinery) and irrigation. New industrial customers are encouraged to connect to recycled water, thereby relieving any large demand on the City’s potable water supply. The City does not have any plans to expand its recycled water system, but WBMWD’s Capital Implementation Master Plan for Recycled Water Systems identifies expansions to its systems that will help increase reliability of both recycled and potable water service in El Segundo.

Overall, the City’s water system is well positioned to serve existing and future businesses within Smoky Hollow. To maintain adequate water supplies, new and expanded development will be encouraged to maximize efficient use of water resources through conservation, demand reduction, and water recycling. Projects will also be expected to incorporate water conservation best management practices.

3.6.2 Sewer

The City’s Public Works Department, Wastewater Division operates and maintains the local wastewater system. El Segundo’s sewer lines, which are typically eight inches in diameter, are located throughout the Specific Plan area in public street rights-of-way. Force mains, which move wastewater under pressure by using pumps or compressors located at lift stations, are located on Center Street (north of Franklin Avenue), California Street (north of Holly Avenue), Kansas Street (between Grand Avenue and El Segundo Boulevard), and Franklin Avenue (between California and Kansas Streets). A future system capacity analysis conducted in 2014 found that the local system’s
Low-Impact Development

3.6.3 Stormwater Drainage

Stormwater refers to precipitation and irrigation runoff that collects on streets and in gutters, along with any other particles and substances that the runoff carries along with it. Considerable stormwater volumes can be generated during a significant rain storm, potentially resulting in the runoff overwhelming the local collection and conveyance infrastructure. The City of El Segundo and the Los Angeles County Flood Control District provide the majority of drainage infrastructure within the City. The storm drain system is critical, as the Smoky Hollow area is highly developed and largely impervious. The continuous maintenance and improvement of stormwater quality are imperative for the protection of public health, wildlife, and watersheds. Through management and appropriately designed development, water pollution can be dramatically reduced.

Typically, storm drains are located along roadways and within large developments. Stormwater quality is a significant concern in Southern California, as stormwater runoff is a significant contributor to local and regional...
pollution and the largest source of unregulated pollution to the waterway and coastal areas of the United States. Federal, State, and regional regulations require the control of pollutants discharged to the storm drain system on construction sites and areas of new development or significant redevelopment. Low-Impact Development (LID) principles can be applied to manage, reduce, and re-use stormwater runoff. These LID elements provide water quality treatment and delay stormwater runoff while enhancing the urban landscape.

The City will work with developers and property owners in Smoky Hollow to promote, approve, and implement designs that include the integration of LID strategies, including site designs that maximize permeable surface cover and infiltration potential.

3.6.4 Utilities

Smoky Hollow benefits from an extensive utility network for power, gas, and telecommunications services. The area has not suffered from unusual service interruptions, and systems continue to provide energy and information to businesses and residents.

Electrical power is provided by Southern California Edison (SCE). SCE serves over 14 million people and covers an area of approximately 50,000 square miles across 180 cities. Natural gas is provided by the Gas Company (SoCal Gas), which serves 21.4 million customers in more than 500 cities. The area is currently fully served with electricity and natural gas. Periodic upgrades are funded by the service provider.

Stakeholders within the Smoky Hollow district have expressed concern that the area has limited access to high-speed internet services. Media, software, engineering, aerospace, and many emerging business sectors rely heavily on access to the internet. Fiber-optic systems in particular have played a crucial role in enabling broadband and Wi-Fi internet access by making transmission of information much more cost effective than copper wire technology. The current fiber optic network system primarily runs along El Segundo and Sepulveda Boulevards, with very limited access points within the Specific Plan area. El Segundo approved funding for two projects to expand the City-owned fiber optic network and to link all City buildings with its fiber optic network. The City has initiated work to install fiber optic cable crossing Sepulveda Boulevard (I-NetFiber Optic).
04
SPECIFIC PLAN PROCESS + ADMINISTRATION
This chapter describes the authority of a Specific Plan, the project review and approval process, and the administrative procedures required for amendments and/or modifications to the Specific Plan.

Specific Plans serve as an implementation tool for the General Plan and establish the zoning regulations for a unique area. This Specific Plan has been prepared pursuant to Section 65450 et seq. of the California Government Code and addresses general provisions, permitted uses, development and design standards, design guidelines, mobility improvements, and infrastructure. All development proposals within the Specific Plan area are subject to the procedures established herein.

Proposed development plans, tentative tract or parcel maps, and any other development approval must be consistent with the Smoky Hollow Specific Plan. Projects consistent with this Specific Plan will be automatically deemed consistent with the General Plan.
4.1 INTERPRETATIONS
Any ambiguity concerning the content or application of the Specific Plan shall be resolved by the responsible review authority in a manner consistent with the goals, policies, purposes, and intent established in this Specific Plan.

4.2 SEVERABILITY
If any section, subsection, sentence, clause, phase, or portion of this Specific Plan, or any future amendments or additions, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan or any future amendments or additions that can be implemented without the invalid provision, and, to this end, the provisions of this Specific Plan are declared to be severable.

4.3 ENVIRONMENTAL REVIEW
A program-level Environmental Impact Report (EIR) was prepared for the Smoky Hollow Specific Plan. A Program EIR may reduce the need for project-specific environmental review in areas that have been analyzed by the EIR, subject to findings that there are no significant changes in conditions and that the project is in compliance with the Specific Plan requirements. Certain projects may require additional specific environmental review as necessary, if they do not conform to the Specific Plan. This could include targeted studies on one or more identified environmental concerns. The City will make these determinations, and environmental review may be incorporated in the development approval process.

4.4 NONCONFORMITIES
Within the zoning districts established by this Specific Plan or amendments that may later be adopted, there exists or will exist lots, structures, and uses of land which were lawful before the adoption or amendment of this Specific Plan, but which no longer comply. The intent of this Section (Nonconformities) is to permit those nonconformities to continue until they are removed, but not to encourage their continuance. Such uses and structures shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zoning district, except as may be expressly permitted in this Section.
4.4.1 Nonconforming Uses of Land

Uses of land that were lawful before the effective date of adoption or amendment of this Specific Plan, but which no longer comply, may be continued so long as such use remains otherwise lawful, provided:

A. No such nonconforming use may be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the Specific Plan.

B. If any such nonconforming use is discontinued for any reason for a period of more than 12 consecutive months, any subsequent use must conform to the regulations specified by the Specific Plan for the zoning district in which such land is located. Buildings that are actively available for lease and occupancy or are being remodeled pursuant to a permit or subject to ESMC Section 15-21-3 are not considered vacant for the purposes of this section.

4.4.2 Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, setbacks, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains continuously occupied and is otherwise lawful, subject to the following provisions:

A. Nonconforming structures may expand up to the allowable floor area ratio (FAR) permitted by this Specific Plan. The expansion itself must meet all the requirements of the Smoky Hollow Specific Plan, but is not required to compensate for any deficiency or nonconformity in the original structure.

B. Should a nonconforming structure be involuntarily destroyed to any extent, including total destruction, it may be rebuilt to the identical use and original floor area.

C. Should a nonconforming structure be moved for any reason for any distance whatsoever, it must then conform to the regulations for the zoning district in which it is located after it is moved.

4.4.3 Nonconforming Lots

Nonconforming lots shall comply with ESMC Section 15-21-4 (Nonconforming Lots).

4.4.4 Nonconforming Parking

A legally established use of a lot that does not meet the requirements for on-site vehicular parking (either through provision of required on-site parking, off-site parking, or payment of in-lieu fees) established by this Specific Plan is nonconforming with respect to parking and shall be governed by the following regulations:

A. Continuation. Uses that have nonconforming parking or loading may be continued indefinitely except as indicated below.

B. Repair and Remodel of Buildings. Repairs, rehabilitations, and remodeling that do not enlarge or extend the structure, nor change the building occupancy group as defined in the Building Code, are permitted without change to the parking provided.

C. Additions to Buildings. Additions to structures with nonconforming parking are permitted, provided the existing use of the property is conforming and that parking, as required by this Specific Plan, shall be provided for the new addition above whatever parking existed for the original structure.
D. Change of Occupancy. When all or a portion of a building is modified in such a manner, including how it is used, such that the Building Code occupancy group is changed, parking, as required by this Specific Plan, shall be provided for the entire building and all other buildings on the same lot.

4.4.5 Nonconforming Curb Cuts

Existing nonconforming curb cuts along street frontages shall be removed subject to the following provisions:

A. New Buildings. When new buildings are constructed on a lot, any nonconforming curb cuts on the property shall be removed.

B. Additions to Buildings. When additions to structures add 50 percent or more of the gross floor area of existing structures on a lot, all nonconforming curb cuts shall be removed.

4.5 PROJECT REVIEW AND APPROVAL PROCESS

All projects proposed within the Smoky Hollow Specific Plan area shall substantially conform with the provisions of this Specific Plan.

4.5.1 Administrative Adjustments

The Administrative Adjustment review process allows limited exceptions to certain development standards. In addition to the instances allowed by ESMC Section 15-24-1 (Adjustments), a property owner or authorized
agent of the property owner may file an Administrative Adjustment application whenever any one of the following deviations from the provisions of this Specific Plan is proposed:

A. Condition of Approval. If an Administrative Adjustment process is not already included in an approved conditional use permit or administrative use permit, a minor deviation from a condition of approval.

B. Development Standards. A deviation in any numeric development standard, excluding the number of required parking spaces, density, height, or floor area ratio, not exceeding 10 percent.

C. Curb Cuts for Additions. A deviation from the standard required by Section 4.4.5.B (Additions to Buildings).

Findings and required notice for Administrative Adjustments shall comply with ESMC Chapter 15-24 (Adjustments).

4.5.2 Community Benefits Plan

Community benefits are based on the principle that in exchange for allowing incremental increases in development intensity, the community should, in return, receive certain benefits, including beneficial design features such as publicly accessible open space and other development requirements that serve the community's core needs. Any project in Smoky Hollow proposing a deviation from development standards beyond the minor deviations allowed by Section 4.5.1 Administrative Adjustment shall submit a Community Benefits Plan for review and approval by the Director. The Community Benefits Plan shall outline the request for flexibility from strict interpretation of the development standards and regulations of this Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in this Specific Plan that would be provided. Examples of potential community benefits include, but are not limited to, publicly accessible open space, publicly accessible parking, enhanced accessibility improvements, and implementation and/or funding of streetscape improvements identified in this Specific Plan. See Table 4-1: Community Benefits Plan for a description of the process and requirements for Community Benefits Tiers I and II.

4.6 APPEALS

All appeals pertaining to the Smoky Hollow Specific plan shall be conducted in accordance with the provisions of ESMC Chapter 15-25.

4.7 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

Modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. The City will process revisions pursuant to California Government Code Section 65450, et seq. All Specific Plan amendments shall be found consistent with the El Segundo General Plan in compliance with Government Code Section 65454. The Specific Plan may be amended as often as deemed necessary by the City Council in compliance with Government Code Section 65453.
### Table 4-1: Community Benefits Plan

<table>
<thead>
<tr>
<th>Community Benefits Tiers</th>
<th>Review/Approval Authority</th>
<th>Applicable Projects</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Benefits Tier I</td>
<td>Planning Commission</td>
<td>Projects that include any of the following components shall be considered under the Tier I review process:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>A.</strong> FAR deviation up to 1.5</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>B.</strong> One or more deviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</td>
<td></td>
</tr>
<tr>
<td>Community Benefits Tier II</td>
<td>City Council</td>
<td>Projects that include any of the following components shall be considered under the Tier II review process:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>A.</strong> Building height deviation up to 50 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>B.</strong> FAR &gt; 1.5</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>C.</strong> Three or more deviations to standards (one of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A Community Benefits Plan for Tier I may be approved if the following findings are made:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>A.</strong> The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>B.</strong> The proposed community benefit provides exemplary project and/or streetscape design; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>C.</strong> The proposed community benefit directly implements objectives of the Specific Plan.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A Community Benefits Plan for Tier II may be approved if the following findings are made:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>A.</strong> All findings in Tier I; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>B.</strong> The value of the community benefits bear a relationship to the value generated by the project; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>C.</strong> The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.</td>
<td></td>
</tr>
</tbody>
</table>
05
IMPLEMENTATION + FINANCING
The preceding chapters of this Specific Plan outline the vision for Smoky Hollow. This chapter provides the implementation mechanisms to realize that vision.

5.1 Implementation Strategies

Implementing this Specific Plan will require a collaborative effort between the public and private sectors to collectively achieve the vision. Private sector developers, entrepreneurs, investors, and property owners will drive new investment and construction in Smoky Hollow. The City’s responsibility is to offer mechanisms that facilitate private investment, and to coordinate, encourage, and deliver parallel and complementary investment in the public realm. Changes in economic conditions and trends over time may require the City to periodically revisit and reprioritize the implementation steps for achieving the vision for Smoky Hollow. Therefore, this chapter describes a variety of potential funding mechanisms in order to accommodate dynamic local interest/capacity and market conditions in Section 5.3 (Funding Strategy).

5.2 Implementation Action Plan

To fully implement the Smoky Hollow Specific Plan, a series of specific policy and regulatory actions are required. Implementation will require
collaboration with local businesses, partner agencies, and the City. The Implementation Action Plan (Table 5-1) lists specific actions and provides a priority timeframe, primary responsibilities and partners, approximate costs, and potential funding sources. It should be noted that generalized phasing and cost estimates are based on baseline (2017) costs, funding sources, and logistics. Actual timing, costs and implementation will be dependent on development activity, funding and staff resources. Funding sources are further described in Section 5.3.

5.2.1 Strategic Approach to Delivering Major Infrastructure Projects

Many of the short-term and ongoing programs in the Implementation Action Plan are relatively inexpensive to deliver and will lay the groundwork for future change; examples of these programs include publicizing opportunities under the new Specific Plan and ensuring that Smoky Hollow is well-integrated with City economic development and marketing efforts. In contrast, delivering major infrastructure projects will require a multi-step, longer-term strategic approach.

The first actions to be implemented should focus on additional studies to better understand costs and potential revenues to pay for projects. A detailed engineering study should examine the costs of delivering proposed individual major infrastructure projects, including options and costs for phasing the improvements over time. A separate study should analyze projected revenues that could be generated by different funding sources, including the amount of debt that would be incurred and which stakeholders would be responsible for paying for improvements under each funding option. Taken together, these studies can then inform a more detailed discussion with property owners and the El Segundo City Council as to which funding tools are best suited to deliver different improvements and projects to prioritize; then decisions can be made about how to move forward.

The Implementation Action Plan (see Table 5-1) identifies major physical improvements by short-, medium-, long-term, and on-going actions. However, this approach may need to be reconsidered based on the results of the engineering and funding studies, which may find that it is significantly more cost-effective to prioritize certain infrastructure projects over others, or to construct a major infrastructure project all at once instead of through a multi-step process. For example, it may be more cost-effective yet still expedient to construct the El Segundo Boulevard reconfiguration and improvements all at once, rather than completing an interim streetscape improvement. The cost savings must be weighed against the extra time it would take to plan and construct the major improvement project, and the accompanying lost opportunity to incentivize additional investment in the immediate future by completing an interim improvement.

5.2.2 Sustainability

Smoky Hollow supports a sustainable future for local businesses and the environment. The Smoky Hollow area will evolve in a sustainable manner by decreasing reliance on automobiles, reducing the urban heat-island effect, and promoting sustainable sources of energy. The City encourages the use of solar panels, cool roofs, and tree plantings for new and existing development. The City also encourages businesses to seek out delivery, transport, and fleet vehicles that use clean and alternative fuels. Smoky Hollow is a hub for innovation - as technologies evolve, Smoky Hollow can lead the way in sustainability.
### Table 5-1: Implementation Action Plan

<table>
<thead>
<tr>
<th>SPECIFIC ACTIONS</th>
<th>TIMEFRAME</th>
<th>PRIMARY RESPONSIBILITY/ PARTNERS</th>
<th>COST</th>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action 1. Amend the General Plan to be Consistent with the Smoky Hollow Specific Plan</strong>&lt;br&gt;Amend the General Plan to be consistent with the adopted Smoky Hollow Specific Plan land uses, density/intensity standards, and/or policy direction.</td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 2. Publicize Specific Plan Changes</strong>&lt;br&gt;Develop a handout describing the new Smoky Hollow Specific Plan guidelines, standards, and incentives. Publicize and distribute to area businesses, property owners, and real estate professionals as a resource to encourage reinvestment and development in the area.</td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 3. Complete a Detailed Engineering Study to Determine Costs for High-Priority Major Infrastructure Projects</strong>&lt;br&gt;Identify the high-priority major infrastructure projects, and complete cost estimates for completing the projects. Include different options for phasing the improvements over time or excluding including different components.</td>
<td>Short</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 4. Complete a Revenue Projections Study</strong>&lt;br&gt;Analyze projected revenues that could be generated by different funding sources for the major infrastructure projects. Develop recommendations for sources to be used and how they should be applied to different improvements.</td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td>City</td>
</tr>
<tr>
<td>SPECIFIC ACTIONS</td>
<td>TIMEFRAME</td>
<td>PRIMARY RESPONSIBILITY/PARTNERS</td>
<td>COST</td>
<td>FUNDING</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>-----------</td>
<td>---------------------------------</td>
<td>------</td>
<td>---------------</td>
</tr>
<tr>
<td><strong>Action 5. Capital Improvement Plan Integration</strong></td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td>City</td>
</tr>
<tr>
<td>Identify applicable capital improvements from this Specific Plan in the Capital</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improvement Plan (CIP). Update based on priorities outlined in this Implementation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plan with each budget cycle.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 6. Acquire Grant Funding</strong></td>
<td>Ongoing</td>
<td>City</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Research and apply for Federal, State, and regional grant funding programs that</td>
<td></td>
<td></td>
<td></td>
<td>Federal State</td>
</tr>
<tr>
<td>offer funding for improvements in Smoky Hollow.</td>
<td></td>
<td></td>
<td></td>
<td>SCAG Metro</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Grants</td>
</tr>
<tr>
<td><strong>Action 7. Positive Business Climate Marketing</strong></td>
<td>Short</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td>Ensure that El Segundo's economic development activities aggressively market</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smoky Hollow's strong competitive location and supportive regulatory climate for</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>users in a variety of industries, such as creative and multimedia industries.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 8. Crosswalk Enhancement Pilot Project</strong></td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Work with property owners and businesses to identify crosswalk enhancement</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>locations along Franklin Avenue. Implement a pilot project to make visual</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>enhancements to crosswalks, which could include a community art competition to</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>design crosswalk art and other roadway intersection paintings.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Federal
State
SCAG
Metro
Grants
<table>
<thead>
<tr>
<th>Action 9. Parklet Pilot Project</th>
<th><strong>TIMEFRAME</strong></th>
<th><strong>PRIMARY RESPONSIBILITY/ PARTNERS</strong></th>
<th><strong>COST</strong></th>
<th><strong>FUNDING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Work with property owners and businesses to identify locations for temporary parklets.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action 10. El Segundo Boulevard Streetscape Improvement: Short Term</th>
<th><strong>TIMEFRAME</strong></th>
<th><strong>PRIMARY RESPONSIBILITY/ PARTNERS</strong></th>
<th><strong>COST</strong></th>
<th><strong>FUNDING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement roadway restriping to accommodate an eight-foot parking lane on the north side of El Segundo Boulevard while maintaining a four-lane configuration.</td>
<td>Short</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action 11. El Segundo Boulevard Streetscape Improvement: Mid Term</th>
<th><strong>TIMEFRAME</strong></th>
<th><strong>PRIMARY RESPONSIBILITY/ PARTNERS</strong></th>
<th><strong>COST</strong></th>
<th><strong>FUNDING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement street tree plantings within the parking lane along El Segundo Boulevard as feasible, and incorporate drought-tolerant landscaping.</td>
<td>Medium</td>
<td>City</td>
<td>$$</td>
<td>City Grants Private</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action 12. El Segundo Boulevard Reconfiguration: Long Term</th>
<th><strong>TIMEFRAME</strong></th>
<th><strong>PRIMARY RESPONSIBILITY/ PARTNERS</strong></th>
<th><strong>COST</strong></th>
<th><strong>FUNDING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove the four-foot landscape strip on the south side of El Segundo Boulevard to accommodate a wider sidewalk on the north side of the street. This adjustment will double the sidewalk's width to eight feet. Implement sidewalk improvements (e.g., street tree plantings in curb bulb-outs, street furniture, bicycle racks, and pedestrian scale lighting), improve drought-tolerant landscaping, and create pedestrian amenities where feasible.</td>
<td>Long</td>
<td>City</td>
<td>$$$</td>
<td>City Grants Private</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action 13. Grand Avenue Streetscape Improvement</th>
<th><strong>TIMEFRAME</strong></th>
<th><strong>PRIMARY RESPONSIBILITY/ PARTNERS</strong></th>
<th><strong>COST</strong></th>
<th><strong>FUNDING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Implement roadway restriping to accommodate two 11-foot lanes and two 13-foot shared lanes for cyclists and automobile parking (sharrows) on Grand Avenue. Work with Metro to develop wayfinding signage to improve access to the Mariposa and El Segundo Metro Green Line Station. Add wayfinding signage to Downtown and the Marvin Braude Bike Trail.</td>
<td>Short</td>
<td>City Metro</td>
<td>$$</td>
<td>City Grants Private</td>
</tr>
<tr>
<td>SPECIFIC ACTIONS</td>
<td>TIMEFRAME</td>
<td>PRIMARY RESPONSIBILITY/PARTNERS</td>
<td>COST</td>
<td>FUNDING</td>
</tr>
<tr>
<td>------------------</td>
<td>-----------</td>
<td>-------------------------------</td>
<td>------</td>
<td>---------</td>
</tr>
<tr>
<td><strong>Action 14. Franklin Avenue Streetscape Improvement: Phase 1</strong>&lt;br&gt;Implement sidewalk improvements (e.g., street tree plantings, parklets, street furniture, bicycle racks, and pedestrian scale lighting), and create pedestrian amenities where feasible. Add creative crosswalks to complete Franklin Avenue vision for short-term improvements.</td>
<td>Short</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 15. Franklin Avenue Streetscape Improvement Phase 2</strong>&lt;br&gt;Implement a &quot;woonerf&quot; or living street concept for Franklin Avenue to include two multi-modal lanes shared by automobiles and cyclists, parking lanes that integrate tree planters, and two six-foot curbside sidewalks. Integrate enhanced paving along Franklin Avenue, pedestrian lighting, and parklets.</td>
<td>Medium</td>
<td>City</td>
<td>$$$$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 16. North/South Streets Reconfiguration</strong>&lt;br&gt;Reconfigure (re-stripe) key north/south running streets to provide a 20-foot one-way travel lane and a 20-foot angled parking lane to increase on-street parking capacity.</td>
<td>Short</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 17. North/South Streets Streetscape Improvement</strong>&lt;br&gt;Implement streetscape improvements (e.g., street tree plantings, parklets, street furniture, bicycle racks, and pedestrian scale lighting), and create pedestrian amenities where feasible.</td>
<td>Short</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td><strong>Action 18. Establish New Funding Mechanisms</strong>&lt;br&gt;Using the results of the previously completed engineering cost estimates and revenue projections, work with property owners, businesses, and developers to establish mutually agreed-upon funding mechanisms, such as a Property-Based Business Improvement District (PBID) or Business-Based Business Improvement (BID), and other district-based funding tools.</td>
<td>Medium</td>
<td>City, Property Owners Business Owners</td>
<td>$</td>
<td>City, Property Owners Businesses</td>
</tr>
</tbody>
</table>
### Implementation + Financing

<table>
<thead>
<tr>
<th>SPECIFIC ACTIONS</th>
<th>TIMEFRAME</th>
<th>PRIMARY RESPONSIBILITY/PARTNERS</th>
<th>COST</th>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action 19: Transportation Management Association (TMA)</strong> Establish a TMA to implement travel and parking demand reductions in Smoky Hollow, in conjunction with the related improvements described in the following actions. The TMA's work would closely coordinate with the activities of the parking benefit district, if the latter is created.</td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td>City Property Owners Businesses</td>
</tr>
<tr>
<td><strong>Action 20: Establish Parking Benefit District</strong> The parking benefit district will create a mechanism to oversee and guide reinvestment of parking permit revenue, fee revenue, and other sources in order to increase the supply of parking in Smoky Hollow, reduce parking demand, and improve management of existing spaces. The benefit district will establish a process for business permit parking, making parking spaces available via permit, on a first-come/first-serve basis, or arising from a change of land use/occupancy, and/or building additions.</td>
<td>Medium</td>
<td>City Property Owners Business Owners</td>
<td>$</td>
<td>City Permit, Fee, and Fine Revenue Property Owners Businesses</td>
</tr>
<tr>
<td><strong>Action 21: Establish Parking In-Lieu Fee</strong> Provide for the establishment of a parking in-lieu fee where new developments, changes of occupancy, and additions to existing buildings in the district have the option of paying an in-lieu fee as a substitute for providing on-site parking. Revenue generated by the in-lieu fee program can be used to fund the new parking facilities or to fund improvements that reduce automobile parking demand, such as pedestrian, bicycle, and transit improvements recommended in this Specific Plan, as well as maintenance and operations of parking facilities.</td>
<td>Short</td>
<td>City Property Owners</td>
<td>$</td>
<td>Property Owners</td>
</tr>
<tr>
<td>SPECIFIC ACTIONS</td>
<td>TIMEFRAME</td>
<td>PRIMARY RESPONSIBILITY/PARTNERS</td>
<td>COST</td>
<td>FUNDING</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------</td>
<td>-----------</td>
<td>---------------------------------</td>
<td>------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td><strong>Action 22: Parking Monitoring Program</strong></td>
<td>Medium</td>
<td>City</td>
<td>$</td>
<td>TMA City</td>
</tr>
<tr>
<td>Via the TMA and/or parking benefit district, establish a parking monitoring program to track parking supply and demand in Smoky Hollow and assess performance of the area's parking standards. Establish timeliness to re-assess Specific Plan implementation and standards and make modifications as needed.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 23. Key Intersections Crosswalk Improvements</strong></td>
<td>Medium</td>
<td>City</td>
<td>$$</td>
<td>City Property Owners Businesses</td>
</tr>
<tr>
<td>Implement crosswalk improvements at key intersections in Smoky Hollow to increase pedestrian safety and branding. These improvements should be prioritized based on the results of the engineering cost study and available funding.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 24. Transit Improvements</strong></td>
<td>Medium</td>
<td>City Metro Beach Cities Transit</td>
<td>$$$$</td>
<td>City Metro Beach Cities Transit Federal Funding</td>
</tr>
<tr>
<td>Coordinate with transit providers to provide additional or extended routes through Smoky Hollow. Ensure that bus stop layouts, street furniture, shelters, and signage are consistent with the artistic and creative nature of Smoky Hollow. These improvements should be prioritized based on the results of the engineering cost study and available funding.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPECIFIC ACTIONS</td>
<td>TIMEFRAME</td>
<td>PRIMARY RESPONSIBILITY/PARTNERS</td>
<td>COST</td>
<td>FUNDING</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>-----------</td>
<td>--------------------------------</td>
<td>------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td><strong>Action 25. Expand the El Segundo Lunchtime Shuttle Bus</strong></td>
<td>Medium</td>
<td>City</td>
<td>$$</td>
<td>City Metro, Beach Cities Transit, Federal Funding, TMA</td>
</tr>
<tr>
<td>Expand the existing El Segundo Lunchtime Shuttle to create a new shuttle route</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>for peak hours between the Mariposa and/or El Segundo Green Line Stations and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smoky Hollow.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 26. Bicycle and Pedestrian Connectivity.</strong></td>
<td>Ongoing</td>
<td>City</td>
<td>$$</td>
<td>City Federal Funding</td>
</tr>
<tr>
<td>Continue to develop and implement bicycle and pedestrian improvements in Smoky</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hollow, including bicycle parking along key north/south streets and bicycle</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>signage and sharrow on bike-friendly streets. These improvements should be</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>prioritized based on the results of the engineering cost study and available</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>funding.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 27. Multimodal Marketing.</strong></td>
<td>Short</td>
<td>City</td>
<td>$</td>
<td>TMA City</td>
</tr>
<tr>
<td>Via the TMA, promote multimodal transportation to create awareness and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>opportunity for commuters to take the train or bicycle to work.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPECIFIC ACTIONS</td>
<td>TIMEFRAME</td>
<td>PRIMARY RESPONSIBILITY/ PARTNERS</td>
<td>COST</td>
<td>FUNDING</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>----------------</td>
<td>----------------------------------</td>
<td>------</td>
<td>---------</td>
</tr>
<tr>
<td><strong>Action 28. Shade Trees and Open Space</strong></td>
<td>Ongoing</td>
<td>City</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td>Continue to prioritize the provision of open space and planting trees. Emphasize planting of trees to shade sidewalks in order to mitigate the heat island effect and encourage pedestrian activity. These improvements should be prioritized based on the results of the engineering cost study and available funding.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 29. Partnerships</strong></td>
<td>Ongoing</td>
<td>City Property Owners</td>
<td>$</td>
<td>City</td>
</tr>
<tr>
<td>Establish an environment of collaboration and partnership between the City, other public agencies, key stakeholders, and community to help ensure the implementation of this Specific Plan.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Business Owners</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Metro</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>SCAG</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Caltrans</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action 30. Expand Marketing of Smoky Hollow through Event Programming</strong></td>
<td>Ongoing</td>
<td>City Property Owners</td>
<td>$$</td>
<td>City</td>
</tr>
<tr>
<td>Coordinate with City's existing programs and activities to highlight and include Smoky Hollow, and work with Smoky Hollow business or business representatives such as a future PBID/BID-to expand and market events such as the El Segundo Art Walk, and create new events that highlight the district.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Business Owners</td>
<td></td>
<td>Businesses</td>
</tr>
</tbody>
</table>
5.3 FUNDING STRATEGY

A range of funding sources and financing options are available for infrastructure development and ongoing operations and maintenance costs in California. While the ideal set of solutions and implementation and funding mechanisms to achieve the Smoky Hollow Specific Plan’s goals will evolve over time, a consistent set of criteria for selecting these mechanisms are established as follows:

- Equitable distribution of costs and benefits: Smoky Hollow’s existing parking, parks, and pedestrian deficiencies are shared among all property owners and businesses, and are not attributable only to future development projects. As a result, funding for resolving existing deficiencies should be shared among all property owners and/or businesses in the district.

- Allow for incremental solutions: While major, long-term infrastructure projects can occur in later phases of Smoky Hollow’s build out, the implementation strategy prioritizes high-impact approaches to infrastructure improvements that can be introduced in the short term.

- Reduce dependency on future development: Implementation solutions will focus on resolving existing district-wide deficiencies regardless of future development activity.

It is envisioned that many future improvements planned for the Smoky Hollow area will be achieved through development by the private sector, including meeting development standards, paying existing and possible future fees, and through other funding mechanisms that could apply to all future development. Guided by the development standards and guidelines included in this Specific Plan, these development projects can each incrementally contribute to establishing a high-quality place whose value will be much greater than it would be without these coordinated efforts.

It is also incumbent on the City to pursue an array of funding sources and financing mechanisms to implement some of the larger public improvements included in this Specific Plan. These mechanisms are complex and are tied to many factors outside the control of the City of El Segundo, including market and economic cycles, State and Federal grant funding availability, State enabling legislation, etc. This precludes the ability to immediately
Smoky Hollow buildings portray a sense of history

establish a detailed timeline for building every identified improvement. Therefore, this implementation strategy focuses on identifying the range of potential mechanisms available for delivering the major improvements necessary to realize the core elements of the Specific Plan’s vision. The strategy prioritizes an initial set of investments and programmatic activities that will set the stage for long-term implementation. This implementation strategy should be revisited on a regular basis to ensure that the Plan’s desired outcomes are being achieved.

5.3.1 Categories of Physical Improvements and Programs Requiring Funding

Implementation of the Smoky Hollow Specific Plan requires completing a number of physical improvement projects and initiating several ongoing programs. Section 5.3 below describes the process and timing for implementing specific projects and programs, and describes the specific locations of improvements. For purposes of understanding how funding sources and tools align with these projects and programs, however, the projects and programs can be broken down into three major categories.

- Interim Physical Improvements: Relatively low-cost physical improvements that can either precede or be completed in conjunction with a more significant physical improvement. Potential projects include temporary parklets, street restriping (including minor lane reconfigurations and on-street parking charges), modest landscaping improvements, and minor bicycle and pedestrian improvements.

- Major Capital Improvement Projects: Capital improvement projects that require major reconfigurations of physical infrastructure when fully implemented. Examples of these
projects in Smoky Hollow include major street reconfigurations (moving curbs, adding sidewalks, etc.), major streetscape improvements (trees, landscaping, pedestrian and bicyclist improvements), and new open spaces or parks.

Ongoing Programs: Programs and activities that require continuous funding for implementation. Examples of such programs include publicizing development opportunities under the new Specific Plan, continuing study of capital improvement costs and financing, grant funding applications, creation of marketing programs, creation and maintenance of a permit parking district, expanded lunchtime shuttle bus, implementation of a transportation demand management program, and event programming.

5.3.2 Funding Sources and Application to Smoky Hollow Improvements and Programs

This section provides a menu of potential funding sources for implementing capital improvements and programmatic activities to realize the Smoky Hollow Specific Plan vision. In many cases, multiple funding sources must be combined to pay for projects. Therefore, each source's description includes considerations for deploying the source in the specific Smoky Hollow context.

Although the terms “funding” and “financing” are often used interchangeably, there is an important distinction between the two terms. “Funding” typically refers to a revenue source such as a tax, fee, or grant that is used to pay for an improvement. Some funding sources, such as impact fees, are one-time payments, while others, such as assessments, are ongoing payments. “Financing” involves borrowing against future revenues by issuing bonds or other debt instruments that are paid back over time through taxes or fee payments, enabling agencies to pay for infrastructure before the revenue to cover the full cost of the infrastructure is available.

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>EXAMPLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gty Resources</td>
<td>General Fund</td>
</tr>
<tr>
<td></td>
<td>Capital Improvement Program</td>
</tr>
<tr>
<td></td>
<td>User Fees</td>
</tr>
<tr>
<td>Outside Grants</td>
<td>Regional, State, and Federal Grants</td>
</tr>
<tr>
<td>Developer Contributions</td>
<td>Development Standards</td>
</tr>
<tr>
<td></td>
<td>CEQA Mitigations</td>
</tr>
<tr>
<td></td>
<td>Impact/In-Lieu Fees</td>
</tr>
<tr>
<td></td>
<td>Negotiated Agreements</td>
</tr>
<tr>
<td>District-Based Tools</td>
<td>Assessment District</td>
</tr>
<tr>
<td></td>
<td>Community Facilities District</td>
</tr>
<tr>
<td></td>
<td>Enhanced Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Finance District</td>
</tr>
</tbody>
</table>
CITY RESOURCES:

- **General Fund:** General Fund revenues include property tax, sales tax, transient occupancy tax, and other revenues that are primarily used to pay for ongoing municipal services and operations. Both the General Fund and the Capital Improvement Program are critical funding sources for the Smoky Hollow Specific Plan’s “Interim” physical improvements. The General Fund will also need to support ongoing programs that require City staff time, such as the developer toolkit and grant funding applications.

- **Capital Improvement Program (CIP):** Infrastructure projects identified in the Smoky Hollow Specific Plan—including the major capital improvement projects—are candidates for inclusion in the City’s Capital Improvement Program, which is updated annually and includes a projection of five years of future infrastructure projects.

- **User Fees:** User fees and rates include the fees charged for the use of public infrastructure or goods. It may be possible to use some portion of user fee or rate revenue toward financing the costs of new infrastructure, but user fees are generally unlikely to be a major source of funding for implementation of the Smoky Hollow Specific Plan. One exception to this is that any potential future parking meter or business permit parking revenue—if these programs are adopted—could contribute partial funding for parking management programs as part of a parking benefit district.

OUTSIDE GRANTS:

Various Federal, State, and regional grant programs distribute funding for public improvements. Because grant programs are typically competitive, grant funds are an unpredictable funding source, and the City of El Segundo must remain vigilant in applying for grants to implement the Smoky Hollow Specific Plan. Smoky Hollow projects focused on transit improvements and pedestrian and bicycle improvements may be especially competitive for grant funding since these projects contribute to achieving the goals of the regional Sustainable Communities Strategy. For example, the Southern California Association of Governments (SCAG) provides competitive grant funding under the Active Transportation Program for infrastructure improvements such as bicycle lanes and pedestrian improvements.

DEVELOPER CONTRIBUTIONS:

- **Development Standards:** Each new development project will contribute to the Smoky Hollow Specific Plan’s implementation by meeting requirements regulating each project’s land uses, height, density, bulk, parking requirements, on-site circulation, on-site open space, street frontage improvements, and other features. New development projects can also be required to reimburse the City for the cost of developing and administering the Smoky Hollow Specific Plan itself. These standards are adopted in the City’s zoning ordinance and must be satisfied in order for a project to be granted approval.

- **CEQA Mitigations:** The environmental review process requires the analysis of a project’s environmental impacts and the identification of measures to reduce or eliminate these impacts. As a requirement of approval, developers may be required to undertake a number of mitigation measures, such as off-site traffic mitigation as defined by the California Environmental Quality Act (CEQA).

- **Impact/In-Lieu Fees:** Impact and in-lieu fees are one-time fees imposed on new developments to pay for improvements
Architectural examples of old and new buildings in Smoky Hollow

- El Segundo's existing impact fees are dedicated to specific traffic mitigation and public facilities. This fee would have to be amended to include projects in the Smoky Hollow area.

A parking in-lieu fee option is promising for the Smoky Hollow Specific Plan district, since it would allow reinvestment to occur on smaller parcels that may be unable to accommodate required parking on-site. Fee revenue could be dedicated to street restriping to expand the supply of on-street parking.

- Negotiated Agreements: Negotiated community benefits are developer contributions that exceed the baseline features required through development standards, environmental mitigation measures, and impact fees. These agreements are typically negotiated for large development projects, often either as a codified condition of approval for projects meeting certain conditions, or in exchange for variances from existing land use regulations. These could potentially be applicable to the larger property holdings in the eastern Smoky Hollow area.
Parking in Smoky Hollow is a Primary Concern
Reimbursement agreements are a form of agreement in which a developer provides infrastructure or facilities that serve the needs of the broader area, which are then dedicated or conveyed to the public. The developer’s additional costs are then reimbursed by the City and/or future development projects that benefit from the infrastructure or facility. Such an approach is more typically used in greenfield locations in which a single developer is required to build major sewer/water and parks facilities with capacity to serve future growth at other adjacent properties. While opportunities to use the reimbursement agreement tool are therefore limited in Smoky Hollow, a single large development project may have capacity to dedicate additional land for parks or parking under such an arrangement.

DISTRICT-BASED TOOLS:
Land-based financing tools are typically associated with new real estate development to generate benefit-based special assessment revenues or property tax revenues to finance improvements through bond repayment or paying for improvements over time. District-based tools provide a stable revenue stream while ensuring that properties benefiting from improvements also contribute to those public investments. The following table describes the three primary types of district-based funding and financing tools. Note that assessment districts and community facilities districts primarily capture additional funding from private entities, while the enhanced infrastructure financing district reinvests growth in public property tax revenues within the district that would otherwise accrue to the City.

The property-based improvement district (FBID) and/or business improvement district (BID) are particularly promising for use in Smoky Hollow. With ongoing funding by property owners and/or business owners, a PBID or BID would provide an ongoing stream of revenue for promoting the district, contributing to lower-cost physical improvements, and managing any ongoing programs. This revenue source is generally insufficient to fund major capital improvements, but the limited assessment and the local control of revenues are likely to appeal to property owners and businesses within the district.

A Mello-Roos community facilities district (CFD) would provide a flexible and substantial revenue source against which it is possible to issue bonds for major capital improvements. Revenues can also be used to fund ongoing operation and maintenance expenses. However, passage of a CFD in Smoky Hollow is likely to be challenging until property owners reach consensus around shared infrastructure needs and a willingness to contribute significant monetary resources toward resolving those needs.
<table>
<thead>
<tr>
<th>FUNDING TOOL</th>
<th>DESCRIPTION</th>
<th>USES</th>
<th>CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Assessment Districts</td>
<td>Additional assessment against a range of participants, depending on the type of district and relative benefit received. Examples include: Landscaping and Lighting District, Community Benefit District, Business Improvement District, Property-Based Business Improvement District</td>
<td>Most useful for funding ongoing operations and maintenance.</td>
<td>Requires majority vote of paying stakeholders. Increases costs and risk for paying stakeholders. Stakeholders need to perceive a clear benefit for themselves. Impacts paying stakeholders' overall ability to support other taxes, fees, and community benefits. Little financial risk to the City or public agencies; could lead to increased tax revenue based on private reinvestment. Additional City staff time to administer districts could offset some gains.</td>
</tr>
<tr>
<td>Community Facilities District (Mello-Roos)</td>
<td>Additional assessment on property, levied and varied based on a selected property characteristic (excluding property value).</td>
<td>Infrastructure improvements, development of public facilities, ongoing operations and maintenance.</td>
<td>Requires approval of 2/3 of property owners (by land area) if there are fewer than 12 registered voters residing in the district. Boundaries can include noncontiguous parcels. Fees can be proportionally subdivided and passed on to future property/home owners. Increases costs and risk for landowners and homeowners if fees dissuade buyers or reduce achievable sales prices. Impacts paying stakeholders' overall ability to support other taxes, fees, and community benefits.</td>
</tr>
<tr>
<td>Enhanced Infrastructure Financing District</td>
<td>Diverts a portion of future General Fund property tax revenues generated within the district to help fund infrastructure projects.</td>
<td>Infrastructure improvements, development of public facilities, affordable housing development.</td>
<td>Formation does not require a local vote, but bond issuance requires a vote of 55 percent of landowners by area if there are fewer than 12 registered voters residing in the district. Does not cost individual property owners additional fees and taxes. Does not divert revenues from schools. Reduces future General Fund revenues by restricting use of the district's future property tax revenue growth. Does not typically generate significant additional revenue above what the City already receives.</td>
</tr>
</tbody>
</table>
Table 5-4: Applicable Funding Sources for Improvements and Programs in Smoky Hollow

<table>
<thead>
<tr>
<th>Interim Physical Improvements</th>
<th>Developer Contributions</th>
<th>District-Based Mechanisms</th>
<th>City Resources</th>
<th>Outside Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street restriping/minor reconfiguration</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Property frontage improvements</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crosswalk improvements</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Temporary parklets</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Privately-owned open spaces</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Capital Improvement Projects</th>
<th>Developer Contributions</th>
<th>District-Based Mechanisms</th>
<th>City Resources</th>
<th>Outside Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street reconfiguration and redesign</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Streetscape improvements</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Public parks and open spaces</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ongoing Programs</th>
<th>Developer Contributions</th>
<th>District-Based Mechanisms</th>
<th>City Resources</th>
<th>Outside Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public improvement financing plan</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Promotional marketing of Smoky Hollow</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Property owner outreach</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Permit parking district</td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Lunchtime shuttle bus expansion</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Transportation demand management programs</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Event programming</td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
APPENDIX: GLOSSARY

This Appendix defines terms and phrases used in this Specific Plan that are technical or specialized or that may not reflect common usage.

Words or phrases not defined here shall be as defined in ESMC Section 15-1-6 (Definitions).

Accessory
A building, part of a building or structure, or use which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.

Alcohol Sales, Off-Site: Any establishment in which alcoholic beverages are sold for consumption off the premises.

Alcohol Sales, On-Site with Food Service: Any establishment in which alcoholic beverages are sold, served, or given away for consumption on site as part of a restaurant, deli, market or similar establishment where customers purchase food and beverages and consume the food and beverages on the premises.

Assembly Halls: A building or portion of a building, used for large-scale indoor gatherings of people. For example, assembly halls include private educational facilities; religious institutions; clubs; lodges; theaters; and similar kinds of facilities whether available for public or private use.
Brewery and Alcohol Production: An establishment that produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Also includes incidental sale of beverages for on-site and off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Business and Consumer Support Services: Business and consumer support services include establishments primarily providing consumers and businesses with services, including maintenance, repair, testing, and rentals.

Caretaker Unit: A dwelling unit used for a caretaker of the property on which it is located and no larger than 500 square feet in area.

Commercial Kitchen: An establishment where food and beverages are prepared for off-site consumption. Typical use is a catering facility.

Data Centers: An industrial building containing floor space that houses computer servers, and informational technology equipment primarily for the purpose of storing and distributing data.

Dwelling, Multiple-Family: A building or portion of a building containing three or more dwelling units designed or arranged for occupancy by three or more households living independently in which they may or may not share common entrances and/or other spaces.

Dwelling, Single-Family: A building containing no more than one dwelling unit designed for occupancy by not more than one household.

Dwelling, Two-Family: A building containing no more than two dwelling units designed or arranged for occupancy by two households living independently.

Financial Institutions: Banks, credit unions, investment companies, lending and thrift institutions, securities/commodity brokers.

Fitness Studios: An establishment where exercises and related activities are performed for the purpose of physical fitness. Examples of uses include Pilates, personal training, dance, yoga and martial arts studios.

Floor Area (Gross): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Freight Forwarding: A person or company that organizes shipments for individuals or corporations to move goods from the manufacturer or producer to a market, customer, or final point of distribution.

Gyms: See “Fitness Studio.”

Incidental: See “Accessory.”

Industrial, Heavy: The manufacturing, compounding, processing, assembling or testing of large heavy items or materials in bulk.

Industrial, Light: A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts.

Live/Work: The partial use of a dwelling unit for commercial uses.

Medical/Dental Office/Clinic: A building or group of buildings designed and or used by, physicians, chiropractors, dentists and others engaged professionally in such healing arts for humans.
Outdoor Storage: The storage of various materials outside of a structure incidental to a principal use. Does not include the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current Building Permit.

Offices, General: Offices maintained and used as a place of business conducted by persons whose business activity consists principally of services as distinguished from the handling of commodities.

Open Space, Public or Quasi-public: Outdoor space that serves a leisure, recreational or aesthetic function. Examples include parks and athletic fields. Also includes privately owned publicly accessible spaces in the form of an arcade, plaza, and similar places. Excludes commercial recreation where fees are charged for entrance or use.

Parking Facility: A public or private space dedicated to accommodating vehicle parking stalls, backup area, driveways, and aisles. Also includes parking structures.

Personal/Mini Storage, General: A facility having compartments, rooms, spaces, containers or other type of units that are individually leased, rented, sold or otherwise contracted for the storage of personal or business goods or property. Also known as self storage and mini storage. Does not include Personal Storage, Collection or Warehousing.

Personal Storage, Collection: A facility having compartments, rooms, spaces, containers or other type of units that are individually leased, rented, sold or otherwise contracted for the storage of specialized collections. Facilities under this definition provide specialized features and/or mechanisms to facilitate the storage of specific collection types, such as temperature or humidity controlled units for the storage of wine, cigars, art, furs, or classic cars. Does not include General Personal/Mini Storage.

Public Facilities: A building or structure owned, operated or occupied by a governmental agency. Public facilities include: municipal, county, state or federal governmental facilities.

Public Utilities: Facilities, equipment, and associated features related to the mechanical functions of a building and services such as water, electrical, telecommunications, and waste. Includes facilities for flood control and the generation of electricity. Excludes wireless communications facilities.
Research and Development: Establishments engaged in study, testing, design, analysis and experimental development and testing of products, processes or services.

Restaurant, Fast Food: A restaurant where customers purchase food and beverages and either consume the food and beverages on the premises or take the food and beverages off the premises. Typical characteristics of a fast food restaurant include: the purchase of food and beverages at a walk-up window or counter; no table service; payment for food and beverages before consumption; and the packaging of food and beverages in disposable containers.

Restaurant, Food To Go and Take-out: A restaurant or other such establishment designed as a take-out facility in which no food is consumed on the premises and no permanent provisions are made for that purpose. Provisions for deliveries, catering, drive-through or walk-up facilities are permitted.

Restaurant, Full Service: A restaurant where customers purchase food and beverages and consume the food and beverages on the premises. Typical characteristics of a full service restaurant include: table service; payment after consumption; and serving food and beverages in non-disposable containers. A full service restaurant may include incidental or occasional takeout sales.

Restaurant, Outdoor Dining: A dining area with seats and/or tables located outside the walls of the structure without a solid roof cover.

Retail: Sales of physical objects and/or prepackaged food items to the consumer. Retail sales transactions typically require collection of sales and use tax.

Service Stations: An area which provides for the sale of gasoline, other fuels, and lubricants for motor vehicles as the primary use.

Snack Shop: An establishment that sells food or beverages for consumption on or off the premises in conjunction with retail sales of other goods.

Studio/Sound Stages and Support Facilities: Space in an outdoor or indoor area, building, part of a building, structure, or a defined area, which is utilized primarily for the creation of film, television, music, video, multimedia, or other related activities.

Vehicle Sales and Services: The sales, rental, repair, alteration, restoration, towing, painting, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use.

Veterinary Services: Establishments where household animals receive medical and surgical treatment and may be temporarily boarded in association with such medical or surgical treatment.

Veterinary Services with Boarding and/or Day Care: Establishments where household animals receive medical and surgical treatment, and which offer boarding or animal day care services and facilities not associated with medical or surgical treatment.

Warehousing: The use of a building or structure as storage space for goods, merchandise, or equipment and where the facility owner/operator of the warehouse is the owner of the goods or is the entity that offers the goods for sale or resale.

Wholesaling: The sale of commercial goods at or near production cost. The wholesaling use category includes firms involved in the sale, of products primarily intended for industrial, institutional, or commercial businesses. Businesses may or may not be open to the general public, but sales to the general public are limited.
agent of the property owner may file an Administrative Adjustment application whenever any one of the following deviations from the provisions of this Specific Plan is proposed:

A. Condition of Approval. If an Administrative Adjustment process is not already included in an approved conditional use permit or administrative use permit, a minor deviation from a condition of approval.

B. Development Standards. A deviation in any numeric development standard, excluding the number of required parking spaces, density, height, or floor area ratio, not exceeding 10 percent.

C. Curb Cuts for Additions. A deviation from the standard required by Section 4.4.5.B (Additions to Buildings).

Findings and required notice for Administrative Adjustments shall comply with ESMC Chapter 15-24 (Adjustments).

4.5.2 Community Benefits Plan

Community benefits are based on the principle that in exchange for allowing incremental increases in development intensity, the community should, in return, receive certain benefits, including beneficial design features such as publicly accessible open space and other development requirements that serve the community's core needs. Any project in Smoky Hollow proposing a deviation from development standards beyond the minor deviations allowed by Section 4.5.1 Administrative Adjustment shall submit a Community Benefits Plan for review and approval by the Director. The Community Benefits Plan shall outline the request for flexibility from strict interpretation of the development standards and regulations of this Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in this Specific Plan that would be provided. Examples of potential community benefits include, but are not limited to, publicly accessible open space, publicly accessible parking, enhanced accessibility improvements, and implementation and/or funding of streetscape improvements identified in this Specific Plan. See Table 4-I: Community Benefits Plan for a description of the process and requirements for Community Benefits Tiers I and II.

4.6 APPEALS

All appeals pertaining to the Smoky Hollow Specific plan shall be conducted in accordance with the provisions of ESMC Chapter 15-25.

4.7 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

Modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. The City will process revisions pursuant to California Government Code Section 65450, et seq. All Specific Plan amendments shall be found consistent with the El Segundo General Plan in compliance with Government Code Section 65454. The Specific Plan may be amended as often as deemed necessary by the City Council in compliance with Government Code Section 65453.
### Table 4-1: Community Benefits Plan

<table>
<thead>
<tr>
<th>Community Benefits Tiers</th>
<th>Review/Approval Authority</th>
<th>Applicable Projects</th>
<th>Findings</th>
</tr>
</thead>
</table>
| Community Benefits Tier I | Planning Commission       | Projects that include any of the following components shall be considered under the Tier I review process:  
  **A.** FAR deviation up to 1.5  
  **B.** One or more deviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment | A Community Benefits Plan for Tier I may be approved if the following findings are made:  
  **A.** The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;  
  **B.** The proposed community benefit provides exemplary project and/or streetscape design; and  
  **C.** The proposed community benefit directly implements objectives of the Specific Plan. |
| Community Benefits Tier II | City Council              | Projects that include any of the following components shall be considered under the Tier II review process:  
  **A.** Building height deviation up to 50 feet  
  **B.** FAR > 1.5  
  **C.** Three or more deviations to standards (one of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment | A Community Benefits Plan for Tier II may be approved if the following findings are made:  
  **A.** All findings in Tier I; and  
  **B.** The value of the community benefits bear a relationship to the value generated by the project; and  
  **C.** The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area. |
AGENDA DESCRIPTION:
Consideration and possible action regarding City Council approval of Environmental Assessment No. EA-1198 and Zone Text Amendment No. ZTA 17-06 to establish a parking in-lieu fee program in the Smoky Hollow area.
(Applicant: City of El Segundo).

Address: Citywide

RECOMMENDED COUNCIL ACTION:
1. Waive second reading and adopt Ordinance No. 1574 for Environmental Assessment No. EA-1198 and Zone Text Amendment No. ZTA 17-06 to establish a parking in-lieu fee program in the Smoky Hollow area and adopt a parking in-lieu fee; and/or,
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Ordinance No. 1574

FISCAL IMPACT: None.

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Appropriation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Account Number(s):</td>
<td>N/A</td>
</tr>
</tbody>
</table>

STRATEGIC PLAN:

Goal: Champion Economic Development and Fiscal Sustainability

Objective: The City will implement a comprehensive economic development strategy to ensure the City encourages a vibrant business climate that is accessible, user-friendly and welcoming to all residents and visitors.

ORIGINATED BY: Gregg McClain, Planning Manager
REVIEWED BY: Sam Lee, Planning and Building Safety Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On September 18, the City Council introduced an Ordinance to establish a parking in-lieu fee program for the Smoky Hollow Specific Plan area. In addition, the City Council adopted Resolution No. 5100 establishing a parking in-lieu fee amount.

The Council may waive the second reading and adopt the Ordinance. If the Ordinance is adopted by the City Council at its October 2nd meeting, the effective date of the Ordinance will be November 1, 2018, which is thirty (30) days from the adoption date.
ORDINANCE NO. 1574

AN ORDINANCE APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1198 AND AMENDING TITLE 15 OF THE EL SEGUNDO MUNICIPAL CODE TO ESTABLISH A PARKING IN-LIEU FEE PROGRAM FOR THE SMOKY HOLLOW SPECIFIC PLAN AREA

(Zone Text Amendment ZTA 17-06)

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

SECTION 1: The Council finds and declares as follows:

A. Under the California Constitution, the City of El Segundo has broad authority, under its general police power, to regulate the development and use of real property within its jurisdiction to promote the public welfare (Cal. Const. art. XI, § 7);

B. As part of its police power, the City may adopt development fees of general applicability, provided that the fee bears a reasonable relationship to the impacts of the development project (Cal. Building Industry Assoc. v. City of San Jose (2015) 61 Cal.4th 453; Gov. Code § 66001);

C. On July 13, 2017, the City initiated the process to amend the El Segundo Municipal Code (ESMC) to create a parking in-lieu fee program for the Smoky Hollow Specific Plan area. The program’s intent is to allow the payment of a fee as an alternative method of meeting the City’s parking requirements for private development, to encourage such development within the plan area;

D. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the “CEQA Guidelines”);

E. On June 14, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including information provided to the Planning Commission by city staff; and, continued the public hearing to its June 28, 2018 meeting;

F. On June 28, 2018, the Planning Commission completed the public hearing regarding the application and adopted Resolution No. 2827 recommending that the City Council approve the proposed project;

G. On August 21 and September 18, 2018, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding this ordinance; and
H. This ordinance and its findings are made based upon the entire administrative record including testimony and evidence presented to the City Council at its August 21 and September, 2018, hearing and the staff report.

SECTION 2: General Plan Findings. As required under Government Code Section 65860, the ESMC amendments in this ordinance are consistent with the El Segundo General Plan as follows:

A. This ordinance is consistent with Objective LU1-3 of the General Plan Land Use Element in that it permits the continued operation and orderly conversion of existing uses, by providing an alternative method of meeting the City’s parking requirements.

B. This ordinance is consistent with Objective LU4-3 of the General Plan in that it facilitates development of new office and research and development (R&D) uses. The ordinance does so by allowing the conversion of older warehouses to office and R&D uses without having to provide additional parking spaces onsite.

C. This ordinance is consistent with Goal LU7 to provide the highest quality public facilities, service, and public infrastructure possible to the community. The parking in-lieu fee program will provide funding for public parking for the Smoky Hollow area of the City.

D. This ordinance is consistent with Goal ED2 of the Economic Development Element to provide a supportive and economically profitable environment as the foundation of a strong local business community. This ordinance does so by investing in shared parking infrastructure which encourages commercial and industrial development.

E. This ordinance is consistent with Objective C3-2 of the Circulation Element in that it considers the impacts of land use decisions on the City’s parking situation. The parking in-lieu fee program will help ensure adequate shared parking is provided for new development in the Smoky Hollow Specific Plan area. This ordinance takes into consideration the anticipated amount of new development in the draft Smoky Hollow Specific Plan, which is approximately 517,000 square feet. This ordinance also takes into account and will help address the shortage of parking in the Specific Plan area currently, which is estimated to be approximately 2,200 spaces.

F. Considering all of its aspects, this ordinance furthers the objectives and policies of the general plan and will not obstruct their attainment.

SECTION 3: Zone Text Amendment Findings. In accordance with ESMC Chapter 15-26 (Amendments), this ordinance is consistent with and necessary to carry out the purpose of the ESMC as follows:
A. This ordinance is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources.

B. This ordinance is necessary to facilitate the development process and ensure the orderly development of buildings and the location of uses in the City. The intent of this ordinance is to establish a parking in-lieu fee program allowing the payment of a fee in order for new development to meet the City’s off-street parking requirements, and to develop shared public parking facilities to meet the parking demand for private development. This program will facilitate and expedite the development process and provide economic and social benefits resulting from the orderly planned use of land resources.

SECTION 4: Environmental Assessment. The zone text amendment and proposed fee is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it is for general policies and procedure-making. It does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Resolution will be subject to CEQA review as part of the entitlement review of the project. The zone text amendment and fee will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

SECTION 5: ESMC Section 15-15-6 (Required Parking Spaces), Subsection D (Parking of Licensed Recreation Vehicles and Habitable Vehicles) is deleted and replaced as follows:

D. Parking Of Licensed Recreational Vehicles And Habitable Vehicles:

1. Parking of any mobile home, camper, house trailer or other habitable vehicle outside of an authorized mobile home park or licensed recreational vehicle parking facility is prohibited except that such vehicles may be parked on any public property or right of way subject to any applicable parking restrictions of this code, or on any developed residential lot as long as the vehicle, if parked in a front yard, is parked on a nonporous surface pad adequate to accommodate the parked vehicle.

2. A habitable vehicle parked on private property may be occupied for residential purposes for no longer than seventy two (72) hours (outside of an authorized mobile home park) within any thirty (30) day period. No habitable vehicle may be occupied for commercial purposes except as otherwise provided by this code.

D. Parking in-lieu fees.

Notwithstanding any provision of this Code to the contrary, the City Council may designate certain areas within the City where, in lieu of providing the number of on-site parking spaces required by this
chapter or applicable specific plan, such requirement may be satisfied by paying a parking in-lieu fee in an amount set by City Council resolution. Designated parking in-lieu fee areas and the process for payment of parking in-lieu fees are described in Chapter 15-27B of this code.

SECTION 6: ESMC Chapter 15-15 is amended to add a new section (Section 15-15-8, Parking of Licensed Recreation Vehicles and Habitable Vehicles) as follows:

15-15-8 Parking of Licensed Recreational Vehicles and Habitable Vehicles:

1. Parking of any mobile home, camper, house trailer or other habitable vehicle outside of an authorized mobile home park or licensed recreational vehicle parking facility is prohibited except that such vehicles may be parked on any public property or right of way subject to any applicable parking restrictions of this code, or on any developed residential lot as long as the vehicle, if parked in a front yard, is parked on a nonporous surface pad adequate to accommodate the parked vehicle.

2. A habitable vehicle parked on private property may be occupied for residential purposes for no longer than 72 hours (outside of an authorized mobile home park) within any 30 day period. No habitable vehicle may be occupied for commercial purposes except as otherwise provided by this code.

SECTION 7: A new ESMC Chapter 15-29 is added to read as follows:

CHAPTER 29

PARKING IN-LIEU FEES

15-29-1: PURPOSE

This chapter establishes fees in lieu of providing on-site parking spaces within designated parking in-lieu fee areas.

15-29-2: PARKING IN-LIEU FEE AREAS.

Any property owner of a property located within the area enclosed by a bold dashed line on the parking in-lieu fee area map may pay parking in-lieu fees as established by the City Council, in lieu of providing required on-site parking spaces as outlined in Section 15-15-6 of this code or applicable Specific Plans.

Parking in-lieu fee area
15-29-3: PAYMENT.

A. Timing of payment.

The parking in-lieu fee must be paid before the City issues a Certificate of Occupancy for the project or formally approves the project when such project does not require a Certificate of Occupancy. In addition, the parking in-lieu fee may be paid over a period of time, as approved by City Council resolution.

B. Use of funds.

Funds collected by the City from such payments must be deposited in a separate fund and may not be commingled with any other City fund. Monies from the in-lieu fund may only be used for acquiring, developing and maintaining additional on-street and off-street parking and parking facilities within or adjacent to the area where they are collected. Funds paid to the City for in-lieu parking are non-refundable.
C. Written agreement/contract required.

Notwithstanding any other provision of this Chapter, payment of the parking in-lieu fee must be provided by means of a written contract with the City. The contract must meet requirements identified by City Council resolution and approved as to form by the City Attorney.

15-29-4. NO VESTED RIGHTS.

Payment of a parking in-lieu fee does not provide or vest any property owner with a special right, privilege or interest of any kind in any parking facility that may result from the payment of the fee. The City retains sole discretion to decide when and how the fees will be spent in accordance with this chapter. The City retains sole discretion to determine where and when it will build parking, and the City is under no obligation to, and makes no such representation that it will, build parking in a location near the fee payer's property or that is advantageous to the fee payer.

15-27B-5 DIRECTOR APPROVAL REQUIRED.

Requests to pay parking in-lieu fees for more than 50% of the required parking spaces for a property or project as outlined in Section 15-15-6 of this code or applicable Specific Plans must be approved by the Director at his or her discretion. The Director must consider potential impacts to the surrounding area when deciding whether to approve such a request. The Director’s decision may be appealed to the Planning Commission pursuant to Section 15-25-2 of this Code.

SECTION 8: 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 9: 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 10: 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 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: 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 15 days after the passage and adoption of this Ordinance, cause a summary thereof to be published or posted in accordance with California law.

SECTION 13: This Ordinance will go into effect and be in full force and effect on the thirty-first day after its passage and adoption.

PASSED AND ADOPTED this 2nd day of October, 2018.

______________________________
Drew Boyles, Mayor

APPROVED AS TO FORM:

__________________________________________
Mark D. Hensley, City Attorney

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. 1574 was duly introduced by said City Council at a regular meeting held on the 18th day of September, 2018, 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 2nd day of October, 2018, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

________________________
Tracy Weaver, City Clerk
AGENDA DESCRIPTION:

Consideration and possible action to approve the Joint Powers Agreement for the Los Angeles Area Regional Training Group (RTG); Adopting Resolution No. _____ supporting the El Segundo Fire Department’s membership within the RTG authority, and authorizing the City Manager to execute the JPA. (Fiscal Impact: $0)

RECOMMENDED COUNCIL ACTION:

1. Approve the Los Angeles Area Regional Training Group (RTG) Joint Powers Agreement (JPA)
2. Adopt Resolution No. _____ approving membership within the Los Angeles Area Regional Training Group (RTG) Joint Powers Authority
3. Authorize the City Manager to execute the JPA agreement and to take such reasonable actions as may be required to implement the intent of the program
4. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Exhibit A - Joint Powers Agreement For Los Angeles Area Regional Training Group (RTG)
2. Exhibit B – Resolution No. _____, authorizing the El Segundo Fire Department to join the Regional Training Group (RTG) Joint Powers Authority
3. Exhibit C - Questions & Answers Document

FISCAL IMPACT: None

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

ORIGINATED BY: Carol Lynn Umer, Senior Management Analyst
REVIEWED BY: Chris Donovan, Fire Chief
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

There are 30 fire departments within Los Angeles County and each Fire Chief has membership within the Los Angeles Area Fire Chiefs Association (LAAFCA). LAAFCA recognized the need for regional training more than a decade ago and established the Regional Training Group (RTG), which is largely supported through Homeland Security Grant funds. By establishing the RTG Joint Powers Agreement (JPA), the Los Angeles Region is on the cusp of developing the next major cooperative nationally recognized Fire Service program which will continue regional training far beyond the availability of Federal grant dollars.
Fire agencies within the Los Angeles County Operational Area have worked together for years to prepare for natural, technological and human-caused disasters. California led the way in the 1940's with the development of the statewide mutual aid system. Then Southern California fire agencies, through FIRESCOPE, developed the Incident Command System (ICS) to strengthen the command and coordination of fire resources responding to and managing large scale emergencies. Both of these regional fire service systems are now in use nationwide.

Several years ago, in keeping with the progressive approach within the Southern California fire service, LAAFCA established a vision to create and operate a nationally recognized regional training and education program. Through this initiative to develop regional training for the ever-changing fire service environment, the RTG has proven to be quite successful at creating, conducting and evaluating regional training through multi-agency integration. The outcomes have been remarkable and are indeed a force multiplier in comparison to what a local, independent fire department can accomplish within its own training apparatus. Currently 9,000 professional firefighters within LAAFCA’s sphere of influence serve a population of well over 10 million people and the RTG efforts have ramped up resource leverage, have increased the capacity of first responders and specialty teams to handle the most critical work required in the event of terrorism or other disaster and have become a State, if not Nationally recognized initiative – simply put the LAAFCA RTG vision of regional training has become a reality and is a very important component of all 30 fire departments within the region.

Through RTG’s regionalized training, emergencies are handled more seamlessly, thus, increasing the fluidity of the operation. When a disaster strikes the LA region, no one department will be able to handle all calls for assistance in a widespread emergency response. Through this cooperation, the 30 fire agencies in the LA region have built relationships by promoting trust with the goal of achieving interoperability between all partner agencies. Beyond the operational benefits, firefighter service delivery improvements to all communities within Los Angeles County, as well as improvements in preparation and response to terrorism or other large-scale disasters have improved. Example of training that will be provided by the RTG include: Green Cell Training (simulations of managing large-scale emergencies); Video training and field support for homeland security preparedness (Active Shooter Training, Urban Search & Rescue, Hazardous Materials Response and Incident Command Training to name a few); and access to regional training centers.

The Joint Powers Agreement under consideration will ensure regional training continues even as Federal Homeland Security funds diminish. In fact, the past three-years has seen an annual *$20 million dollar reduction in Homeland Security funding that would otherwise be available for projects such as RTG and there is no certainty that these dollars will return to levels that were once the norm.

*Funding for the Los Angeles Regional Interoperable Communication System (LA-RICS) has seen a three-year $60 million dollar carve out for the project; funds that were used for such projects as the RTG.
By joining of the Joint Powers Agreement (JPA) agencies are guaranteeing participation in fire service regional training even if Federal dollars expire. Additionally, by becoming an early adopter to the RTG JPA, the Fire Chief will become a board member and will determine critical aspects that will impact future training such as:

- Creating Bylaws and/or other guidelines
- Developing Overall Policy & Strategies for regional training
- Developing a comprehensive plan for equitable funding
- Developing a budget
- Creating committees and sub-committees, as needed
- Other related responsibilities as set forth by the JPA Board that will benefit all local fire departments that choose to form the Regional Training Group Authority

There is no fee associated with joining the RTG JPA at this time, however, it is anticipated that establishing a budget and seeking funding from member agencies will be a top priority. We can anticipate that current El Segundo Fire Department training dollars, from the General Fund, could be diverted to the RTG JPA following a formula agreed upon by JPA members. That said, the goal will be to provide equity, fairness and transparency for all member agencies and ultimately to follow LAAFCA’s vision and training 9,000 professional firefighters as one.
EXHIBIT A

JOINT POWERS AGREEMENT FOR
LOS ANGELES AREA REGIONAL TRAINING GROUP

This Joint Powers Agreement ("Agreement") is executed by and among those public agencies, duly organized and existing, which are parties signatory to the Agreement, including parties that may later become signatories to this Agreement, for the purpose of operating a joint powers authority as provided in this Agreement. This Agreement is created pursuant to Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the California Government Code relating to the joint exercise of powers between the public agencies.

Each public agency executing this Agreement shall be referred to individually as "Member," with all referred to collectively as "Members."

RECITALS

WHEREAS, the Members have and possess the power and authority to organize and establish a consolidated area training group to address fire protection and safety issues for the benefit of the lands and inhabitants within their respective boundaries; and

WHEREAS, the Members propose to join together to establish, operate, and maintain a joint powers authority for the purpose of integrating, sharing, and combining resources, facilities, regional assets, and information related to training firefighters and researching fire prevention, protection, and safety techniques, issues, and information for the benefit of their respective lands and inhabitants; and

WHEREAS, it is in the public interest to provide a means by which other public agencies may request training and other services for the benefit of their lands and inhabitants; and

WHEREAS, it is to the mutual benefit of the Members to create a joint powers authority, and the Members have the authority under the Joint Exercise of Powers Act, in California Government Code Section 6500, et seq., to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained in this Agreement, the Members agree as follows:

ARTICLE 1
DEFINITIONS

Unless the context requires otherwise, the terms used in this Agreement shall have the following meanings:

1.01 "Act" shall mean the Joint Exercise of Powers Act, in California Government Code Section 6500, et seq.
1.02 "Agreement" shall mean this Joint Powers Agreement, as originally entered into and as amended from time to time in accordance with the provisions of this Agreement.

1.03 "Authority" shall mean the Los Angeles Area Regional Training Group created by this Agreement.

1.04 "Associate Member" means a public agency which is a party to an Associate Membership Agreement entered into between the Authority and such public agency pursuant to Article 4 of this Agreement.

1.05 "Board of Directors" or "Board" shall mean the governing body of the Authority.

1.06 "Bylaws" shall mean guidelines adopted by the Board of Directors setting forth policies and procedures for the operation of the Authority and for the exercise of the Board's powers granted in this Agreement, as amended from time to time by the Board.

1.07 "Director(s)" shall mean the individuals serving on the Board of Directors.

1.08 "Effective Date" shall mean the date referenced in Article 3 and upon which this Agreement becomes effective and binding upon the Members.

1.09 "Executive Committee" shall mean the Executive Committee of the Board of Directors of the Authority.

1.10 "Fiscal Year" shall mean that period of twelve months which is established by the Board of Directors or the Bylaws as the fiscal year of the Authority.

1.11 "Member" means any public agency as the term "public agency" is defined by Section 6500 of the Act, which includes, but is not limited to, any federal, state, county, city, public corporation, public district of this state or another state, or any joint powers authority formed pursuant to the Act by any of these agencies which has executed this Agreement and has become a member of the Authority.

**ARTICLE 2**

**CREATION OF JOINT POWERS AUTHORITY; PURPOSES**

2.01 Pursuant to the Act, there is hereby created a joint powers authority to be known as Los Angeles Area Regional Training Group (also referred to herein as the "Authority"). The Authority shall be a public entity separate and apart from the Members, and shall administer this Agreement.

2.02 The purpose of the Authority is to establish a separate organization for the exercise of powers common to the Members, which may include conducting coordinated trainings and sharing resources, including but not limited to, facilities, equipment, and information, related to training firefighters and researching fire prevention, protection, and safety techniques, issues,
and information, and to address emerging and existing fire protection and safety issues for the benefit of their respective lands and inhabitants, in the manner set forth in this Agreement.

2.03 The Authority is intended to conduct coordinated fire protection and safety trainings, and to address emerging fire protection and safety issues throughout the Los Angeles County area and other areas that appear to have a connection or nexus to Los Angeles County, encouraging maximum cooperation between all fire department agencies, and promoting the safety of both fire personnel and the public, accomplished in an effective manner by the following means, including but not limited to:

a) Researching, identifying and selecting a records and business management system to be utilized by all Members for financial records, logistical support, training needs, and other purposes.

b) Designing an initial plan to utilize training centers for training focused on firefighting activities, including Fire Suppression, Paramedic, Hazardous Materials and Urban Search and Rescue training.

c) Constructing and conducting a comprehensive training needs assessment for the Authority or its Members.

d) Training regional training staff and instructors on procedures and defining expectations to enable the success of the collaborative efforts.

e) Designing a comprehensive plan for equitable, effective education and training delivery for Members that utilizes all available delivery systems and training centers, sites, or facilities used by the Authority.

f) Updating the comprehensive plan for equitable, effective education and training deliveries for Members based on experience using the plan on an ongoing basis.

ARTICLE 3
PARTIES TO AGREEMENT; EFFECTIVE DATE

3.01 This Agreement shall become effective, and the Authority shall come into existence, when this Agreement is authorized and executed by not less than three (3) public agencies (“Effective Date”).

3.02 Members may submit written notice of immediate withdrawal from the Authority within 180 days after the Bylaws are adopted. There will be no costs for any Member that withdraws from the Authority within this time period. It is the intent of the Members that Bylaws will be developed and adopted by the Board, as authorized under Section 6.04(a), and that the Authority will seek applicable and necessary liability coverage during this period.

Notice shall be given to all Members pursuant to Section 18.02 within five (5) business days of adoption of the Bylaws. The notice shall include a copy of the adopted
Bylaws. After the Bylaws have been adopted, Members may withdraw from the Authority during the specified period in accordance with the provisions of this Section 3.02. After expiration of the stated time period, any Member may withdraw from the Authority in accordance with Article 16 of this Agreement, and will be reimbursed its pro-rate portion of monetary contributions as set forth in Article 16.

ARTICLE 4 
ASSOCIATE MEMBERSHIP AGREEMENT

4.01. Power to Enter Into Associate Membership Agreements. In addition to those powers specified in this Agreement, the Authority shall have the power to enter into Associate Membership Agreements with any public agency upon the approval thereof by a majority vote of all members of the Board.

4.02. Contents of Associate Membership Agreement. Each Associate Membership Agreement shall:

a) State that the public agency is an Associate Member of the Authority.

b) Specify that the purpose of the Associate Membership Agreement is (i) to facilitate cooperation between fire department agencies to carry out the stated purposes of the Authority; and (ii) to contribute fire department personnel or facilities, who or that shall remain under the general direction and control of the respective Associate Member agency to which they or it belongs, to the Authority to assist in carrying out the activities of the Authority.

c) Restrict the powers and obligations of such Associate Member public agency with respect to the Authority to those enumerated in this Article 4;

d) Specify that such public agency shall not have the power to: (i) vote on any action to be taken by the Authority; or (ii) appoint a Director to the Board;

e) Specify the fees, if any, to be charged such public agency for its participation in the Authority; and

f) Specify to what extent, if any, the Associate Member may share in asset distributions.

4.03. Approval of Associate Membership Agreements. In determining whether to approve an Associate Membership Agreement with a public agency which proposes to be an Associate Member, the Board may take into account any criteria deemed appropriate to the Board.
ARTICLE 5
POWERS

5.01 The Authority shall possess in its own name all powers granted to it by law, including, but not limited to, any powers common to the Members, and the following enumerated powers:

a) To make and enter into, in its own behalf and not on behalf of the individual Members, contracts consistent with this Agreement, including, but not limited to, contracts to retain or provide services, contract to permit others to use facilities, rent out facilities, and to purchase, lease, or dispose of equipment or supplies.

b) To acquire by purchase or lease, hold, and dispose of property, real and personal.

c) To receive gifts, contributions, and donations of property, funds, services, and other forms of assistance from persons, firms, corporations, entities, Members, and any governmental entity, in accordance with applicable laws, including applicable Los Angeles County Conflict of Interest Code and State conflict of interest laws.

d) To sue and be sued in its own name.

e) To apply for, accept, and receive appropriate grants, loans, and other assistance under any Federal, State, or local programs for assistance in developing any of its programs or providing services to other public entities.

f) To issue bonds and to otherwise incur debts, liabilities and obligations, provided that no such bond, debt, liability or obligation shall constitute a debt, liability or obligation of the individual respective Members.

g) Apply for, accept, and receive all licenses and permits from any federal, state, or local public agency.

h) To appoint committees and adopt rules, regulations, policies, Bylaws, and procedures governing the operation of the Authority.

i) To add Members or Associate Members to the Authority as approved by the Authority Board of Directors and the existing Members as provided herein.

j) To appoint/hire officers, employees, agents, or consultants and adopt personnel rules and policies governing officers and employees.

k) To reimburse Members for overtime expenditures of a Member's contributed personnel who is/are assigned to assist in carrying out the activities of the Authority as directed by the Executive Director of the Authority and approved by the Executive Committee in accordance with Section 13.06 of this Agreement. Such overtime expenditures, if any, shall be paid in accordance with all applicable State and Federal laws, including the Fair Labor Standards Act.
l) To purchase equipment with prior approval by the Executive Director and pursuant to the Board's purchasing policy.

m) To assign personnel contributed from the Members or Associate Members to positions that fulfill the needs of the Authority, who shall remain under the general direction and control of the respective Member or Associate Member agency to which such personnel belong.

n) To invest, or cause to be invested, and manage, or cause to be managed, Authority funds, by and through the Treasurer, in accordance with State law.

o) To obtain all types of insurance as may be necessary to cover the liabilities of the Authority or its Members as determined by the Board.

p) To exercise such other powers and authority as are necessary and proper to carry out its functions herein, and as provided in the Act or otherwise permitted by law.

5.02 Pursuant to Government Code Section 6509, the powers of the Authority shall be exercised in accordance with the Act, and shall be subject to the restrictions upon the manner of exercising such powers that are imposed upon the El Segundo Fire Department.

5.03 Each Member expressly retains all rights and powers to finance, plan, develop, construct, equip, maintain, repair, manage, operate, and control equipment, facilities, properties, projects, and information that it deems in its sole discretion to be necessary or desirable for its own fire protection needs, and that are authorized by the laws governing it. This Agreement shall not be interpreted, and the Authority created herein, shall not have the power to impair or control any of the Members' respective rights, powers, or title to such equipment, facilities, properties, information, and projects, nor shall any Member be required to provide additional personnel, equipment, or services to the Authority than as provided in this Agreement, without the written consent of the Member.

5.04 Each Member expressly retains all rights and powers to use other funds or funding sources to finance, plan, develop, construct, equip, maintain, repair, manage, operate, and control equipment and facilities for their fire protection and safety needs.

ARTICLE 6
ORGANIZATION

6.01 Composition of Board. The Authority shall be governed by the Board of Directors, which shall be composed of the Fire Chief of each member agency. Each Director may designate an alternate to act in his/her place on the Board, provided the alternate is a person at executive command rank. Each Member shall provide a written designation of its Director representative to the Authority. The Board shall maintain a list of all current Members in good standing who serve on the Board. The Board of Directors may allow for an alternate of
the designated representative to the Authority in accordance with the Bylaws of the Authority.

6.02 Termination of Status as Director. A Director shall be removed from the Board of Directors upon the occurrence of any one of the following events:

a) The withdrawal or removal of the appointing Member from the Authority;

b) The death or resignation of the Director, in which case the appointing Member will provide a replacement Director;

c) The Authority's receipt of written notice from the Member that the Director appointed by that Member is no longer qualified; or

d) The Board by at least a two-thirds (2/3) vote of the entire Board determines to remove a Director, in which case the appointing Member will provide a replacement Director.

6.03 Compensation. Directors and their alternates, if any, are not entitled to compensation by the Authority. The Board of Directors may authorize reimbursement of expenses incurred by Directors in the performance of services for the Authority where such expenses are not paid by the appointing Member.

6.04 Powers of Board. The Board of Directors shall have the following powers and functions:

a) Except as otherwise provided in this Agreement, the Board shall exercise all powers and conduct all business of the Authority, either directly or by delegation to other bodies or persons. The primary objective of the Board is to establish overall policy and strategy. As such, the Board may adopt and amend Bylaws or other guidelines setting forth policies and procedures for the operation of the Authority and for the exercise of the Board's powers granted herein.

b) The Board may form an Executive Committee, as provided in Article 8. The Executive Committee may exercise all powers or duties of the Board, except (i) the adoption of the Authority's annual budget or any amendments thereto, (ii) the adoption of the Bylaws or any amendments thereto, and (iii) the issuance of bonded debt, which powers are expressly reserved to the Board. All actions by the Executive Committee shall be subject to review, and approval, modification, or disapproval, by the Board at its discretion.

c) The Board may form, as provided in Article 10, such other advisory committees as it deems appropriate or it may delegate such power to the Executive Committee in the Bylaws or by resolution of the Board. The membership of any such other committee may consist in whole or in part of persons who are not Directors of the Board.

d) The Board shall cause to be prepared, and shall review, modify as necessary, and adopt the annual operating budget of the Authority. To the extent that the
budget includes funding by Members, such funding is subject to approval by the
governing bodies of those Member agencies. Adoption of the budget may not be
delegated.

e) The Board shall receive, review and act upon periodic reports and
audits of the funds of the Authority, as required under Articles 10 and 13 of this
Agreement, including contracting with a certified public accountant for an annual audit of
accounts, records, and financial affairs of the Authority as necessary or required.

g) The Board shall have such other powers and duties as are reasonably necessary to
carry out the purposes of the Authority including but not limited to making and
entering into contracts; employing agents and employees; acquiring, holding, and
disposing of property; incurring debts, liabilities or obligations necessary for the
operation of the Authority; receiving, accepting and expending or disbursing funds, by
contract or otherwise, for purposes consistent with the provisions hereof; adopting
contracting and purchasing rules and regulations, internal financial controls, personnel
rules and regulations, maintaining at all times a complete and accurate system of
accounting for all funds of the Authority, and similar rules and regulations consistent
with State law governing public agencies.

h) Adopt any rules, regulations, and policies as may be required for meetings, the conduct of
meetings, and the orderly operation of the Authority.

ARTICLE 7
MEETINGS OF THE BOARD OF DIRECTORS

7.01 Regular Meetings. The Board of Directors shall hold at least two (2) regular meetings each
year. The Board of Directors shall fix by resolution or in the Bylaws the date upon which, and
the hour and place at which, each regular meeting is to be held. Meetings of the Board of
Directors, Executive Committee, and any other "legislative body" of the Authority, as that term
is defined in Section 54952 of the California Government Code, shall be called, noticed, and
conducted in accordance with the Ralph M. Brown Act, Section 54950 et seq. of the California
Government Code.

7.02 Minutes. The Authority shall have minutes of each regular, adjourned regular, and special
meetings kept by the Secretary. As soon as practicable after each meeting, the Secretary shall
forward to each Board member a copy of the minutes of such meeting.

7.03 Quorum. A majority of all members of the Board and the Executive Committee,
respectively, is a quorum for the transaction of business. A vote of the majority of a
quorum at a meeting of the Board or the Executive Committee is sufficient to take action
unless otherwise provided in the Bylaws; except that a majority of all members of the
Board is required in order to take action on: (i) the adoption of the Authority's annual
budget and any amendment(s) thereto, (ii) the adoption of the Bylaws and any
amendment(s) thereto, and (iii) the issuance of any bonded debt of the Authority. However,
less than a quorum may adjourn from time to time but may not take action on matters before the Board or Executive Committee.

7.04 **Voting.** Each Director of the Board shall have one vote.

**ARTICLE 8**
**EXECUTIVE COMMITTEE**

8.01 As set forth in Section 6.04 above, the Board may establish an Executive Committee which shall consist of no less than three (3) Directors selected from the Board. The Board will determine the number of Directors to serve on the Executive Committee. The Executive Committee will include the Chair of the Authority designated pursuant to Article 9. Except as otherwise provided herein, the composition, the terms of office of the Directors serving on the Executive Committee, and the conduct of the Executive Committee shall be as provided in the Bylaws. The Executive Committee shall conduct the business of the Authority between meetings of the Board, exercising all those powers as provided for in Section 6.04(b), or as otherwise delegated to it by the Board.

8.02 Each Director on the Executive Committee, except for the Chair of the Authority, shall be confirmed and approved by the Board of Directors by a majority vote of the entire Board.

8.03 Any vacancy on the Executive Committee shall be filled by the Board within ninety (90) days of the vacancy.

**ARTICLE 9**
**OFFICERS**

9.01 The Board shall nominate and elect a Chair, Vice Chair, and Secretary of the Authority, each for a term of two (2) years, from among the Directors at its last meeting of every odd-year Fiscal Year. Each officer shall assume the duties of the respective office upon election. If an officer ceases to be a Director of the Board, the resulting vacancy shall be filled at the next regular meeting of the Board held after the vacancy occurs or at a special meeting of the Board called to fill such vacancy. In the absence or inability of the Chair to act, the Vice Chair shall act as Chair. The Chair shall preside at and conduct all meetings of the Board. The Board may appoint such other officers as it considers necessary and as provided in the Bylaws.

**ARTICLE 10**
**COMMITTEES**

10.01 The Board may establish advisory committees as it deems appropriate or it may, in the Bylaws or by resolution, delegate such power to the Executive Committee. Members of committees shall be appointed by the Board or the Executive Committee. Each committee shall have those duties as determined by the Board or the Executive Committee or as otherwise set forth in the Bylaws. Each committee shall meet on the call of its chairperson,
and shall report to the Executive Committee and the Board as directed by the Board or the Executive Committee.

ARTICLE 11
LIABILITY OF BOARD OF DIRECTORS, OFFICERS AND COMMITTEE MEMBERS

11.01 The members of the Board of Directors, officers and committee members of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement.

11.02 No Director, officer or committee member shall be responsible for any action taken or omitted by any other Director, officer or committee member. No Director, officer or committee member shall be required to give a bond or other security to guarantee the faithful performance of his or her duties pursuant to this Agreement.

11.03 The Authority may acquire and maintain insurance protection as is necessary to protect the interest of the Authority and its Members in its administration of the Authority in accordance with Article 14 below.

ARTICLE 12
STAFF

12.01 Principal Staff. The following staff members shall be appointed by and serve at the pleasure of the Executive Committee:

a) Executive Director. The Executive Director shall administer the daily business and activities of the Authority, subject to the general supervision and policy direction of the Board and the Executive Committee; shall be responsible for all minutes, notices and records of the Authority; shall administer all contracts; may enter into contracts within authority set by the Board or Executive Committee, and shall perform such other duties as are assigned by the Board or Executive Committee. The Executive Director may be a contractor or an employee of one of the Members or Associate Members of the Authority and shall have obtained senior fire department management rank that will provide a range of operational capability to the Authority.

b) Legal Counsel. With the approval of the majority of the Board, legal counsel shall be appointed to serve as general counsel ("General Counsel") to the Authority.

12.02 Support Staff. Subject to the approval of funding in the Authority's budget and to the general supervision and direction of the Board and Executive Committee, the Executive Director shall provide for the appointment of such other staff as may be necessary for the administrative support of the Authority, which staff shall be employees of the Authority. Upon mutual agreement, a Member may provide supplemental administrative support services in exchange for reimbursement by the Authority, or as a contribution credit for
services. Administrative personnel of a Member performing these functions remain employees of the contributing Member, and are not employees of the Authority.

12.03 **Treasurer and Controller.** Pursuant to Section 6505.5 and 6505.6 of the Act, the finance director and finance manager from an original member agency will be selected and designated as the Treasurer and Controller, respectively, of the Authority. The Treasurer and the Controller shall be employees of the same Member. The Treasurer shall be the depository and have custody of all funds of the Authority. The Controller shall assure that there shall be strict accountability of all funds and reporting of all receipts and disbursements of the Authority. The Treasurer and Controller shall have the duties and obligations set forth in Section 6505, 6505.1, and 6505.5 of the Act, as those sections may be amended from time to time. To the extent permitted by the Act, the Board of Directors may change the Treasurer and Controller of the Authority to any person or entity that is authorized by the Act to occupy such offices.

12.04 **Compensation.** With the exception of the appointing Member for work performed by the designated Treasurer and Controller, per a written agreement approved by the Board of Directors for financial services, there shall be no direct compensation paid by the Authority to any individuals contributed by a Member or Associate Member agency to serve in the capacity as an officer of the Authority, such as the Executive Director, General Counsel, or any other individuals who are employed by a Member or Associate Member agency and contributed to the Authority under this Article 12, unless direct reimbursement is otherwise authorized pursuant to Section 12.02 or Section 13.06 of this Agreement.

12.05 **Personnel Contributed by Members.** Participating personnel (both sworn and non-sworn) assigned to the Authority by a Member or Associate Member shall not be considered employees or contractors of the Authority for any purpose. Such personnel shall during the period of assignment remain employees of the assigning Members or Associate Members.

**ARTICLE 13**

**BUDGET, OPERATING FUNDS, AND AUDITS**

13.01 **Annual Budget.** The Executive Director will prepare and submit to the Board of Directors in sufficient time for revision and adoption prior to July 1 of each year, the annual budget of the Authority for the next succeeding Fiscal Year.

13.02 **Disbursement of Funds.** The Executive Director or his/her designee shall cause to have warrants drawn for the payment of funds or disbursements and such requisition for payment in accordance with rules, regulations, policies, procedures, and Bylaws adopted by the Board. The Executive Director may apply for, receive, and use credit cards for the sole purpose of conducting Authority business in accordance with applicable written rules and regulations.

13.03 **Accounting.** All funds received by the Authority shall be placed in the custody of the Treasurer. These funds shall be given object accounts, and the receipt, transfer, or disbursement of such funds during the term of this Agreement shall be accounted for by the
Controller in accordance with generally accepted accounting principles applicable to governmental entities. There shall be strict accountability of all funds by the Controller. All revenues and expenditures shall be reported by the Controller to the Executive Committee on a quarterly basis, unless otherwise required by the Board of Directors.

13.04 Approval of Expenditures. All expenditures within the approved budget shall be made upon the approval of the Executive Director in accordance with the rules, policies, and procedures adopted by the Board.

13.05 Records and Audit. The Controller shall cause to be kept accurate and correct books of account showing in detail all financial transactions of the Members relating to the Authority, which books of account shall correctly show any receipts and also any costs, expenses, or changes paid or to be paid to a Member. These books and records of the Authority in the hands of the Controller shall be open to inspection at all times during normal business hours by any representative of a Member, or by any accountant or other person authorized by a Member to inspect the books of records. The Controller shall cause the books of account and other financial records of Authority to be audited annually, or biennially if so authorized by the Board of Directors, by an independent certified public accountant and any cost of the audit shall be paid by the Authority. The minimum requirements shall be those prescribed by the State Controller under California Government Code section 26909 and in conformance with generally accepted auditing standards. The annual audit, or biennial as the case may be, shall be submitted to the Board of Directors and the Executive Committee when completed.

13.06 Compensation of Contributed Personnel. All participating personnel contributed and assigned to the Authority by a Member or Associate Member shall have their salary, benefits, and overtime, if any, paid by the respective Member or Associate Member. The Authority may, but is not obligated to, reimburse a Member or Associate Member for expenses, or for the overtime of employees or for salary, benefits, and overtime of employees contributed for administrative support as authorized by Section 5.01(k) and Section 12.02, respectively and as approved by the Executive Director. It shall be the responsibility of the Authority to institute an auditing system wherein the hours worked by each individual will be documented and reported on a weekly basis for submission in a timely manner to the individual's contributing agency.

ARTICLE 14
INDEMNIFICATION AND INSURANCE

14.01 Obligations of the Authority. The debts, liabilities and obligations of the Authority ("Authority Obligations") shall be the debts, liabilities and obligations of the Authority alone. Authority Obligations shall not constitute debts, liabilities, and obligations of any individual Member, and the Members shall have no liability therefore.

14.02 Contributed Member Employees. The Members acknowledge that each Member may be contributing and assign its own personnel to a cooperative pool of personnel to provide service to the Authority. Each such contributing Member shall be solely responsible for and
retain all debts, liabilities, and other obligations for all activities of its employees while acting in the course and scope of their assignment to the Authority, and shall maintain sufficient insurance coverage, as determined by the Member, in effect at all times to cover any such claim, loss, liability, or obligation, or otherwise provide for payment of such liability. Members may elect to self-insure any insurance obligation under this Agreement.

14.03 **Member Indemnity for General Liability of Contributed Employee.** Each Member shall protect, defend, indemnify, and hold free and harmless the Authority and the other Members, their respective elected and appointed boards, officials, officers, agents, volunteers, and employees from and against any and all liabilities, damages, loss, cost, claims, expenses, actions, or proceedings of any kind or nature caused by an employee of the Member who is performing Authority primary or support functions, including, but not by way of limitation, injury or death of any person, injury or damage to any property, including consequential damages and attorneys' fees and costs, resulting or arising out of or in any way connected with the alleged willful or negligent acts or omissions in the course and scope of carrying out their responsibilities in the performance of their duties to the Authority and for which each Member shall maintain sufficient liability coverage, pooled self-insurance coverage, or a program of self-insurance, which includes coverage for contractual promises to indemnify, in effect at all times as determined by the Board of Directors, to cover any such damage claim, loss, cost, expense, action, proceeding, liability, or obligation.

14.04 **Member Indemnity for Workers Compensation Liability of Contributed Employee.** Each Member shall fully indemnify and hold harmless the Authority and each other Member, its officers, employees and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of the respective agency or any contract labor provider retained by the public agency, or (2) any claim, demand, suit or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of the fire department agency or any contract labor provider retained by the fire department agency.

14.05 **Risk Management.** The Authority shall employ the principles of sound risk management in its operations. Risks of loss shall be identified, evaluated, and treated in a manner that protects the Authority and each Member from adverse financial consequences. This may be accomplished in part through the purchase of appropriate commercial insurance. The Board of Directors may designate a Risk Manager from one of the Members (the "Authority Risk Manager") who shall act in an advisory capacity to the Board to provide guidance in the area of risk management, loss control, insurance procurement, and claims management. The Authority Risk Manager or his/her designee will be responsible for maintaining the original insurance policies and other risk management and insurance documents.
14.06 Authority Indemnity of Members. The Authority shall protect, defend, indemnify, and hold free and harmless the Members, their respective elected and appointed boards, officials, officers, agents, volunteers, and employees, and the individual Chair, Vice Chair, and Secretary, from and against any and all liabilities, damages, loss, cost, claims, expenses, actions, or proceedings of any kind or nature caused by staff employed by the Authority hired pursuant to Section 12.02 including, but not by way of limitation, injury or death of any person, injury or damage to any property, including attorney's fees and costs, resulting or arising out of or in any way connected with the alleged willful or negligent acts or omissions in the course and scope of carrying out their responsibilities in the performance of their duties to the Authority. This provision of indemnify shall not be construed to obligate the Authority to pay any liability including, but not limited to, punitive damages, which by law would be contrary to public policy or itself unlawful.

ARTICLE 15
MEMBER RESPONSIBILITIES

15.01 Each Member shall have the following responsibilities:

a) To appoint its Director, or alternate as may be allowed, to or remove from the Board as set forth in Article 6.

b) To consider proposed amendments to this Agreement as set forth in Article 18.

c) To make contributions in the form of membership premiums, assessments, and fees, if any, in accordance with the Bylaws and as determined by the Board, for the purpose of defraying the costs of providing the annual benefits accruing directly to each party from this Agreement. Any such contributions are subject to approval by the governing bodies of Member agencies from whom such contributions are sought.

d) To provide to the Authority such other information or assistance as may be necessary for the Authority to carry out fire protection or safety programs as determined by the Board.

ARTICLE 16
ADMISSION AND WITHDRAWAL OF PARTIES

16.01 Public agencies with fire departments and federal and California fire agencies may become Members of the Authority upon approval and execution of this Agreement and under such terms and conditions as are determined by the Bylaws and upon approval of the Board.

16.02 The Authority shall file a notice of this Agreement within 30 days of its Effective Date with the office of the California Secretary of State, as required by California Government Code Sections 6503.5 and 6503.6. Upon any change in membership, the Authority shall file a notice of such change of membership within 10 days of its Effective Date with the Secretary of State and with the county clerk of each county in which the Authority maintains an office, as required by California Government Code Section 53051.
16.03 Members may withdraw from the Authority in accordance with the following procedures and conditions:

a) A Member may withdraw as provided and in accordance with Section 3.02 of this Agreement.

b) After the expiration of the period provided in Section 3.02, a Member may withdraw as follows:

1) **Effective Date of Withdrawal for a Member or Associate Member.** Such withdrawal shall become effective sixty (60) days following the giving of written notice of withdrawal of participation by any Member or Associate Member agency to the Executive Director.

2) **Disposition of Monetary Contributions Upon Withdrawal.** Upon the withdrawal of a Member or Associate Member, that agency will be entitled to a pro-rata return of monetary contributions or payments it made to the Authority that have not been expended by the Authority as of the effective date of the Member’s or Associate Member’s withdrawal. The pro-rata return shall be calculated by taking the total monetary contributions or payments made by the then-existing Members and that have not been expended, encumbered, or contractually obligated by the Authority as of the effective date of the withdrawal, and dividing it by the number of then-existing Members. Such allocation shall be reduced by the amount of any delinquent fees or assessments owed by the Member or Associate Member. Each withdrawing or terminating Member acknowledges and agrees that it is not entitled to and has no right to a return or share of any property, supplies, equipment, or other interests of the Authority, except as set forth in this Section or as otherwise approved by a majority of the Board.

16.04 The Board of Directors may terminate membership of any Member or Associate Member for any or no reason upon majority vote of the entire Board, upon the effective date set by the Board.

16.05 Upon any withdrawal or involuntary termination of a Member, the Member shall remain responsible and liable for any claims, demands, damages, or liability arising from the Member’s membership in the Authority before the effective date of its withdrawal or involuntary termination of membership from the Authority. A Member shall not be responsible or liable for any claim, demand, damage, or liability arising after the effective date of its withdrawal or involuntary termination of membership from the Authority. The Authority may withhold funds otherwise owing to the Member or require the Member to deposit sufficient funds, as determined by the Board, to cover the Member’s contingent responsibility for the foregoing claim, demand, damage, or liability.
ARTICLE 17
DISSOLUTION AND DISPOSITION OF ASSETS

17.01 Except as provided herein, the Members agree that all supplies and equipment purchased by the Authority shall be owned and controlled by the Authority as its sole and separate property and not as property of any Member.

17.02 The Authority shall continue to exist and exercise the powers herein until the Authority is terminated and dissolved by a vote of two-thirds of the entire Board of Directors; provided, however, that no such dissolution shall be complete and final until the Authority has satisfactorily disposed of all financial obligations and claims, distributed all assets, and performed all other functions deemed necessary by the Board to conclude the affairs of the Authority.

17.03 Termination shall occur upon:

   a) The written consent of two-thirds of the Board of Directors; and

   b) Full satisfaction of all outstanding financial obligations of the Authority; and

   c) All other contractual obligations of the Authority have been satisfied.

17.04 In the event of such termination of the Authority, any funds remaining following the discharge of all debts and obligations shall be disposed of by distribution to each Member who is on the Board immediately prior to the termination of the Authority, a share of such funds proportionate to the contribution made to the Authority by the Member which have accrued during its participation, to the extent determined by the Board in its sole discretion to be fair and equitable and consistent to the distribution of assets as specified in the Bylaws.

17.05 Notwithstanding any other provisions of the Agreement, the Members agree to abide by the following procedure for selling of equipment in the event the Agreement is terminated. The equipment shall be given a fair market value by an appraiser agreed upon by the Board. Before the equipment is sold on the open market, each Member shall have the right to purchase the equipment at a price and under terms as agreed upon by the Board which may include a financing arrangement for the purchaser to allow for a transition period after the termination of this Agreement. If an agreement cannot be reached concerning a purchase of the equipment, then it shall be sold on the open market. Proceeds from the sale of equipment upon termination of the Agreement shall be distributed to the Members in a manner consistent with the distribution of assets as provided in the Bylaws, and any modifications to that formula adopted by the Board.

ARTICLE 18
MISCELLANEOUS

18.01 Amendments. This Agreement may be amended with the majority approval of the Members; provided, however, that no amendment may be made that would adversely affect the
interests of the owners of bonds, letters of credit, or other financial obligations of the Authority. The Executive Director shall file a notice of the amendment to this Agreement within 30 days of its effective date with the office of the California Secretary of State, as required by California Government Code Sections 6503.5 and 6503.6.

18.02 Notices. Any notice required or permitted to be made hereunder shall be in writing and shall be delivered in the manner prescribed herein at the principal place of business of each party. The party may give notice by:

- Personal delivery;
- E-mail;
- U.S. Mail, first class postage prepaid;
- Facsimile; or,
- Any other method deemed appropriate by the Board.

At any time, by providing written notice to the other parties to this Agreement, any party may change the place, facsimile number, or e-mail for giving notice. All written notices or correspondence sent in the described manner will be deemed given to a party on whichever date occurs earliest:

- The date of personal delivery;
- The fifth business day following deposit in the U.S. mail, when sent by "first class" mail; or,
- The date of transmission, when sent by e-mail or facsimile.

18.03 Effective Date. This Agreement shall be effective at such time as provided in Section 3.01.

18.04 Conflicts of Interest. No official, officer or employee of the Authority or any Member shall have any financial interest, direct or indirect, in the Authority. Nor shall any such officer or employee participate in any decision relating to the Authority that affects his or her financial interests or those of a corporation, partnership, or association in which he or she is directly or indirectly interested, in violation of any State law or regulation. The Authority shall be subject to a Los Angeles County Conflict of Interest Code, as adopted by the Board of Supervisors, and must comply with all filing and other requirements as set forth therein and in State law.

18.05 Dispute Resolution and Arbitration. Disputes regarding the interpretation or application of any provision of this Agreement shall first, to the extent reasonably feasible, be resolved by and between any Members, or by and between any such Member and the Authority, through consultation between the parties. In the event the parties cannot resolve their dispute, then the Executive Committee shall form a subcommittee of three non-interested, objective Members of the Executive Committee who may resolve the dispute.
In the event the dispute cannot be resolved by the subcommittee of the Executive Committee, as provided hereinabove, the parties to the dispute agree to resolve the matter through non-binding mediation by a mediator to be mutually selected by the disputing parties.

In the event the dispute is not resolved by mediation, the dispute shall be resolved by binding arbitration. The parties shall submit such dispute for binding arbitration in Los Angeles County, California, before an arbitrator selected from Judicate West (or if it no longer exists, from the American Arbitration Association (AAA), or if that no longer exists, from JAMS, or if that no longer exists, from a similar arbitration organization.) Arbitration will be conducted in accordance with Judicate West’s, or other chosen arbitration organization’s, then current rules related to commercial arbitration. Judicate West’s Commercial Arbitration Rules can be found at: https://www.judicatewest.com/Services/DisplayPDF/127.

The parties shall have all rights for depositions and discovery as provided under the rules of the selected arbitration organization. The arbitrator shall apply California law to the proceeding. The arbitrator shall have the power to grant all legal and equitable remedies including provisional remedies and award compensatory damages provided by law, but the arbitrator may not order relief in excess of what a court could order. The arbitrator shall prepare and provide the parties with a written award including factual findings and the legal reasoning upon which the award is based. The arbitrator may award the prevailing party all reasonable attorneys’ fees, expert witness fees, and other litigation expenses, expended or incurred in such arbitration or litigation, unless the laws related to the claim that the party prevailed on preclude a court from awarding attorneys’ fees and costs to the prevailing party. Any court having jurisdiction may enter judgment on the award rendered by the arbitrator, or correct or vacate such award as provided by applicable law. The parties understand that by agreeing to binding arbitration, they are giving up the rights they may otherwise have to trial by a court or a jury and all rights of appeal, and to an award of punitive or exemplary damages.

18.06 Partial Invalidity. If any one or more of the terms, provisions, sections, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable or void for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, sections, promises, covenants and conditions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

18.07 Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the Members hereto.

18.08 Assignment. No Member may assign any right, claim or interest it may have under this Agreement, and no creditor, assignee or third party beneficiary of any Member shall have any right, claim, or title to any part, share, interest, fund or asset of the Authority.

18.09 Governing Law. This Agreement is made and to be performed in the County of Los Angeles, State of California, and as such California substantive and procedural law shall apply.
18.10 **Headings.** The section headings are for convenience only and are not to be construed as modifying or governing the language of this Agreement.

18.11 **Counterparts.** This Agreement may be executed in counterparts. Each executed counterpart shall have the same force and effect as an original instrument and as if all Members had signed the same instrument.

18.12 **Execution.** The legislative body or governing body of each Member enumerated herein have each authorized execution of this Agreement, as evidenced by the authorized signatures below, respectively. A Member's signature to this Agreement is not valid until its legislative or governing body has authorized execution of this Agreement.

18.13 **Entire Agreement.** This Agreement, supersedes any and all other agreements or representations, whether oral or written, between the parties hereto with respect to the subject matter hereof and contains all of the covenants and agreements between the parties with respect to any matter, and each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement or modification of this Agreement shall be effective only if executed in writing and signed by the Authority and all Members.

18.14 **Recitals.** The above recitals are true and correct and are incorporated in this Agreement by this reference.
IN WITNESS WHEREOF, each Member has caused this Agreement to be executed and attested by its proper officers thereunto duly authorized, its official seals to be hereto affixed, as follows:

[MEMBER] Authorization
for Membership in the Los Angeles County Regional Training Group

IN WITNESS WHEREOF, [MEMBER], by Resolution of its [GOVERNING BOARD] has caused this Joint Powers Agreement to be executed on its behalf by the [MEMBER EMPLOYEE TITLE], and attested by [BOARD] Clerk, as of the date so executed below.

[MEMBER NAME]

Dated: ___________________________ By: ___________________________

NAME
TITLE

ATTEST: ___________________________ APPROVED AS TO FORM:

By: ___________________________ By: ___________________________

NAME
TITLE

NAME
TITLE
EXHIBIT B

RESOLUTION NO. ____

A RESOLUTION BY THE CITY COUNCIL APPROVING THE LOS ANGELES AREA REGIONAL TRAINING GROUP (RTG) JOINT POWERS AGREEMENT; AUTHORIZING THE CITY’S MEMBERSHIP IN THE LOS ANGELES AREA REGIONAL TRAINING GROUP AUTHORITY; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE JPA AGREEMENT.

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

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

A. The City recognizes the need to organize and establish a consolidated area training group to address fire protection and safety issues for the benefit of the lands and inhabitants;

B. The City supports the efforts to establish, operate, and maintain a joint powers authority for the purpose of integrating, sharing, and combining resources, facilities, regional assets, and information related to training firefighters and researching fire prevention, protection, and safety techniques, issues, and information for the benefit of their respective lands and inhabitants; and

C. The Joint Powers Agreement (JPA) attached as Exhibit A, and incorporated by reference, creates a Joint Powers Authority to conduct coordinated fire protection and safety trainings, and to address emerging fire protection and safety issues throughout the Los Angeles Area and other areas that appear to have a connection or nexus to the Los Angeles Area; and

D. The City desires to become a member of the Los Angeles Area Regional Training Group (RTG) authority.

SECTION 2: Pursuant to Government Code §6500, et seq., the City Council approves the JPA and authorizes the City’s membership in the Regional Training Group (RTG) Authority.

SECTION 3: The City Manager is authorized and directed to execute the Los Angeles Area RTG Joint Powers Agreement to effectuate the intent of this Resolution. The City Manager, or designee, is authorized to take such reasonable actions as may be required to implement the intent of this Resolution.

SECTION 4: This Resolution will become effective immediately upon adoption and will remain effective unless superseded or repealed, in which case the City will withdrawal from the Los Angeles Regional Training Group Joint Powers Authority (JPA) in accordance with terms of the Joint Powers Agreement (JPA).
PASSED AND ADOPTED this day of 2018.

__________________________
, Mayor

ATTEST:

__________________________
, City Clerk

APPROVED AS TO FORM:

__________________________
, City Attorney

By:

__________________________
, City Attorney

CERTIFICATION

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

I, , City Clerk of the City of , California, DO HEREBY CERTIFY that the whole number of members of the City Council of the said City is five; that the foregoing resolution, being RESOLUTION NO. _____ was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council held on the day of , 2018, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTION:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this day of , 2018.

__________________________
, City Clerk
Of the City of , California
(SEAL)
EXHIBIT C

Los Angeles Area Regional Training Group
Los Angeles Area Fire Chiefs Association

JOINT POWERS AGREEMENT
LOS ANGELES AREA REGIONAL TRAINING GROUP
JPA Information/Q&A

Background:

By establishing the Regional Training Group (RTG) JPA, we are on the cusp of developing the next major cooperative nationally recognized Fire Service program. Fire agencies in the Los Angeles County Operational Area have worked together for years to prepare for natural, technological, and human-caused disasters. California led the way in the 1940's with the development of the statewide mutual aid system; Southern California fire agencies, through FIRESCOPE in the 1970's, developed the Incident Command System to strengthen the command and coordination of the mutual aid system. Both of these regional fire service systems are now in use nationwide.

Today the Los Angeles Area Fire Chiefs Association (LAAFCA) has set a vision for the RTG to create and operate a nationally recognized regional training and education program. As part of a larger initiative to develop regional training for a progressive fire service environment, the RTG has successfully proven that regional training through multi-agency integration is a force multiplier that ramps up resource leverage, and actually increases the capacity of first responders and specialty teams to handle the most critical work which terrorism or disasters present. Through regionalized training, any and all emergencies are handled more seamlessly thus increasing the efficiency and effectiveness of operations. When a disaster strikes the LA region, no one department will be able to handle all calls for assistance in a widespread emergency response. Through cooperation, the 30 fire agencies in the LA region have built relationships by promoting trust with the goal of achieving interoperability between all partner agencies.

Combined with the dangers that exist in urban/metropolitan framework is the fact that fire department leaders are being asked to do more with less. This requires training officers to look for new ways to continually deliver critical training information to their audiences. Fire department training remains the best insurance policy that any agency can provide to ensure the safety and operational effectiveness of its members and to the public it serves. That belief mandates that the region's fire departments work in a cooperative manner within the urban area Homeland Security Strategic Plan to effectively and efficiently develop and deliver standardized training to all of its firefighters. The RTG Strategic Plan identifies ways to better prepare for human-caused and natural disasters and was developed under the direction of the LAAFCA by the RTG. The next step in this evolution of cooperation is the establishment of a Joint Powers Agreement (JPA).
Discussion:

LAAFCA is seeking support from all 30 fire departments within the Los Angeles Area to create the RTG Joint Powers Agreement (JPA). By doing so, the Los Angeles Area Fire Chiefs will develop a governance structure that ensures an equitable and sustainable level of cost-effective standardized all-risk training (inclusive of all in-service related training that is not supported by homeland security grants).

This LA regional based program has the potential to provide Fire Service Training Standards across the nation as the aforementioned Mutual Aid and FIRESCOPE systems did years ago, while creating national significance. In our current structure, we have already provided a framework for training fire department personnel to meet the full range of potential terrorism caused disasters in the region. The current training platform is Homeland Security Grant funded and is an undertaking that mandates establishing centralized regional training priorities with a Chemical, Biological, Radiological, Nuclear and Explosive (CBRNE) nexus. By creating a JPA, the fire chiefs are able to provide all areas of Regional Fire Service training while not limiting to the restrictions of CBRNE related training that Homeland Security Grants impose (think advancements in fire suppression operations, emergency medical services [EMS], leadership development and similar training that can be delivered to your local firefighters).

In the aftermath of September 11, 2001 attacks in New York, Washington and Pennsylvania, first responders nationwide had to identify new ways to prepare for the unthinkable. New curriculum, tools, equipment and methods for safe firefighting and rescue operations continue to evolve. Incident command elements have had to be further developed to operate effectively within the unified command, multi-agency, mutual aid environment. Although departments like Los Angeles Fire Department and Los Angeles County Fire Department possess unmatched resources, every department in the LA region has something to offer through a cooperative and collaborative manner which will make all of the 9000 professional firefighters within the Los Angeles region better by training as one. It is the ongoing goal of the RTG to design, coordinate and deliver cost-effective fire service training equitably to all the participating agencies. The RTG training programs utilize trained instructors from across the region to deliver the necessary learning at shared regional facilities of all types, through online training and via multi-media communications to fire stations.
Outcomes & Responsibilities:

The strategy of the RTG JPA may require a fundamental change of thinking by the participating agencies; switching from individual stand-alone Non-CBRNE training to a regionally supported and administered training program beneficial to the end goal of training as one. The establishment of this JPA, in concert with the administration of a robust regional training program, will help bring about a culture that accepts local control and self-directed learning for independent fire departments while acknowledging and promoting the value of standardization and regional training; the greatest good for the greatest number of first responders!

1. What are the responsibilities of each member agency that joins the JPA?
   
   - Member agencies provide administrative control & oversight through a legal framework
   - Member agencies agree to meet on a routine basis in compliance with the Brown Act
   - Member agencies agree to create an executive committee, as needed
   - It is anticipated that member agencies will be asked to conduct the following:
     - Create Bylaws and/or other guidelines
     - Develop Overall Policy & Strategies for regional training
     - Develop a comprehensive plan for equitable funding
     - Develop a budget
     - Create committees and sub-committees, as needed
     - Other related responsibilities as set forth by the JPA Board

2. What specific capabilities will member agencies obtain from participating in this JPA?

   - Non-CBRNE related In-Service Training
   - Agency specific, targeted training
   - Research opportunities & funding (such as the WiFIRE Project related to wildfire analysis)
   - Use of RTG Training which in turn should offset or augment annual training budgets for participating agencies
   - Confidence that mutual aid and automatic aid agencies from the LA Region responding into the jurisdiction of the incident are trained to function at a competent and professional level of performance
   - Membership in a nationally recognized fire service training program which is intended to partner with Community Colleges and University undergraduate and graduate level educational programs
Outcomes & Responsibilities (Cont’d):

3. What would be the monetary costs for RTG JPA membership?

It is important to note that LAAFCA is not asking any agency at this time to provide any funding to join the JPA. The JPA Board will be tasked with creating an equitable funding plan for each member agency.

Methodologies used to determine annual monetary contributions would be the responsibility of the Board. The points listed below are examples of monetary costs formulas and/or revenue generating plans that the JPA Board may consider:

- Annual contributions that are to be determined by the JPA Board could include:
  - Scalable set fee per agency (0-50 employees; 51-200 employees; etc.)
  - A per capita cost with a formula agreeable to all participating agencies
  - In-kind services to the JPA to offset cost of membership
  - ISA agreements with Educational Partners which produce FTE Revenue generation for the JPA
  - Securing Grants (Non-related Homeland Security Grants not requiring a CBRNE training nexus)
  - Other recommendations by finance officials and approved by the signatory agencies (RTG JPA Board Members)

The RTG is exploring possibilities to be presented to the JPA Board for revenue generation once the JPA is established. The following programs are examples of revenue generating possibilities for the JPA:

- Granting access of RTG developed training to Fire Departments outside of the LA region for a fee. Hence, developing Industry training standards while generating revenue for the JPA. There are departments outside of the region already requesting access to RTG training.
- Selling advertising space on the newly developed RTG Mobile App
- Donations from private donors, private entities or higher learning centers/universities.
- Public/private partnerships related to studies, research, training or other activities that support regional training

Finally, Firehouse World Conference is moving to Los Angeles in 2019, making the timing for the JPA optimal.

The best way to predict the future is to create it!
AGENDA DESCRIPTION:
Consideration and possible action regarding approval of ongoing professional service agreements and blanket purchase orders for FY 2018/2019 in excess of $50,000 for various departments; and possible action to waive the formal bidding process and authorize the continued purchase of various goods and services as described below.

(Fiscal Impact: Included in the FY 18/19 Budget: General Fund $2,311,321; Asset Forfeiture Fund $13,000; Prop A Fund $30,000; Water Enterprise Fund $109,000; Wastewater (Sewer) Enterprise Fund $13,000; Golf Course Enterprise Fund $96,000;)

RECOMMENDED COUNCIL ACTION:

(1) Authorize the City Manager to execute an amendment to Agreement No. 4095 with High Point Strategies, LLC for City’s advisors and advocate regarding issues relating to LAWA, LAX, FAA, MTA and other Los Angeles agencies, in a form approved by the City Attorney to (1) extend the term of the agreement to September 30, 2019; (2) authorize payment for services up to $75,000 (General Fund – City Manager); and (3) take such additional, related, action that may be desirable.

(2) Authorize the City Manager to issue a blanket purchase order to Baker & Taylor Information Services for supplying books and other library materials for not to exceed amount of $ 85,145 in FY 2018/2019 (General Fund - Library).

(3) Authorize the City Manager to extend ongoing service agreements with J. Lee Engineering provides plan check and inspection consulting services for the Building and Safety Division in the amount not to exceed $120,000 in FY 2018/2019 (General Fund – Building Safety).

(4) Authorize the City Manager to extend ongoing service agreement with JAS to provide plan check and inspection consulting services for the Building and Safety Division in the amount not to exceed $60,000 in FY 2018/2019 (General Fund – Building Safety).

(5) Authorize the City Manager to extend ongoing service agreement with Hayer Consultants, Inc. to provide plan check, permitting staff, and inspection consulting services for the Building and Safety Division in the amount not to exceed $75,000 in FY 2018/2019 (General Fund – Building Safety).

(6) Authorize the City Manager to extend ongoing service agreement with Michael Baker International to provide professional planning consulting and interim staffing services for the City’s Planning Division in the amount not to exceed $120,000 in FY 2018/2019 (General Fund – Building Safety).
(7) Authorize the City Manager to extend ongoing service agreement with CSG Consultants to provide professional planning consulting services for the City’s Planning Division in the amount not to exceed $100,000 in FY 2018-2019 (General Fund – Building Safety).

(8) Authorize the City Manager to extend ongoing service agreement with Westchester Medical Group/Center for Heart and Health to provide annual fitness for duty, and annual physical examinations for public safety and executive physical examinations not to exceed $60,000 in FY 2018/2019 (General Fund – Human Resources/Fire).

(9) Authorize the City Manager to amend the contract with HR Dynamics & Performance Management to add consulting services in the Human Resources Department. The total cost for FY 18-19 is not to exceed $100,000 (General Fund - Human Resources).

(10) Authorize the City Manager to amend the contract with All Cities Management Services, Inc. for ongoing services to provide crossing guard services for the El Segundo School District not to exceed $103,626 in FY 2018/2019 (General Fund – Finance Administration (non-departmental)).

(11) Authorize the City Manager to issue a blanket purchase order to The Pun Group LLP for auditing services of the City’s internal controls and annual financials not to exceed amount of $64,000 in FY 2018/2019 (General Fund – Accounting Services).

(12) Authorize the issuance of a blanket purchase order to Hinderliter De Llamas & Associates (Agreement #3313) to provide professional services related to sales and use tax for an amount not to exceed $100,000 in FY 2018/2019 (General Fund – Finance Business Services).

(13) Authorize the City Manager to amend the contract with Robert Half International to provide professional staffing services to various departments for an amount not to exceed $500,000 in FY 2018-2019 (General Fund – City-wide departments).

(14) Authorize the issuance of a blanket purchase order to Lane Donovan Partners, LLC (Agreement #3399) to provide management services for The Lakes Golf Course for an amount not to exceed $96,000 in FY 2018/2019 (Golf Course Enterprise Fund – Recreation & Parks).

(15) Authorize the City Manager to extend Agreement # 4096 with Landcare USA, LLC in a form approved by the City Attorney and issuance of a blanket purchase order to provide weekly landscape services for an amount not to exceed $238,540 in FY 2018/2019 (General Fund – Recreation & Parks).
(16) Authorize staff to continue to purchase gasoline and diesel fuel for City vehicles and equipment through the use of spot market purchasing in an amount not to exceed $315,000 in FY 2018/2019 (General Fund = $250,000; Asset Forfeiture Fund = $13,000; Prop “A” Fund = $30,000; Water Enterprise Fund = $9,000; Wastewater (sewer) Enterprise Fund = $13,000).

(17) Authorize the issuance of a blanket purchase order to Metron Farnier in an amount not to exceed $100,000 in total for the purchase of single jet AMR water meters for the City’s water system in FY 2018/2019 (Water Enterprise Fund).

(18) Authorize the City Manager to extend the ongoing professional service Agreement #4269 with Aerotek Professional Services for providing temporary staffing service for the Public Works Department not to exceed $200,000 in FY 2018/2019 (General Fund – Public Works, Government Buildings).

(19) Authorize the City Manager to amend contract #3957 with Galls LLC for purchasing uniforms and equipment for the Police Department, not to exceed $60,000 in FY 2018/2019 (General Fund – Police Department). Galls, LLC is the only physical location that provides in-house, appointment tailoring, embroidery and distribution of equipment in the State of California.

(20) Alternatively, discuss and take other possible actions related to these items.

ATTACHED SUPPORTING DOCUMENTS:
Attachment A – Summary of Budgeted Accounts

FISCAL IMPACT: Included in Adopted Budget
Amount Budget: $2,572,321
Additional Appropriation: No (included in the adopted FY 18/19 Budget)
Account Number(s): See “Attachment A - Summary of Accounts”

STRATEGIC PLAN:
Goal: 5(b) Champion Economic Development and Fiscal Sustainability:
El Segundo approaches its work in a financially disciplined and responsible way

Objective: 2 The City will maintain a stable, efficient, and transparent financial environment

ORIGINATED BY: Maria Cerritos, Purchasing Agent
REVIEWED BY: Joseph Lillio, Finance Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
CITY MANAGER

#1 - High Point Strategies, LLC
High Point Strategies, LLC will continue working on behalf of the City as its advisors and advocate for the City regarding issues relating to Los Angeles World Airports (LAWA) and Los Angeles International Airport (LAX), and the Federal Aviation Administration, transportation issues relating to the Metropolitan Transportation Authority, or assisting with the City’s relationship with other City and County of Los Angeles agencies.

This amendment is to extend the Agreement in terms through September 30, 2019 not to exceed $75,000. Account Number: 001-400-2101-6407 (General Fund).

LIBRARY

#2 - Baker and Taylor
Baker and Taylor, the Library’s leading supplier of books, music, books on CD, DVD’s, E-books and other items, offers substantial savings up to 45% under retail cost. The total purchases of $85,145 are for the following accounts for Fiscal Year 2018/2019:

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>001-400-6103-5505</td>
<td>Youth Materials</td>
<td>$20,500</td>
</tr>
<tr>
<td>001-400-6103-5507</td>
<td>School Library Materials</td>
<td>$2,400</td>
</tr>
<tr>
<td>001-400-6104-5501</td>
<td>Adult Materials</td>
<td>$54,062</td>
</tr>
<tr>
<td>001-400-6104-6277</td>
<td>Title Source Database &amp; Axis 360 Access</td>
<td>$4,683</td>
</tr>
<tr>
<td>001-400-6104-5501</td>
<td>Axis E-books</td>
<td>$3,500</td>
</tr>
</tbody>
</table>

$85,145

PLANNING AND BUILDING SAFETY

#3 - J. Lee Engineering
J. Lee Engineering provides plan check and inspection consulting services for the Building and Safety Division. These services are utilized when workload exceeds the level that would preclude City staff from meeting customer service expectations. Not to exceed the amount $120,000 for fiscal year 2018/2019. Account number: 001-400-2403-6214 (General Fund).

#4 - JAS
JAS provides code enforcement, plan check and inspection consulting services for the Building and Safety Division. These services are utilized when workload exceeds the level that would preclude City staff from meeting customer service expectations. Not to exceed the amount $60,000 for fiscal year 2018/2019. Account number: 001-400-2403-6214 (General Fund)

#5 - Hayer Consultants, Inc.
Extend ongoing service agreement with Hayer Consultants, Inc. to provide plan check, permitting staff, and inspection consulting services for the Building and Safety Division. Not to exceed $75,000 in FY 2018/2019. Account number: 001-400-2403-6214 (General Fund).
#6 – Michael Baker International
Michael Baker International provides professional planning and interim staffing services for the Planning Division. These services are utilized when workload exceeds the level that would preclude City staff from meeting customer service expectations. Not to exceed the amount $120,000 for fiscal year 2018/2019. Account number: 001-400-2403-6214 (General Fund)

#7 - CSG Consultants
Provides professional planning services for the Planning Division. These services are utilized when workload exceeds the level that would preclude City staff from meeting customer service expectations. Not to exceed the amount $100,000 for fiscal year 2018-2019. Account number: 001-400-2403-6214 (General Fund)

HUMAN RESOURCES

#8 - Westchester Medical Group/Center for Heart and Health
The City has a longstanding relationship with Westchester Medical Group/Center for Heart and Health to provide Public Safety employees annual Fitness for Duty and annual physical examinations and Executive physical examinations. This long standing physical examination program continues to meet or exceed staff’s expectations. Westchester Medical Group/Center for Heart and Health is also distinguished by their extensive involvement with public sector clients.

The original contract entered in 2008 included annual physicals for public safety but was halted several years ago. As a result, the contract amount was decreased from seventy thousand to forty thousand dollars annually and the term was amended every year. The City is now in a position to re-engage this important program, which will serve to improve the health of employees, enhance the wellness of executives, public safety employees and potentially reduce line-of-duty injuries.

At this time, staff recommends to revise the amount of the contract to include public safety annual physical examinations as well as increase staff efficiencies by extending the term of the agreement from an annual basis to a five-year term, not to exceed $60,000 annually.

The total cost for FY 18/19 is not to exceed $60,000 for annual public safety employee Fitness for Duty examinations for public safety and other physical examinations. Account number: 001-400-2506-6214 and 001-400-3201-6214 (General Fund).

#9 HR Dynamics & Performance Management
On June 25, 2018, the City entered into an agreement with HR Dynamics & Performance Management, Inc. to provide Human Resources consulting services. These services included a systematic and comprehensive assessment to evaluate the Human Resources function for the City of El Segundo. Staff recommends to amend the contract to add the consulting services of a Principal Consultant and an Associate to perform defined Project Management activities. The total cost for FY 18/19 is not to exceed $100,000. Account number 001-400-2506-2506 (General Fund)
FINANCE

#10 - All Cities Management Services, Inc.
On September 16, 2008, City Council approved an appropriation for ESUSD crossing guard services under Special Orders of Business, Item #6 within the 2008-2009 Budget Appropriations. This contract includes 6 crossing guards for a total of 5,400 hours. The contract is expected to be renewed year to year as long as ACMS performance meets the City’s and ESUSD’s expectations. The annual cost of funding this contract is not to exceed $103,636 for fiscal year 2018/2019. Account number: 001-400-2901-6405 (General Fund).

#11 – The Pun Group LLP
The Pun Group LLP will conduct auditing services for the City’s FY 2017-18 evaluation of internal controls and the annual financial audit. Services include auditing the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City as of and for the year ended September 30, 2018. The Pun Group LLP will also audit will include obtaining an understanding of the government and its environment, including internal controls, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. The services also include obtaining reasonable assurance about whether the City’s financial statements are free of material misstatement, by performing tests of the City’s compliance with the provisions of applicable laws, regulations, contracts, and agreements. The amount for the purchase order for FY 18/19 issued to The Pun Group LLP is not to exceed $64,000. Account number: 001-400-2502-6214 (General Fund).

#12 – Hinderlitter De Llamas & Associates
On April 01, 2004, the City entered into a Professional Services Agreement #3313 with Hinderlitter De Llamas & Associates (HDL) to provide services to generate additional sales and use tax revenue for the City of El Segundo. Services include sales tax and economic analysis, allocation audit and recovery, and ongoing consultation. HDL receives 15% of any new and/or use tax revenue received by the City as a result of audit and recovery work. The amount for the purchase order for FY 18/19 issued to HDL is not to exceed $100,000. Account number: 001-400-2501-6214 (General Fund).

#13 Robert Half International
In February 2015, the City Manager approved a five year on-call agreement for staffing services with Robert Half/Accountemps to provide staffing services for the City in order to address City-wide vacancies. The amount of the purchase order for FY 18/19 issued to Robert Half is not to exceed $500,000, which will be necessary to meet the operational needs of various departments that have vacancies. Currently, there are a total of Thirty-one non-sworn vacant positions within various departments that will result in salary and benefit savings which can be used towards the contract increase. This amendment, if approved, will bring the contract total (aggregate over the last three years) to an amount not to exceed $1,180,000. Account Number: 001-400-various-6214 (General Fund).
RECREATION & PARKS

#14 - Lane Donovan Partners, LLC
On October 22, 2004, the City entered into a Management Agreement #3399 with Lane Donovan Partners for $108,000 a year to operate and maintain The Lakes at El Segundo. On April 16, 2013, City Council approved one of Lane Donovan’s budget cut proposals of $12,000 by reducing the management fee to $8,000 per month. The amount for the contract and purchase order for FY 18/19 issued to Lane Donovan is not to exceed $96,000. If alternative management solutions are approved by City Council during the year, the contract for Lane Donovan Partners will be amended as necessary to meet the operational needs of the City, including cancelation of the contract with proper notice as required by the contract language. Account number: 503-400-5301-6214 (Golf Course Enterprise Fund).

#15 - Landcare USA, LLC
On October 19, 2010, the City Council awarded the lowest bid for landscape maintenance services to Landcare USA, LLC (formerly TruGreen Landcare) for three years (Consent Agenda Item #5). Under City’s Agreement #4096, the annual cost is $137,322 for bi-weekly services or $153,504 for weekly services. The services include 12 parks, 5 median strips, Richmond School Field, Fire Station #2, Douglas underpass, City Maintenance Facility, and The Lakes parking lot and frontage. In FY 13/14, contract was amended to include maintenance services on Maple Ave. median for $6,000 per fiscal year. In FY 14/15 the Department requested additional weekly landscape services for the medians of Grand Ave. between Sepulveda Blvd. and Nash St., and Continental between El Segundo Blvd. and Mariposa Ave, for $1,000 per month. On March 6, 2018 City Council approved an additional $57,540 annually for the routine maintenance services of the Downtown planters. Staff recommends renewing the contract for one year in a not to exceed amount of $238,540 for FY18/19. Account number: 001-400-5102-6206 (General Fund).

PUBLIC WORKS

#16 - Fuel for City Vehicles and Equipment
Generally, fuel is purchased either through spot market purchases or long-term contracts. Spot purchasing consists of shopping around each time fuel is needed and purchasing fuel from the lowest priced vendor. This type of purchasing usually occurs when the fuel market is volatile as it has been for the last three years. During periods of stability, agencies enter into long-term fuel contracts. Pricing under long-term contact is tied to a published fuel price baseline plus a markup. The volatility in the market has forced vendors to significantly raise this markup, making long-term contracts unattractive. Under the City’s last long-term contract through Los Angeles Metropolitan Public Purchasing Agents’ Cooperative (LAMPPAC), there was virtually no markup. When that contract expired in September 2005, the fuel market was quite volatile and City Council authorized staff to purchase gasoline and diesel fuel through the use of spot market purchases.

Many agencies including Cities of Manhattan Beach, Redondo Beach and Hawthorne have opted to purchase fuel through spot purchases in lieu of entering into long-term contracts since the expiration of the LAMPPAC contract. Staff continuously monitors long-term contracts available in the industry.
Pursuant to El Segundo Municipal Code (ESMC) § 1-7-10, relating to purchases and supplies, the City Council may at any time, by a majority vote and without amending the ESMC, waive purchasing procedures or alter proceedings to fit a specific purchase, when the waiver is not in violation of State law. Spot purchasing is the sort of modified purchasing arrangement that requires such a waiver by Council. It is possible that the total of purchases from any one vendor may exceed $50,000; therefore, Council approval of spot purchasing is requested. The City is budgeting $315,000 for Fiscal Year 2018/2019 in accounts:

- 001-400-4601-5215 in the amount of $250,000 (General Fund)
- 109-400-3105-5215 in the amount of $13,000 (Police - Asset Forfeiture Fund)
- 112-400-5292-5215 in the amount of $30,000 (Prop “A” Fund)
- 501-400-7102-5215 in the amount of $9,000 (Water Enterprise Fund)
- 502-400-4301-5215 in the amount of $13,000 (Wastewater (sewer) Enterprise Fund)

#17 - Water Meters – Metron Farnier

The City’s water distribution system includes over 4,000 water meters. The Water division has installed Automatic Meter Readers (AMR) on small scale over the course of several years as it conducted trials. The Public Works Department completed its first major phase of the AMR meter Conversion Program in FY2016-17 to replace 546 aging water meters in the City’s commercial sector. Over the next several years, two additional phases will be implemented to complete the City’s entire AMR meter conversion. Meanwhile, the water division will replace aging meters with new AMR meters as part of their maintenance efforts. The cost to replace each meter ranges from $250 to $5,000, dependent upon size.

Staff plans to continue replacing failing meters in FY 2018/2019 and recommends continuing to purchase meters from Metron Farnier, the vendor chosen previously for the AMR meters, in an amount not to exceed $100,000 in total. Account number: 501-400-7201-5207 (Water Enterprise Fund).

#18 – Aerotek Professional Services

Aerotek has provided temporary staffing for Public Works Department on an annual basis since 2012 under agreement #4269, which expires on 9/30/2017. For FY 2018/2019, staff recommends awarding a professional service agreement with Aerotek to provide temporary staffing services needed by Public Works Department in an amount not to exceed $200,000. Savings from various full-time salaries accounts in Public Works Department will be used to fund this contract in FY 2018/2019. Account number: 001-400-2601-6215 (General Fund)

POLICE DEPARTMENT

#19 – Galls, LLC

Galls, LLC provides uniforms and equipment to the Police Department. Galls, LLC is the only physical location that provides in-house tailoring, embroidery and distribution of equipment in the State of California. Galls, LLC provides uniforms and equipment to the department, not to exceed $60,000 in FY 2017/2018. Account number: 001-400-3101-4215 (General Fund)
# Blanket PO Summary of Accounts

**Attachment A**

<table>
<thead>
<tr>
<th>General Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>001-400-2101-6407 High Point Strategies, LLC</td>
<td>75,000</td>
</tr>
<tr>
<td>001-400-2403-6214 J. Lee Engineering</td>
<td>120,000</td>
</tr>
<tr>
<td>001-400-2403-6214 JAS</td>
<td>60,000</td>
</tr>
<tr>
<td>001-400-2403-6214 Hayer Consultants, Inc.</td>
<td>75,000</td>
</tr>
<tr>
<td>001-400-2403-6214 Michael Baker International</td>
<td>120,000</td>
</tr>
<tr>
<td>001-400-2403-6214 CSG Consultants</td>
<td>100,000</td>
</tr>
<tr>
<td>001-400-2502-6214 The Pun Group LLP</td>
<td>64,000</td>
</tr>
<tr>
<td>001-400-2504-6214 Hinderliter De Llamas &amp; Associates</td>
<td>100,000</td>
</tr>
<tr>
<td>001-400-various-6217 Robert Half International</td>
<td>500,000</td>
</tr>
<tr>
<td>001-400-2506-6214 Westchester Medical Group</td>
<td>60,000</td>
</tr>
<tr>
<td>001-400-2506-6214 HR Dynamics &amp; Performance Management</td>
<td>100,000</td>
</tr>
<tr>
<td>001-400-2601-6215 AeroTek Professional Staffing Services</td>
<td>200,000</td>
</tr>
<tr>
<td>001-400-2901-6405 All Cities Management Services, Inc</td>
<td>103,636</td>
</tr>
<tr>
<td>001-400-3101-4215 Galls, LLC</td>
<td>60,000</td>
</tr>
<tr>
<td>001-400-4601-5215 Fuel for City Vehicles and Equipment</td>
<td>250,000</td>
</tr>
<tr>
<td>001-400-5102-6206 Landcare USA, LLC</td>
<td>238,540</td>
</tr>
<tr>
<td>001-400-6103-5505 Baker &amp; Taylor</td>
<td>20,500</td>
</tr>
<tr>
<td>001-400-6103-5507 Baker &amp; Taylor</td>
<td>2,400</td>
</tr>
<tr>
<td>001-400-6104-6277 Baker &amp; Taylor</td>
<td>4,683</td>
</tr>
<tr>
<td>001-400-6104-5501 Baker &amp; Taylor</td>
<td>57,562</td>
</tr>
</tbody>
</table>

**General Fund Subtotal** 2,311,321

<table>
<thead>
<tr>
<th>Asset Forfeiture Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>109-400-3105-5215 Fuel for City Vehicles and Equipment</td>
<td>13,000</td>
</tr>
</tbody>
</table>

**Asset Forfeiture Fund Subtotal** 13,000

<table>
<thead>
<tr>
<th>Prop &quot;A&quot; Transporation</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>112-400-5292-5215 Fuel for City Vehicles and Equipment</td>
<td>30,000</td>
</tr>
</tbody>
</table>

**Prop "A" Transporation Subtotal** 30,000

<table>
<thead>
<tr>
<th>Water Enterprise Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>501-400-7102-5215 Fuel for City Vehicles and Equipment</td>
<td>9,000</td>
</tr>
<tr>
<td>501-400-7201-5207 Water Meter - Metron Farnier</td>
<td>100,000</td>
</tr>
</tbody>
</table>

**Water Enterprise Fund Subtotal** 109,000

<table>
<thead>
<tr>
<th>Wastewater Enterprise Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>502-400-4301-5215 Fuel for City Vehicles and Equipment</td>
<td>13,000</td>
</tr>
</tbody>
</table>

**Wastewater Enterprise Fund Subtotal** 13,000

<table>
<thead>
<tr>
<th>Golf Enterprise Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>503-400-5301-6214 Lane Donovan Partners, LLC</td>
<td>96,000</td>
</tr>
</tbody>
</table>

**Golf Enterprise Fund Subtotal** 96,000

**TOTAL** 2,572,321
<table>
<thead>
<tr>
<th>Ref #</th>
<th>Account Number</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>City Manager</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>001-400-2101-6407</td>
<td>High Point Strategies, LLC</td>
<td>75,000</td>
</tr>
<tr>
<td>2</td>
<td>001-400-6103-5505</td>
<td>Baker &amp; Taylor</td>
<td>20,500</td>
</tr>
<tr>
<td></td>
<td>001-400-6103-5507</td>
<td>Baker &amp; Taylor</td>
<td>2,400</td>
</tr>
<tr>
<td></td>
<td>001-400-6104-5501</td>
<td>Baker &amp; Taylor</td>
<td>57,562</td>
</tr>
<tr>
<td></td>
<td>001-400-6104-6277</td>
<td>Baker &amp; Taylor</td>
<td>4,683</td>
</tr>
<tr>
<td></td>
<td><strong>Total for Baker &amp; Taylor</strong></td>
<td></td>
<td><strong>85,145.00</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning &amp; Building</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>001-400-2403-6214</td>
<td>J. Lee Engineering</td>
<td>120,000</td>
</tr>
<tr>
<td>4</td>
<td>001-400-2403-6214</td>
<td>JAS</td>
<td>60,000</td>
</tr>
<tr>
<td>5</td>
<td>001-400-2403-6214</td>
<td>Hayer Consultants, Inc.</td>
<td>75,000</td>
</tr>
<tr>
<td>6</td>
<td>001-400-2403-6214</td>
<td>Michael Baker International</td>
<td>120,000</td>
</tr>
<tr>
<td>7</td>
<td>011-400-2403-6214</td>
<td>CSG Consultants</td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Human Resources</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>001-400-2506-6214</td>
<td>Westchester Medical Group</td>
<td>60,000</td>
</tr>
<tr>
<td>9</td>
<td>603-400-2321-6214</td>
<td>HR Dynamics &amp; Performance Management</td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Finance</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>001-400-2901-6405</td>
<td>All Cities Management Services, Inc</td>
<td>103,636</td>
</tr>
<tr>
<td>11</td>
<td>001-400-2502-6214</td>
<td>The Pun Group LLP</td>
<td>64,000</td>
</tr>
<tr>
<td>12</td>
<td>001-400-2501-6214</td>
<td>Hinderliter De Llamas &amp; Associates</td>
<td>100,000</td>
</tr>
<tr>
<td>13</td>
<td>001-400-2501-6214</td>
<td>Robert Half International</td>
<td>500,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Recreation &amp; Parks</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>503-400-5301-6214</td>
<td>Lane Donovan Partners, LLC</td>
<td>96,000</td>
</tr>
<tr>
<td>15</td>
<td>001-400-5102-6206</td>
<td>Landcare USA LLC</td>
<td>238,540</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>001-400-4601-5215</td>
<td>Fuel for City Vehicles and Equipment</td>
<td>250,000</td>
</tr>
<tr>
<td>109</td>
<td>400-3105-5215</td>
<td>Fuel for City Vehicles and Equipment</td>
<td>13,000</td>
</tr>
<tr>
<td>112</td>
<td>40-5292-5215</td>
<td>Fuel for City Vehicles and Equipment</td>
<td>30,000</td>
</tr>
<tr>
<td>501</td>
<td>400-7102-5215</td>
<td>Fuel for City Vehicles and Equipment</td>
<td>9,000</td>
</tr>
<tr>
<td>502</td>
<td>400-4301-5215</td>
<td>Fuel for City Vehicles and Equipment</td>
<td>13,000</td>
</tr>
<tr>
<td></td>
<td><strong>Fuel Total</strong></td>
<td></td>
<td><strong>315,000.00</strong></td>
</tr>
<tr>
<td>17</td>
<td>501-400-7201-5207</td>
<td>Water Meter - Metron Farnier</td>
<td>100,000</td>
</tr>
<tr>
<td>18</td>
<td>001-400-2601-6215</td>
<td>AeroTek Professional Staffing Services</td>
<td>200,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Police</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>001-400-3101-4215</td>
<td>Galls, LLC</td>
<td>60,000</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>2,572,321</strong></td>
</tr>
</tbody>
</table>