



SPECIAL AGENDA EL SEGUNDO CITY COUNCIL

6:00 PM Regular Session
MARCH 16, 2021

DUE TO THE COVID-19 EMERGENCY, THIS MEETING WILL BE CONDUCTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20.
TELECONFERENCE VIA ZOOM MEETING

MEETING ID: 964 5963 7962
PIN: 730770

PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Drew Boyles, Mayor
Chris Pimentel, Mayor Pro Tem
Carol Pirsztuk, Councilmember
Scot Nicol, Councilmember
Lance Giroux, Councilmember

Tracy Weaver, City Clerk
Matthew Robinson, City Treasurer

Executive Team

Scott Mitnick, City Manager
Barbara Voss, Deputy City Manager
Bill Whalen, Police Chief
Sam Lee, Development Services Director
Elias Sassoon, Public Works Director
Melissa McCollum, Community Services Director

Mark Hensley, City Attorney
Joe Lillio, Chief Financial Officer
Chris Donovan, Fire Chief
Rebecca Redyk, HR Director
Charles Mallory, Info. Tech. Director

MISSION STATEMENT:

"Provide a great place to live, work, and visit."

VISION STATEMENT:

"A hub for innovation where big ideas take off."

How Can Members of the Public Observe and Provide Public Comments?

- Residents can watch the meeting live via Spectrum Channel 3 and 22, AT&T U-Verse Channel 99 and/or El Segundo TV at YouTube.com.
- Access remotely via Zoom from a PC, Mac, iPad, iPhone, or Android device or by phone. Use URL <https://zoom.us/j/96459637962> and enter PIN: 730770 or visit www.zoom.us on device of choice, click on “Join a Meeting” and enter meeting ID: 96459637962 and PIN: 730770.
- Join by phone at 1-669-900-9128 and enter meeting ID and PIN.
NOTE: Your phone number is captured by the Zoom software and is subject to the Public Records Act, dial *67 BEFORE dialing in to remain anonymous.
- Note that you will be placed in a “listen only” mode and your video feed will not be shared with City Council or members of the public.
- For Public Communications and comments during Public Hearings, please notify meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak. ***(If you do not wish for your name to appear on the screen, then use the drop-down menu and click on “rename” to rename yourself “anonymous”)***
- Do not simultaneously use a microphone through Zoom and a cellphone/telephone, this combination results in audio problems.
- For electronic public comments on a specific agenda item, submit comments to the following e-mail address, with a limit of 150 words and accepted up until 30 minutes prior to the meeting: PUBLICCOMMUNICATIONS@elsegundo.org ***in subject line please state the meeting date and item number.*** Depending on volume of communications, emails will be read to Council during public communications.
- For Public Hearings: written communications will be accepted via email at PUBLICCOMMUNICATIONS@elsegundo.org both before the meeting and during open period of the Public Hearing.
- All written communication, documents, email addresses of attendees captured by Zoom software will be considered a public document subject to possible posting on the City’s website and are subject to disclosure under the Public Records Act.

Additional Information:

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 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, members of 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 state: your name, residence, and organization/group you represent, if desired. Please respect the time limits.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at 310-524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, MARCH 16, 2021 - 6:00 P.M.
REGULAR SESSION**

Will run simultaneously with Regular Meeting

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 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 City Council to take action on any item not on the agenda. City Council and/or City Manager will respond to comments after Public Communications is closed.*

D. STAFF PRESENTATIONS

1. Amended The Lakes at El Segundo Golf Course Design

Recommendation: Approve amended golf course for the upgrades/renovations to The Lakes at El Segundo golf course as part of the Topgolf project located at 400 S. Pacific Coast Highway.

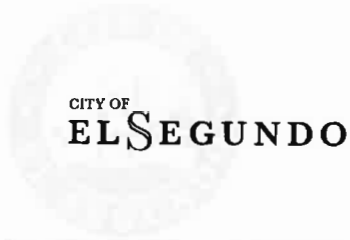
ADJOURNMENT

POSTED:

DATE: March 15, 2021

BY: Tracy Weaver

TIME: 5:30 PM



TITLE:

Amended The Lakes at El Segundo Golf Course Design

RECOMMENDATION:

1. Approve amended golf course design for the upgrades/renovations to The Lakes at El Segundo golf course as part of the Topgolf project located at 400 S. Pacific Coast Highway.

FISCAL IMPACT:

There are no fiscal impacts to the City. Topgolf will be investing approximately an additional \$800,000 in the golf course renovations.

DISCUSSION:

The current conceptual design (Exhibit 1) of the golf course was approved on May 17, 2016, and prior to the latest Due Diligence and Lease Agreement and Golf Course Management Agreement which now require that Topgolf operate both the Topgolf driving range and the golf course and club house facilities. Topgolf as is explained in detail below in the Background section of this report, desires to make a larger investment in the golf course and significantly improve its appearance and also make it more inviting for all players regardless of experience level and ability. Staff supports these changes as they exceed the minimum requirements set forth in the agreements for the golf course renovation and will help achieve the Council's goal of increasing the golf course's financial stability and increase the potential of it remaining open to the public well into the future.

The proposed new plan (Exhibit 2) meets the requirements of the conceptual design plan process and the agreements and is a significant improvement in many aspects including:

- All new grass on tees, greens, roughs and fairways as opposed to only limited areas of new turf under the prior plan; the course will basically be a brand-new golf course as opposed to simply a modified golf course.
- All tees are being expanded to allow for more teeing area to provide for different levels of difficulty of play and thereby attract golfers with different experience levels and all tees will be laser leveled to make sure golfers have an even lie when teeing off.
- Renovating all bunkers with new drainage and sand, as opposed to just renovating a handful of bunkers under the prior plan.

- Providing a new state of the art commercial irrigation system with individual head control as opposed to only changing the locations of sprinkler heads for the revised design from the current golf course which will be much more efficient with water.
- Incorporation of the existing lakes (water features) into 2 of the golf holes as opposed to only 1 – further defining the theme for “The Lakes of El Segundo” and creating more memorable holes. The current design does not bring any of the lakes into play except for current hole #7. Hole #9 green is now closer to the lake creating a much greater sense of risk / reward for golfers.
- Enlarged practice green and chipping areas (17% larger) for more use and practice options.
- The playing yardage is essentially the same (changed from 1,204 yards to 1,205 yards), however, the layout of some of the holes is being altered for purposing of increasing the speed of play and for providing the improvements identified above.
- Additional investment of over \$800,000

The new plan adheres to Exhibit D of the Master Lease Agreement including, but not limited to, including one par 4 hole which is 265 yards.

BACKGROUND:

The revised plan is the result of Topgolf partnering with Indigo Golf for the operation of the nine-hole golf course and receiving their input. The prior plan was designed and approved by the Council when the intent was that the golf course would be managed by an entity other than Topgolf. With Topgolf now under agreement to manage the golf course, Topgolf desires to improve the course’s appearance and encourage players with different experience levels and ability to use the course. Exhibit D of the Due Diligence and Lease Agreement requires that the Council approve the final design of the course. Accordingly, given the changes are consistent with and, in fact, exceed the minimum requirements set forth in the Agreement, staff recommends that Council approve the amended design.

Indigo Golf Partners (formerly Billy Casper Golf) is one of the pre-imminent golf course management companies in the United States. Indigo Golf Partners is widely respected for its success in full-service management of and consultation to more than 160 public, semi-private and private facilities, communities and resorts in 29 states, of which more than 85 are municipally owned.

Indigo Golf Partners’ client base spans private ownership, public agencies, homeowners’ associations, universities and destination resorts with nine-hole layouts to 72-hole facilities. Many contain driving ranges, short-game practice areas and instruction centers; small- to large-scale food-and-beverage and catering operations; tennis courts, fitness centers, pools and other amenities.

Indigo has been involved in the development, construction and opening of more than 30 golf facilities and another 30+ course renovations of public access facilities working with multiple architects, contractors and clients. With that, Indigo's review of the previously approved golf course plan has led to a revised plan completed by Mike Angus, a highly

regarded golf course architect who designs courses in conjunction with professional golfer, Phil Mickelson.

The determination to approve the amended design made tonight is ministerial in nature as the golf course requirements were established by the approved entitlements for project. This determination does not include or allow for any discretion to alter the prior entitlements or applicable regulations.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Engagement, and Communications; Embrace Diversity, Equity, and Inclusion.

Objective A: El Segundo's engagement with the community ensures excellence.

PREPARED BY: Mark Hensley, City Attorney
Carol Beck, Golf Course Consultant

REVIEWED BY: Joseph Lillio, Chief Financial Officer 

APPROVED BY: Barbara Voss, Deputy City Manager
Scott Mitnick, City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Current golf course design
2. Proposed amended golf course design

EXISTING GOLF COURSE PLAN

PROPOSED IMPROVEMENTS SCORECARD

SCORE CARDS

EXISTING			PROPOSED		
Hole	Par	Black	Hole	Par	Black
1	3	128	1	3	112
2	3	112	2	3	123
3	3	178	3	3	82
4	4	269	4	4	269
5	3	96	5	3	104
6	3	78	6	3	78
7	3	103	7	3	103
8	3	115	8	3	133
9	4	261	9	3	192
Out	29	1,340	Out	28	1,206



NEW PROPOSED GOLF COURSE PLAN

Hole	Yards
1	- 265
2	- 80
3	- 145
4	- 125
5	- 90
6	- 140
7	- 140
8	- 75
9	- 145
<hr/>	
	1,205



2021 Design - 9-Holes / Par 28 / 1,205 Yards



TOPGOLF

El Segundo, CA

March 9, 2021