



AGENDA

EL SEGUNDO CITY COUNCIL
REGULAR MEETING
TUESDAY, OCTOBER 17, 2023

4:00 PM CLOSED SESSION
6:00 PM OPEN SESSION

CITY COUNCIL CHAMBER
350 MAIN STREET, EL SEGUNDO, CA 90245

Drew Boyles, Mayor
Chris Pimentel, Mayor Pro Tem
Carol Pirsztuk, Council Member
Lance Giroux, Council Member
Ryan W. Baldino, Council Member

Tracy Weaver, City Clerk
Matthew Robinson, City Treasurer

Executive Team

Darrell George, City Manager
Barbara Voss, Deputy City Manager
Jaime Bermudez, Police Chief
Michael Allen, Community Development Dir.
Jose Calderon, IT Director
Aly Mancini, Recreation, Parks & Library Dir.

Mark Hensley, City Attorney
David Cain, Interim CFO
Robert Espinosa, Interim Fire Chief
Rebecca Redyk, HR Director
Elias Sassoon, Public Works Dir.

MISSION STATEMENT:

“Provide a great place to live, work, and visit.”

VISION STATEMENT:

“Be a global innovation leader where big ideas take off while maintaining our unique small-town character.”

The City Council, with certain statutory exceptions, can only act 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.

Those wishing to address the City Council are requested to complete and submit to the City Clerk a "Speaker Card" located at the Council Chamber entrance. You are not required to provide personal information in order to speak, except to the extent necessary for the City Clerk to call upon you, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate.

When a Council Member duly requires AB 2449 teleconferencing to attend the City Council meeting the public will also be able to access the meeting and provide public comment via Zoom. To access Zoom from a PC, Mac, iPad, iPhone, or Android device, use URL <https://zoom.us/j/81951332052> and enter PIN: 903629 or visit www.zoom.us on device of choice, click on "Join a Meeting" and enter meeting ID: 81951332052 and PIN: 903629. If joining by phone, dial 1-669-900-9128 and enter meeting ID and PIN. *To reiterate, attending a City Council meeting by Zoom will only be used when AB 2449 is used.*

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. Members of the public will be placed in a "listen only" mode and your video feed will not be shared with City Council or members of the public.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

4:00 PM CLOSED 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 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.*

SPECIAL ORDERS OF BUSINESS

1. Appoint Mark Hensley, City Attorney, and Michael Allen, Community Development Director, as Real Property Negotiators for 910 Hillcrest Street, El Segundo, CA 90245 (FORMER RESIDENTIAL SOUND INSULATION DEMONSTRATION HOUSE - Assessor Parcel Number; 4131-002-900) for Negotiations with Affordable Housing Partners, Represented by Francisco Uriarte (Price and Terms of Sale Proposed Pursuant to the Surplus Land Act)

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

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (GOV’T CODE §54956.9(D)(1): -1- MATTER(S))

1. City of El Segundo v. Wiseburn Unified School District, Los Angeles Superior Court Case No. 23TRCV01031.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Threats to Significant exposure/- to litigation pursuant to (Government Code §54956.9(d)(2) or (d)(3)): -1- matter(s).

1. Government Tort Claim by Keith Puckett

INITIATION OF LITIGATION PURSUANT to (Government Code §54956.9(d)(4)): -2- matter(s).

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (GOV’T CODE §54957.6): -2- MATTER(S)

1. Employee Organizations: Fire Fighter Association (FFA) and City Employees' Association (CEA).

Representative: City Manager, Darrell George, Human Resources Director, Rebecca Redyk, Laura Droltz Kalty, and Alex Volberding

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (GOV'T CODE §54956.8): - 1- MATTER(S)

1. 910 Hillcrest Street, El Segundo, CA 90245 (Former Residential Sound Insulation Demonstration House - Assessor Parcel Number: 4131-002-900)

Real Property Negotiators: Mark Hensley, City Attorney, and Michael Allen, Community Development Director

Entity Proposing Sale; Affordable Housing Partners, represented by Francisco Uriarte (price and terms of sale proposed pursuant to the Surplus Land Act)

6:00 PM – CONVENE OPEN SESSION – CALL TO ORDER / ROLL CALL

INVOCATION – Pastor Jimmy Chaney, Church of the Beach Cities

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Pimentel

SPECIAL PRESENTATIONS

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 MANAGER FOLLOW-UP COMMENTS – (Related to Public Communications)

- Hyperion Water Reclamation Plant Update

A. PROCEDURAL MOTIONS

Read All Ordinances and Resolutions on the Agenda by Title Only

Recommendation -

Approval

B. CONSENT

2. City Council Meeting Minutes

Recommendation -

1. Approve regular City Council meeting minutes of October 3, 2023.
2. Alternatively, discuss and take other action related to this item.

3. Warrant Demand Register for September 11, 2023 through September 24, 2023

Recommendation -

1. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and, wire transfers.
2. Approve Warrant Demand Register numbers 6A and 6B: warrant numbers 3047358 through 3047558, and 9003009 through 9003012.
3. Alternatively, discuss and take other action related to this item.

4. Agreement with Tec-Refresh, Inc. to Renew Palo Alto Networks Cyber Security Firewall Support

Recommendation -

1. Authorize the City Manager to execute a one-year hardware and subscription support renewal agreement with Tec-Refresh, Inc. for \$151,626.60 to provide continued cyber security protection.
2. Alternatively, discuss and take other action related to this item.

5. Replacement of Boiler at Park Vista Senior Living Facility

Recommendation -

1. Authorize up to \$15,000 to replace a boiler at the Park Vista Senior Housing facility.
2. Alternatively, discuss and take other action related to this item.

6. Resolution Enabling the City of El Segundo to Submit Applications for Eligible CalRecycle Grants

Recommendation -

1. Adopt a resolution authorizing the submission of applications for all California Department of Resources, Recycling, and Recovery ("CalRecycle") grants for which the City of El Segundo is eligible.

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2. Authorize the City Manager or his designee to execute all necessary agreements and other grant-related documents thereof to CalRecycle.
 3. Alternatively, discuss and take other action related to this item.

7. **Unaudited Fiscal Year-End 2022-23 Financial Review**

Recommendation -

1. Receive and file the Unaudited Fiscal Year-End 2022-23 Financial Review.
2. Alternatively, discuss and take other action related to this item.

8. **Quitclaim of Unaccepted "Future Street" Segment Dedication at 600 South Allied Way**

Recommendation -

1. Authorize the City Manager to execute a quitclaim deed in and to a portion of the property at 600 S. Allied Way that was offered for dedication to the City as a future public street in connection with Parcel Map No. 17750, but which was rejected by the City at the time the final map was approved in June 1987.
2. Alternatively, discuss and take other action related to this item.

9. **Authorization to Utilize the Library's Administration Donation Trust Fund for Library Materials and Services for Fiscal Year 2023-24**

Recommendation -

1. Approve staff's request to utilize \$19,400 from the Library's Administration Donation Trust Fund for Library materials and services for FY 2023-24.
2. Alternatively, discuss and take other action related to this item.

C. PUBLIC HEARINGS

10. **Smoky Hollow Specific Plan Update and Community Benefits Plan Policy**

Recommendation -

1. Open and conduct a public hearing to solicit public testimony.
2. Waive full reading of the proposed ordinance amending the Smoky Hollow Specific Plan, find that the ordinance requires no additional environmental review in accordance with Public Resources Code section 21166 and State CEQA Guidelines § 15162, and introduce the ordinance for first reading.

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3. Schedule the ordinance's second reading for the November 7, 2023 City Council meeting or as soon thereafter may be heard.
 4. Adopt a resolution amending the Smoky Hollow Specific Plan Community Benefits Plan Policy and finding that such action is exempt from CEQA pursuant to CEQA Guidelines §§ 15606(c)(2), 15061(b)(3), and 15378.
 5. Alternatively, discuss and take other action related to this item.

D. STAFF PRESENTATIONS

11. FY 2023-24 Economic Development Strategy

Recommendation -

1. Receive and file the FY 2023-24 Economic Development Strategy Report

E. COMMITTEES, COMMISSIONS AND BOARDS PRESENTATIONS

12. Land Acknowledgement Statement on the City's Arts and Culture Advisory Committee Meeting Agendas

Recommendation -

1. Approve the inclusion of a land acknowledgment statement on the City's Arts and Culture Advisory Committee meeting agendas.
2. Alternatively, discuss and take other action related to this item.

F. REPORTS - CITY CLERK

G. REPORTS - CITY TREASURER

H. REPORTS - COUNCIL MEMBERS

COUNCIL MEMBER BALDINO

COUNCIL MEMBER GIROUX

13. Discuss Establishment of a Youth Advisory Council

Recommendation -

1. Consideration and possible action to establish an El Segundo Youth Advisory Council.
2. Alternatively, discuss and take other action related to this item.

COUNCIL MEMBER PIRSZTUK

MAYOR PRO TEM PIMENTEL

MAYOR BOYLES

I. REPORTS - CITY ATTORNEY

J. REPORTS/FOLLOW-UP - CITY MANAGER

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)

MEMORIALS

ADJOURNMENT

POSTED:

DATE: October 12, 2023

TIME: 2:30 PM

BY: Tracy Weaver, City Clerk

MEETING MINUTES OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, OCTOBER 3, 2023

CLOSED SESSION – Mayor Boyles called the meeting to order at 5:00 PM due to lack of quorum at 4:00 PM

ROLL CALL

Mayor Boyles - Present
Mayor Pro Tem Pimentel - Present
Council Member Pirsztuk - Present
Council Member Giroux - Present
Council Member Baldino - Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)

SPECIAL ORDER OF BUSINESS:

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

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (GOV'T CODE §54956.9(D)(1): -1- MATTER(S)

1. City of El Segundo v. Wiseburn Unified School District, Los Angeles Superior Court Case No. 23TRCV01031.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Threats to Significant exposure/- to litigation pursuant to (Government Code §54956.9(d)(2) or (d)(3)): -1- matter(s).

1. Government Tort Claim by Keith Puckett

INITIATION OF LITIGATION PURSUANT to (Government Code §54956.9(d)(4)): - 1 -matter(s).

CONFERENCE WITH CITY'S LABOR NEGOTIATOR (Government Code §54957.6): - 1- MATTER(S)

1. Employee Organizations: Fire Fighter Association (FFA) and City Employees' Association (CEA).

Representative: City Manager, Darrell George, Human Resources Director, Rebecca Redyk, Laura Droltz Kalty, and Alex Volberding.

Adjourned at 5:50 PM

OPEN SESSION – Mayor Boyles called to order at 6:00 PM

ROLL CALL

Mayor Boyles - Present
Mayor Pro Tem Pimentel - Present
Council Member Pirsztuk - Present
Council Member Giroux - Present
Council Member Baldino - Present

INVOCATION – Pastor Rob McKenna, The Bridge Church

PLEDGE OF ALLEGIANCE – Council Member Giroux

SPECIAL PRESENTATIONS:

1. Proclamation read by Mayor Pro Tem Pimentel, proclaiming October 2023 as “National Bullying Prevention Month” and presented to Lewis Hill, DEI Committee Member.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)

Steve Guidone, resident, commented on a dog bite incident and the hours of Animal Control.

Bill Watkins, resident, commented on the new stop sign at Oak and Main Street. Dr. Watkins thanked the Council for the stop sign.

Ron Swanson, resident, commented on bike safety, especially the electric bikes.

CITY MANAGER FOLLOW-UP COMMENTS:

Diane Chaban, Communications Manager gave an update on the Hyperion Water Reclamation Plant.

- A. Read all Ordinances and Resolutions on the Agenda by Title Only.

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

B. CONSENT:

2. Approve Regular City Council meeting minutes of September 19, 2023, (Fiscal Impact: None)
3. Approve warrants demand register for July 17 through September 10, 2023, numbers 2B, 3A, 3B, 4A, 4B, 4C, 5A and 5B: warrant numbers 3046569 through 3047357, and 9002989 through 9003008. Ratify Payroll and employee benefit

Checks; Checks released early due to contracts or agreement; Emergency disbursements and/or adjustments; and, Wire transfers.
(Fiscal Impact: \$13,838,410.35 (\$3,923,133.84 in check warrants and \$9,915,276.51 in wire warrants))

4. Adopt Resolution No. 5426 reflecting a correction to the title of the Aquatics Manager (at-will) position with the corresponding salary range.
(Fiscal Impact: None)
5. PULLED BY COUNCIL MEMBER PIRSZTUK
6. Accept the Civic Center Maintenance and Repairs project, also identified as the City Hall Phase 1 Improvements project, by Union Construction Company, as complete and authorize the City Clerk to file the attached Notice of Completion with the County Recorder's Office. Project No. PW 21-11.
(Fiscal Impact: \$937,989.20 included in the FY 2022-23 budget and carried forward to FY 2023-24)
7. Find the bid from Xpress Building Solutions, Inc. to be nonresponsive and authorize the City Manager to execute a standard Public Works Construction Contract No. 6763 with MCM Construction, Inc. in the amount of \$595,000 for the construction of the City Hall Phase 2 Improvements Project and an additional \$105,000 for construction related contingences)
(Fiscal Impact: \$700,000 included in 2023-24 budget)

MOTION by Council Member Giroux, SECONDED by Council Member Pirsztuk, approving Consent items 2, 3, 4, 6, and 7. MOTION PASSED BY A UNANIMOUS VOICE VOTE. 5/0

PULLED ITEMS:

5. Renew Contract with Pileum Corporation for Police Body Worn Camera and Vehicle Video System
(Fiscal Impact: \$581,354.50 included in the FY2023-24 budget)

Council Member Pirsztuk had questions regarding the item, Chief Bermudez answered the questions.

MOTION by Council Member Pirsztuk, SECONDED by Council Member Baldino waiving the formal bidding process pursuant to El Segundo Municipal Code § 1-7-9(A) to allow a direct renewal of the current cloud-based fully integrated body-worn camera and in-car video recording solution/system contract and authorized the City Manager to execute Contract No. 6762 with Pileum Corporation for five-years for a total of \$581,354.50 for a body-worn camera and in-car video system. MOTION PASSED BY A UNANIMOUS VOICE VOTE. 5/0

- C. PUBLIC HEARING: None

D. STAFF PRESENTATIONS:

8. 2023 Annual Update to the City's FY 2022-26 Strategic Plan.
(Fiscal Impact: FY 2022-26 Strategic Plan is considered and prioritized in the annual Citywide budget each fiscal year)

Barbara Voss, Deputy City Manager gave a presentation.

Council Discussion

MOTION by Council Member Giroux, SECONDED by Council Member Pirsztuk, adopting the 2023 update to the FY 2022-26 Strategic Plan. MOTION PASSED BY A UNANIMOUS VOICE VOTE. 5/0

9. FY 2023-25 Communications Plan for the City of El Segundo
(Fiscal Impact: None)

Diane Chaban, Communications Manager gave a presentation.

Council discussion

MOTION by Council Member Pirsztuk, SECONDED by Mayor Pro Tem Pimentel approving the FY 2023-25 Communications Plan for the City of El Segundo. MOTION PASSED BY A UNANIMOUS VOICE VOTE. 5/0

10. Amendment to the City Contributions for CalPERS Medical Premiums
(Fiscal Impact: Funding for action related to the previously approved MOU for calendar year 2024 is incorporated in the adopted FY 2023-24 Citywide budget. The fiscal impact of the medical contribution for Unrepresented Hourly Employees considered full-time under the ACA is dependent upon the number of employees who accept the offer of coverage. The estimated maximum fiscal impact for calendar year 2024 is projected to be approximately \$25,353. Sufficient funding is included in the adopted FY 2023-24 Citywide budget)

Rebecca Redyk, Human Resources Director reported on the item.

Council discussion

Joaquin Vazquez, Deputy City Attorney read by title only;

RESOLUTION NO. 5437

FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS
WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION
002 EL SEGUNDO POLICE OFFICERS' ASSOCIATION

MOTION by Mayor Boyles, SECONDED by Mayor Pro Tem Pimentel adopting Resolution No. 5437. MOTION PASSED BY A UNANIMOUS VOTE. 5/0

Mark Hensley, City Attorney read by title only;

RESOLUTION NO. 5438

FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS
WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION
008 EL SEGUNDO POLICE SUPPORT SERVICES EMPLOYEES' ASSOCIATION

MOTION by Mayor Boyles, SECONDED by Council Member Pirsztuk adopting Resolution No. 5438. MOTION PASSED BY A UNANIMOUS VOTE. 5/0

Mark Hensley, City Attorney read by title only;

RESOLUTION NO. 5439

FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS
WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION
005 EL SEGUNDO SUPERVISORY AND PROFESSIONAL EMPLOYEES'
ASSOCIATION

MOTION by Mayor Boyles, SECONDED by Council Member Giroux adopting Resolution No. 5439. MOTION PASSED BY A UNANIMOUS VOTE. 5/0

Mark Hensley, City Attorney read by title only;

RESOLUTION NO. 5440

FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES
WITH RESPECT TO 009 UNREPRESENTED HOURLY EMPLOYEE GROUP

MOTION by Mayor Boyles, SECONDED by Council Member Giroux, adopting Resolution No. 5440. MOTION PASSED BY A UNANIMOUS VOTE. 5/0

- F. REPORTS – CITY CLERK – No report
- G. REPORTS – CITY TREASURER – Not present
- H. REPORTS – COUNCIL MEMBERS

Council Member Baldino – Thanked Mishia Jennings, Executive Assistant – City Council for her persistence with the Los Angeles Mayor’s office on setting up a meeting with Ryan Jackson, Public Works Director. Shouted out Happy Birthday to his son and mom.

Council Member Giroux – Attended SBCOG meeting and would like an item added to the next agenda regarding forming a Youth Advisory Council in El Segundo.

Council Member Pirsztuk – Thanked the Public Works department for handling the recent bout of graffiti that occurred over the weekend and reminded all that next week is Homecoming Week for the High School.

Mayor Pro Tem Pimentel – Sanitation lacked a quorum, therefore no meeting, reported on the Metro C Line and reported on a Public Safety item moving its way through legislation regarding “Careports” for the unhoused.

Mayor Boyles – Mentioned the Hometown Fair over the weekend and Council thanked all involved for contributing to a successful event.

- I. REPORTS – CITY ATTORNEY – No report
- J. REPORTS/FOLLOW-UP – CITY MANAGER – No report

Barbara Voss, Deputy City Manager announced the “State of the City” is set for November 14, 2023.

MEMORIAL – None

Adjourned at 7:29 PM

Tracy Weaver, City Clerk



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.3

TITLE:

Warrant Demand Register for September 11, 2023 through September 24, 2023

RECOMMENDATION:

1. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and, wire transfers.
2. Approve Warrant Demand Register numbers 6A and 6B: warrant numbers 3047358 through 3047558, and 9003009 through 9003012.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The warrants presented were drawn in payment of demands included within the FY 2023-2024 Adopted Budget. The total of \$6,284,059.20 (\$3,076,853.01 in check warrants and \$3,207,206.19 in wire warrants) are for demands drawn on the FY 2023-2024 Budget.

BACKGROUND:

California Government Code Section 37208 provides General Law cities flexibility in how budgeted warrants, demands, and payroll are audited and ratified by their legislative body. Pursuant to Section 37208 of the California Government Code, warrants drawn in payments of demands are certified by the City's Chief Financial Officer and City Manager as conforming to the authorized expenditures set forth in the City Council adopted budget need not be audited by the City Council prior to payment, but may be presented to the City Council at the first meeting after delivery.

In government finance, a warrant is a written order to pay that instructs a federal, state, county, or city government treasurer to pay the warrant holder on demand or after a specific date. Such warrants look like checks and clear through the banking system like

October 17, 2023

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checks. Warrants are issued for payroll to individual employees, accounts payable to vendors, to local governments, and to companies or individual taxpayers receiving a refund.

DISCUSSION:

The attached Warrants Listing delineates the warrants that have been paid for the period identified above. The Chief Financial Officer certifies that the listed warrants were drawn in payment of demands conforming to the adopted budget and that these demands are being presented to the City Council at its first meeting after the delivery of the warrants.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Liz Lydic, Management Analyst

REVIEWED BY:

Wei Cao, CPA, CPFO, Finance Manager

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Register 6a - Summary
2. Register 6b - Summary

CITY OF EL SEGUNDO
WARRANTS TOTALS BY FUND

| | | |
|-------------------|--|---------------------|
| 3047359 - 3047460 | | |
| 9003009 - 9003011 | | |
| 001 | GENERAL FUND | 398,396.22 |
| 003 | EXPENDABLE TRUST FUND - OTHER | 2,500.00 |
| 104 | TRAFFIC SAFETY FUND | - |
| 106 | STATE GAS TAX FUND | - |
| 108 | ASSOCIATED RECREATION ACTIVITIES FUND | - |
| 109 | ASSET FORFEITURE FUND | 106,237.80 |
| 110 | MEASURE "R" | 398,162.95 |
| 111 | COMM. DEVEL. BLOCK GRANT | - |
| 112 | PROP "A" TRANSPORTATION | - |
| 114 | PROP "C" TRANSPORTATION | 300,000.00 |
| 115 | AIR QUALITY INVESTMENT PROGRAM | - |
| 116 | HOME SOUND INSTALLATION FUND | - |
| 117 | HYPERION MITIGATION FUND | - |
| 118 | TDA ARTICLE 3 - SB 821 BIKEWAY FUND | - |
| 119 | MTA GRANT | - |
| 121 | FEMA | - |
| 120 | C.O.P.S. FUND | - |
| 122 | L.A.W.A. FUND | - |
| 123 | PSAF PROPERTY TAX PUBLIC SAFETY | 74.46 |
| 124 | FEDERAL GRANTS | - |
| 125 | STATE GRANT | 4,885.00 |
| 126 | AVP CUPA PROGRAM OVERSIGHT SURCHARGE | 91.10 |
| 127 | MEASURE "M" | - |
| 128 | SB-1 | 800,000.00 |
| 129 | CERTIFIED ACCESS SPECIALIST PROGRAM | - |
| 130 | AFFORDABLE HOUSING | - |
| 131 | COUNTY STORM WATER PROGRAM | - |
| 132 | MEASURE "B" | - |
| 301 | CAPITAL IMPROVEMENT FUND | - |
| 302 | INFRASTRUCTURE REPLACEMENT FUND | - |
| 405 | FACILITIES MAINTENANCE | - |
| 501 | WATER UTILITY FUND | 5,836.42 |
| 502 | WASTEWATER FUND | 13,989.77 |
| 503 | GOLF COURSE FUND | - |
| 505 | SOLID WASTE FUND | - |
| 601 | EQUIPMENT REPLACEMENT | 17.50 |
| 602 | LIABILITY INSURANCE | 23.50 |
| 603 | WORKERS COMP. RESERVE/INSURANCE | - |
| 701 | RETIRED EMP. INSURANCE | - |
| 702 | EXPENDABLE TRUST FUND - DEVELOPER FEES | - |
| 704 | EXPENDABLE TRUST FUND - OTHER | 35,500.00 |
| 708 | OUTSIDE SERVICES TRUST | - |
| | TOTAL WARRANTS | <u>2,065,714.72</u> |

DATE OF APPROVAL: AS OF 10/03/23

REGISTER #6a

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Information on actual expenditures is available in the Chief Financial Officer's office in the City of El Segundo.

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

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

CODES:

R = Computer generated checks for all non-emergency/urgency payments for materials, supplies and services in support of City Operations


For Ratification:

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.

INTERIM CHIEF FINANCIAL OFFICER


DATE: 9/20/23

CITY MANAGER



DATE: 9-26-23

VOID CHECKS DUE TO ALIGNMENT: _____

N/A

VOID CHECKS DUE TO INCORRECT CHECK DATE: _____

VOID CHECKS DUE TO COMPUTER SOFTWARE ERROR: _____

NOTES Ck 3047358 is a re-issue of stale dated ck 3043526

**CITY OF EL SEGUNDO
 PAYMENTS BY WIRE TRANSFER
 9/11/23 THROUGH 9/17/23**

| <u>Date</u> | <u>Payee</u> | | <u>Description</u> |
|-----------------|--------------------------|---------------------|-----------------------------------|
| 9/11/2023 | West Basin | 2,410,597.11 | H2O payment |
| 9/15/2023 | Mission Square | 62,886.91 | 457 payment Vantagepoint |
| 9/15/2023 | Mission Square | 1,080.00 | 401(a) payment Vantagepoint |
| 9/15/2023 | Mission Square | 2,483.10 | 401(a) payment Vantagepoint |
| 9/15/2023 | Mission Square | 100.00 | IRA payment Vantagepoint |
| 9/15/2023 | ExpertPay | 2,365.29 | EFT Child support payment |
| 9/04/23-9/10/23 | Workers Comp Activity | 28,265.80 | SCRMA checks issued/(voided) |
| 9/04/23-9/10/23 | Liability Trust - Claims | - | Claim checks issued/(voided) |
| 9/04/23-9/10/23 | Retiree Health Insurance | - | Health Reimbursment checks issued |
| | | <u>2,507,778.21</u> | |


**DATE OF RATIFICATION: 9/18/23
 TOTAL PAYMENTS BY WIRE:**

2,507,778.21


Certified as to the accuracy of the wire transfers by:



 Treasury & Customer Services Manager Date 9/18/23



 Interim Chief Financial Officer Date 9/20/23



 City Manager Date 9-26-23

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.

CITY OF EL SEGUNDO
WARRANTS TOTALS BY DEPARTMENT
AS OF 10/03/23
REGISTER #6a

| DEPT# | NAME | TOTAL |
|--|-------------------------------|--------------|
| GENERAL FUND DEPARTMENTAL EXPENDITURES | | |
| GENERAL GOVERNMENT | | |
| 1101 | City Council | |
| 1201 | City Treasurer | 10,142.47 |
| 1300 | City Clerk | 29.51 |
| 2101 | City Manager | |
| 2102 | Communications | 5,500.00 |
| 2103 | El Segundo Media | 2,528.47 |
| 2201 | City Attorney | 59,368.02 |
| 2401 | Economic Development | 2,400.00 |
| 2402 | Planning | 2,309.00 |
| 2405 | Human and Health Services | 1,541.50 |
| 2500 | Administrative Services | 43,155.85 |
| 2601 | Government Buildings | 93,459.77 |
| 2900 | Nondepartmental | 4,821.32 |
| 6100 | Library | 11,633.80 |
| | | 236,889.71 |
| PUBLIC SAFETY | | |
| 3100 | Police | 12,896.28 |
| 3200 | Fire | 18,557.66 |
| 2403 | Building Safety | 18,123.00 |
| 2404 | Plng/Bldg Sfty Administration | 182.32 |
| | | 49,759.26 |
| PUBLIC WORKS | | |
| 4101 | Engineering | 7,412.03 |
| 4200 | Streets | 56,510.28 |
| 4300 | Wastewater | 1,330.47 |
| 4601 | Equipment Maintenance | 8,247.23 |
| 4801 | Administration | |
| | | 73,500.01 |
| COMMUNITY DEVELOPMENT | | |
| 5100,5200 | Recreation & Parks | 18,060.87 |
| 5400 | Centennial | 5,880.14 |
| | | 23,941.01 |
| EXPENDITURES | | |
| CAPITAL IMPROVEMENT | | |
| ALL OTHER ACCOUNTS | | |
| | | 1,681,624.73 |
| TOTAL WARRANTS | | |
| | | 2,065,714.72 |

CITY OF EL SEGUNDO
WARRANTS TOTALS BY FUND

3047461 - 3047558
9003012 - -

DATE OF APPROVAL: AS OF 10/03/23

REGISTER #60

| | | |
|----------------|--|---------------------|
| 001 | GENERAL FUND | 768,995.95 |
| 003 | EXPENDABLE TRUST FUND - OTHER | 1,500.00 |
| 104 | TRAFFIC SAFETY FUND | - |
| 106 | STATE GAS TAX FUND | 5,163.75 |
| 108 | ASSOCIATED RECREATION ACTIVITIES FUND | - |
| 109 | ASSET FORFEITURE FUND | 4,009.42 |
| 110 | MEASURE "R" | 31,680.00 |
| 111 | COMM. DEVEL. BLOCK GRANT | - |
| 112 | PROP "A" TRANSPORTATION | 132,700.00 |
| 114 | PROP "C" TRANSPORTATION | - |
| 115 | AIR QUALITY INVESTMENT PROGRAM | - |
| 116 | HOME SOUND INSTALLATION FUND | - |
| 117 | HYPERION MITIGATION FUND | 63.98 |
| 118 | TDA ARTICLE 3 - SB #21 BIKEWAY FUND | - |
| 119 | MTA GRANT | - |
| 121 | FEHA | - |
| 120 | C.O.P.S. FUND | 942.35 |
| 122 | L.A.W.A. FUND | - |
| 123 | PSAF PROPERTY TAX PUBLIC SAFETY | 5,185.20 |
| 124 | FEDERAL GRANTS | - |
| 125 | STATE GRANT | - |
| 126 | AP CUPA PROGRAM OVERSIGHT SURCHARGE | - |
| 127 | MEASURE "M" | - |
| 128 | SB-1 | - |
| 129 | CERTIFIED ACCESS SPECIALIST PROGRAM | - |
| 130 | AFFORDABLE HOUSING | - |
| 131 | COUNTY STORM WATER PROGRAM | 6,239.50 |
| 132 | MEASURE "B" | - |
| 301 | CAPITAL IMPROVEMENT FUND | 7,500.00 |
| 302 | INFRASTRUCTURE REPLACEMENT FUND | - |
| 405 | FACILITIES MAINTENANCE | - |
| 501 | WATER UTILITY FUND | 4,120.39 |
| 502 | WASTEWATER FUND | 21,531.84 |
| 503 | GOLF COURSE FUND | - |
| 505 | SOLID WASTE FUND | - |
| 601 | EQUIPMENT REPLACEMENT | - |
| 602 | LIABILITY INSURANCE | - |
| 603 | WORKERS COMP. RESERVE/INSURANCE | 49.96 |
| 701 | RETIRED EMP. INSURANCE | - |
| 702 | EXPENDABLE TRUST FUND - DEVELOPER FEES | 21,465.95 |
| 704 | EXPENDABLE TRUST FUND - OTHER | - |
| 708 | OUTSIDE SERVICES TRUST | - |
| TOTAL WARRANTS | | <u>1,011,138.29</u> |

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Information on actual expenditures is available in the City of Financial Officer's office in the City of El Segundo.

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

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

CODING:

R = Computer generated checks for all non-emergency/urgency payments for materials, supplies and services in support of City Operations

For Ratification:

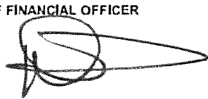
A = Payroll and Employee Benefit checks

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.


INTERIM CHIEF FINANCIAL OFFICER

DATE:

 9/26/23

CITY MANAGER

DATE:


9-27-23

VOID CHECKS DUE TO ALIGNMENT:
N/A

VOID CHECKS DUE TO INCORRECT CHECK DATE:

VOID CHECKS DUE TO COMPUTER SOFTWARE ERROR:

NOTES Ck 3047358 is a re-issue of stale dated ck 3043526

**CITY OF EL SEGUNDO
 PAYMENTS BY WIRE TRANSFER
 9/18/23 THROUGH 9/24/23**



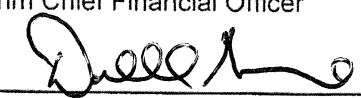
| <u>Date</u> | <u>Payee</u> | | <u>Description</u> |
|-----------------|--------------------------|-------------------|--|
| 9/18/2023 | IRS | 311,138.45 | Federal 941 Deposit |
| 9/18/2023 | Employment Development | 4,099.94 | State SDI payment |
| 9/18/2023 | Employment Development | 72,945.07 | State PIT Withholding |
| 9/20/2023 | Cal Pers | 61,636.68 | EFT Retirement Safety Police Classic - 1st Tier 28 |
| 9/20/2023 | Cal Pers | 59,577.70 | EFT Retirement Misc - PEPRA New 26013 |
| 9/20/2023 | Cal Pers | 54,334.67 | EFT Retirement Safety Fire- Classic 30168 |
| 9/20/2023 | Cal Pers | 30,120.54 | EFT Retirement Safety-Police-PEPRA New 25021 |
| 9/20/2023 | Cal Pers | 35,416.55 | EFT Retirement Misc - Classic 27 |
| 9/20/2023 | Cal Pers | 15,935.29 | EFT Retirement Safety-Fire-PEPRA New 25020 |
| 9/20/2023 | Cal Pers | 8,800.30 | EFT Retirement Sfty Police Classic-2nd Tier 30169 |
| 9/11/23-9/17/23 | Workers Comp Activity | 26,059.75 | SCRMA checks issued/(voided) |
| 9/11/23-9/17/23 | Liability Trust - Claims | 19,363.04 | Claim checks issued/(voided) |
| 9/11/23-9/17/23 | Retiree Health Insurance | - | Health Reimbursement checks issued |
| | | <u>699,427.98</u> | |

DATE OF RATIFICATION: 9/22/23

TOTAL PAYMENTS BY WIRE:

699,427.98

Certified as to the accuracy of the wire transfers by:

| | |
|--|------------------------|
|  _____ Treasurer & Customer Services Manager | <u>9/22/23</u> Date |
|  _____ Interim Chief Financial Officer | <u>9/26/23</u> Date |
|  _____ City Manager | <u>9-27-23</u> Date |

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.

CITY OF EL SEGUNDO
WARRANTS TOTALS BY DEPARTMENT
AS OF 10/03/23
REGISTER #6b

| DEPT# | NAME | TOTAL |
|---|-------------------------------|--------------|
| GENERAL FUND DEPARTMENTAL EXPENDITURES | | |
| GENERAL GOVERNMENT | | |
| 1101 | City Council | 363.54 |
| 1201 | City Treasurer | 7,446.38 |
| 1300 | City Clerk | 240.42 |
| 2101 | City Manager | 13,151.52 |
| 2102 | Communications | 245.27 |
| 2103 | El Segundo Media | |
| 2201 | City Attorney | |
| 2401 | Economic Development | 368.12 |
| 2402 | Planning | 960.18 |
| 2405 | Human and Health Services | 3,224.00 |
| 2500 | Administrative Services | 9,169.01 |
| 2601 | Government Buildings | 47,743.24 |
| 2900 | Nondepartmental | 9,560.77 |
| 6100 | Library | 20,057.74 |
| | | 112,530.19 |
| PUBLIC SAFETY | | |
| 3100 | Police | 537,359.45 |
| 3200 | Fire | 27,709.66 |
| 2403 | Building Safety | (154.57) |
| 2404 | Plng/Bldg Sfty Administration | 3,270.93 |
| | | 568,185.47 |
| PUBLIC WORKS | | |
| 4101 | Engineering | 14,262.60 |
| 4200 | Streets | 16,249.26 |
| 4300 | Wastewater | 726.08 |
| 4601 | Equipment Maintenance | 14,469.03 |
| 4801 | Administration | 63.98 |
| | | 45,770.95 |
| COMMUNITY DEVELOPMENT | | |
| 5100,5200 | Recreation & Parks | 26,540.43 |
| 5400 | Centennial | |
| | | 26,540.43 |
| EXPENDITURES | | |
| | CAPITAL IMPROVEMENT | 7,500.00 |
| | ALL OTHER ACCOUNTS | 250,611.25 |
| | TOTAL WARRANTS | 1,011,138.29 |



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.4

TITLE:

Agreement with Tec-Refresh, Inc. to Renew Palo Alto Networks Cyber Security Firewall Support

RECOMMENDATION:

1. Authorize the City Manager to execute a one-year hardware and subscription support renewal agreement with Tec-Refresh, Inc. for \$151,626.60 to provide continued cyber security protection.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Amount Budgeted: \$151,626.60
Additional Appropriation: No
Account Number(s): 001-400-2505-6218

BACKGROUND:

On September 6, 2022, the City Council approved the purchase of two Palo Alto firewalls from Tec-Refresh for \$178,699.95 using equipment replacement funds. These firewalls help keep our computer networks fast, safe, and reliable. This Palo Alto Networks equipment, often referred to as a "next generation" firewall, identifies and protects user identity by employing firewall protection to block access to known malicious sites. Filtering will be used to protect the City against web-based threats such as phishing and malware. Firewall protection will allow the City to stay ahead of emerging cyber security threats.

To keep our firewalls operational, we must renew the subscription and hardware support licenses. The City's current firewall support is set to expire in November 2023. A total of three quotes were obtained for this renewal. Tec-Refresh provided the lowest quote at \$151,626.60.

Renew Palo Alto Networks Cyber Security Firewall Support

October 17, 2023

Page 2 of 2

Quotes Received

Tec-Refresh - \$151,626.60

Trace 3 - \$156,575.04

Insight - \$162,404.06

DISCUSSION:

The renewal of this support contract will allow the City to maintain cyber security protection for one year through the use of the Palo Alto Networks firewalls that were purchased in 2022.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 4: Develop and Maintain Quality Infrastructure and Technology

Objective 4B: El Segundo's technology supports effective, efficient, and proactive operations.

PREPARED BY:

Jose Calderon, Information Technology Services Director

REVIEWED BY:

Jose Calderon, Information Technology Services Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. City of El Segundo - PA3430's Renewal - Advanced Licenses Option_V4

tecrefresh

Company Address 100 Bayview Circle, Suite 230
Newport Beach, CA 92660
US

Expiration Date 11/2/2023

Quote # QUO - 1351

Contact Information

| | | | |
|-------------|---------------------------------|--------------|-------------------------|
| Prepared By | Michael Tammaro | Contact Name | Jose Calderon |
| Title | Sales Operations Manager | Title | Director of IT |
| Email | michael.tammaro@tec-refresh.com | Email | jcalderon@elsegundo.org |
| Phone | (617) 829-9153 | Phone | +1 310-524-2300 |

Address Information

| | | | |
|--------------|---|--------------|---|
| Bill To Name | City of El Segundo | Ship To Name | City of El Segundo |
| Bill To | 350 Main St El Segundo, CA 90245 US | Ship To | 350 Main St El Segundo, CA 90245 US |

| Product | Quote Line Item Description | Quantity | Sales Price | Total Price |
|-----------------------------|---|----------|-------------|-------------|
| PAN-PA-3430-AWFHA2-R-2 | PA-3430, Advanced WildFire subscription, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001402 | 1.00 | \$10,398.71 | \$10,398.71 |
| PAN-PA-3430-ADVURL-HA2-R-2 | PA-3430, Advanced URL Filtering subscription, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001375 | 1.00 | \$13,519.06 | \$13,519.06 |
| PAN-PA-3430-IOTDRDL-HA2-R-2 | PA-3430, IoT subscription, does not require data lake, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/21/2023 End Date: 11/21/2024 Serial #: 24301001402 | 1.00 | \$20,153.41 | \$20,153.41 |
| PAN-SVC-PREMUSG-3430-R-2 | For US Government accounts only. Premium support renewal, PA-3430 | 1.00 | \$11,522.82 | \$11,522.82 |

Terms and Conditions: Net 30

Please remit all purchase orders and invoices to:
Tec-Refresh, Inc.
10 Stevens Street #190
Andover, MA, 01810
United States

tecrefresh

| | | | | |
|-----------------------------|---|------|-------------|-------------|
| | Start Date: 11/03/2023 End Date: 11/03/2024 Serial #: 24301001402 | | | |
| PAN-PA-3430-AWFHA2-R-2 | PA-3430, Advanced WildFire subscription, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001375 | 1.00 | \$10,398.71 | \$10,398.71 |
| PAN-PA-3430-IOTDRDL-HA2-R-2 | PA-3430, IoT subscription, does not require data lake, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/21/2023 End Date: 11/21/2024 Serial #: 24301001375 | 1.00 | \$20,153.41 | \$20,153.41 |
| PAN-PA-3430-ATPHA2-R-2 | Advanced Threat Prevention subscription for device in an HA pair renewal, PA-3430 Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001375 | 1.00 | \$11,206.59 | \$11,206.59 |
| PAN-PA-3430-ADVURL-HA2-R-2 | PA-3430, Advanced URL Filtering subscription, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001402 | 1.00 | \$13,519.06 | \$13,519.06 |
| PAN-PA-3430-ATPHA2-R-2 | Advanced Threat Prevention subscription for device in an HA pair renewal, PA-3430 Palo Alto Networks Public Sector, LLC - PAN-PA-3430-ATP-HA2-R Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001402 | 1.00 | \$11,206.59 | \$11,206.59 |
| PAN-PA-3430-DNSHA2-R-2 | PA-3430, DNS security subscription, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Palo Alto Networks Public Sector, LLC - PAN-PA-3430-DNS-HA2-R Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001375 | 1.00 | \$9,012.71 | \$9,012.71 |
| PAN-SVC-PREMUSG-3430-R-2 | For US Government accounts only. Premium support renewal, PA-3430 Palo Alto Networks Public Sector, LLC - PANSVC-PREMUSG-3430-R | 1.00 | \$11,522.82 | \$11,522.82 |

Terms and Conditions: Net 30

Please remit all purchase orders and invoices to:

Tec-Refresh, Inc.
10 Stevens Street #190
Andover, MA, 01810
United States

tecrefresh

| | | | | |
|------------------------|--|------|------------|------------|
| | Start Date: 11/03/2023 End Date: 11/03/2024 Serial #: 24301001375 | | | |
| PAN-PA-3430-DNSHA2-R-2 | PA-3430, DNS security subscription, for one (1) device in an HA pair, 1 year (12 months) term, renewal. Start Date: 11/07/2023 End Date: 11/07/2024 Serial #: 24301001402 | 1.00 | \$9,012.71 | \$9,012.71 |

Totals

| | | | |
|----------------|--|-------------|--------------|
| Serial Numbers | 24301001402 | Subtotal | \$151,626.60 |
| | 24301001375 | Grand Total | \$151,626.60 |
| Contract # | Contract Number: 7-17-70-40-05 NASPO Master Contract Number: AR2472 Contract Term: 09/15/17 – 09/15/26 | | |
| Memo | 1 year subscription | | |

Terms and Conditions: Net 30

Please remit all purchase orders and invoices to:

Tec-Refresh, Inc.
10 Stevens Street #190
Andover, MA, 01810
United States



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.5

TITLE:

Replacement of Boiler at Park Vista Senior Living Facility

RECOMMENDATION:

1. Authorize and approve up to \$15,000 to replace a boiler at the Park Vista Senior Housing facility.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Park Vista senior living facility is owned by the City and managed by Cadman Group. The facility has historically had positive net revenue, and is projected to generate positive net operating revenue of \$43,875 in 2023. Thus, funds to cover this expenditure are included in the Park Vista 2023 Operating Budget, and money in the LAIF/CAMP account will not be used.

BACKGROUND:

In 2017, a leaking tank that holds heated water was replaced at Park Vista. Cadman Group retained The Stanley Louis Company to assess the condition of both boilers at the Park Vista facility, who determined that the boiler on the south side of the facility be replaced due to its age and poor condition. On September 27, 2023, the Housing Corporation Board approved replacement of the boiler and expenditure of up to \$15,000.00 on a 3-0 vote (Board members Lanyi and Newman absent). The item is now before City Council in accordance with the Operating Agreement and the Management Agreement, which require approval of both the Housing Board and City Council for expenses in excess of \$7,500.00.

DISCUSSION:

According to the Operating Agreement between the City and the Senior Housing Corporation, the City Council is required to authorize any "purchase of...supplies,

Authorize & Approve Replacing Boiler at Park Vista

October 17, 2023

Page 2 of 2

equipment and services as are necessary for the operation and maintenance of the Facility” in excess of \$10,000, unless there is an emergency. According to the Management Agreement between Cadman Group and the Housing Corporation, the Housing Corporation Board needs to approve every expense in excess of \$7,500 for any one item of maintenance, alteration, refurbishing, or repair, unless it’s an emergency. Since this boiler replacement project is not an emergency and costs over \$10,000, approval from both the Housing Board and the City Council if the amount is over \$10,000.00.

The Stanley Louis Company assessed the condition of both boilers and determined that the southern boiler is in fair to poor condition and has a life expectancy of less than three years. They estimate replacing the boiler to cost \$13,254.37, which includes removal and hauling away of the existing boiler, new plumbing connections and reconfiguring the gas line to accommodate the new boiler. To account for additional, unforeseen, work required to install the new boiler, the Board included a contingency amount and approved up to \$15,000 for this replacement project.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Eduardo Schonborn, AICP, Planning Manager

REVIEWED BY:

Michael Allen, AICP, Development Services Director

APPROVED BY:

ATTACHED SUPPORTING DOCUMENTS:

1. Park Vista Boiler Replacement Estimate (08-28-2023)



"A name to trust for quality service"

2230 Amapola Ct., Suite #6, Torrance, CA 90501
www.stanleylouis.com

Phone (310) 412-0332 / Fax (310) 725-5147
State Contractor LIC #469936 C4, C46 & C36

08-28-2023

Cadman Group
214 Main Street #361
El Segundo, CA 90245

Job site:

El Segundo Senior Housing
615 E Holly Ave
El Segundo, CA 90245

At your request this is a break down for the boilers and upcoming repairs that will be needed.

North Boiler Serial # 1312369952

Boiler on maintenance contract in fair to good condition. Boiler is 10 years old with approximately 5-8 years with normal maintenance, repairs and up keep.

South Boiler System Serial #0501231429:

Boiler on maintenance contract in fair to poor condition with 0-3 years left with normal maintenance, repairs and up keep.

Below is a bid for replacement.

Remove and haul away the existing boiler including disposal.

Provide and install (1) new Raypak space saver HD-401 boiler with bronze headers, stainless steel pump, outdoor top, cal code.

Plumb in the boiler using type L copper, unions and ball valves and connect to the existing copper plumbing.

Reconfigure the gas line and install a drip leg & reconfigure the electrical to accommodate the new boiler and connect to the existing flex.

Place the boiler via crane.

Cost \$ 13,254.37

Note: If anything not mentioned above becomes necessary, an additional charge shall apply to the customer.

All other materials & parts: This quote is valid for up to 14 days. This short time frame is due to supply chain issues and manufacturer's price fluctuations. Prices are constantly changing and are subject to change due to pricing at the placement of order.

If a paid parking fee is required to access your property, parking fee will be at customer's expense. This cost is per visit per vehicle and will be added to contract price.

If the job proposed requires the use of a crane for the equipment load in/out, this will be specified and included in the price. This cost does not include street closure permits, travel permits, traffic control and/or lane closures. This will be at an additional cost and specified, if required, or if the city requires it.

Work to be performed during regular business hours.

Monday-Friday 8am to 4pm.

Overtime rates are not reflected in the amount given unless specified.

TERMS AND CONDITIONS

MECHANICS LIEN: Under the Mechanics Lien Law, any contractor or material supplier of labor, improving your property and not paid for his or her labor services or materials, has a right to place a lien on your home, land or property where the work was performed and to sue you in court to obtain payment.

This means that after a court hearing, your home, land and property could be sold by a court officer and the proceeds of the sale could be used to satisfy what you owe. This can happen even if you have paid your contract in full, if the contractor's subcontractors, laborer or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property, if they are not paid. In order to protect their lien rights, a contractor, or supplier of laborer must file a mechanics lien with the county recorder, which then becomes a lien against your property. Generally, the maximum time allowed for filling a mechanics lien against your property is 90 days after substantial completion of your project.

CONTRACTOR NOTICE: "STATE LAW REQUIRES ANYONE WHO CONTRACTS TO DO CONSTRUCTION WORK TO BE LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD IN THE LICENSE CATEGORY IN WHICH THE CONTRACTOR IS GOING TO BE WORKING-IF THE TOTAL PRICE OF THE JOB IS \$500.00 OR MORE INCLUDING LABOR AND MATERIAL.

LICENSED CONTRACTORS ARE REGULATED BY LAWS DESIGNED TO PROTECT THE PUBLIC. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE, THE CONTRACTORS STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH A COMPLAINT. YOUR ONLY REMEDY AGAINST AN UNLICENSED CONTRACTOR MAY BE IN CIVIL COURT AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE CONTRACTOR OR HIS OR HER EMPLOYEES.

MANUFACTURERS: The manufacturer's we represent reserve the right to change specifications as conditions warrant.

ORDER CHANGES OR CANCELLATIONS: Written changes or cancellations are required. Furthermore, should orders be changed after being placed with our suppliers, any material or labor charges as a result of the change or cancellation will be charged to the customer accordingly.

WATER DAMAGE: The Stanley Louis Company shall not be held responsible for water damage as a result of improper drains on premises, nor shall we be responsible for non-operative or faulty existing plumbing fixtures, parts and devices. Furthermore, The Stanley Louis Company is also not responsible for water damage due to pre-existing non-waterproofed sealed roofs or equipment rooms floors whereas water causes water damage, whether as a result of our work or others. A standard schedule fee applies to all service calls.

PAYMENT SCHEDULE: If you choose to pay by credit card, we will require you to fill out a credit card authorization form. A 25% deposit is required for ordering the equipment and the balance will be due in full upon completion of the contracted work. By signing below, this means you have read the contract and the payment schedule and agree to the terms. You also agree to have payment on jobsite, if considered a billing or "COD" client. If you are a billing client with a current billing account with our company, the maximum allowable billed portion is up to \$1,000.00, as any other monies exceeding \$1,000.00 will be due. You must sign on the signature line, return all pages of the contract and send a 25% deposit (if applicable) in order for this contract to be valid.

Once the 25% deposit is received and funds clear the bank, the equipment/material will be ordered and scheduling will be according to availability and receiving of the product.

Balance of payment is as follows:

"Non-permitted and/or service work" are balance due upon completion of work and is to be made available on the jobsite if not set up with net credit terms.

"Permitted and/or installation" jobs are balance due upon completion of work and is to be on jobsite, unless customer requests to retain 10% until the permit is finalized.

When permits are required, 10% of the permitted portions may be held. If retention is elected and the final inspection requires work, other than work specified, and not part of The Stanley Louis Company portion of work or contract, then the 10% retention portion is due.

If materials are delivered to the site and work has not commenced, an additional 50% is required upon delivery of equipment regardless of installation and operation. 90% of all permitted portions of the contract work are due upon completion, or any part put into service of permitted equipment only.

Please understand cities may require any exposed piping to be insulated as per local city code. If this becomes required, an additional cost will apply to the customer unless specified as part of the original contract.

100% of all unpermitted service work is due in full upon completion *except* customers that fall under net credit terms.

WARRANTY: Stanley Louis Company makes no warranties, expressed or implied, including any warranties or merchantability of fitness. The only warranty that will apply to materials sold

by Stanley Louis Company is the warranty made by the manufacturer. Seller's representatives are without authority to change the foregoing. All orders processed under these terms are to be paid by customer and refunds will be given once the manufacturing company makes a determination as such. All labor warranties are 30-days unless specified otherwise.

The Stanley Louis Company is not responsible for vibration and noise coming from heaters, tanks and pipes for building. It is not part of this contract and will be addressed on a case-by-case scenario. It may also incur additional costs to the client.

The Stanley Louis Company cannot be held responsible for existing plumbing and hot water problems within the building i.e.: problems like cross connection due to bad single handle shower valve cartridges, angle stops, toilet and sink connection lines, and other inside building fixtures.

Any pipe repairs done by The Stanley Louis Company that are not covered in insulation is not the responsibility or expense of The Stanley Louis Company to install new. If you would like this to be replaced, after repairs are done, please contact our office, so that we may provide a bid.

OLD PARTS OR PRODUCT:

All old product, equipment and/or materials being removed for replacement, will be properly disposed of by The Stanley Louis Company.

Price based upon haul away of all equipment and piping. An additional core charge will apply if customer retains any of removed piping or equipment.

Thank you for the opportunity to provide a proposal and for considering The Stanley Louis Company for all your hot water needs. Should you have any further questions, please feel free to contact our office.

If this bid is accepted, a 25% deposit is required for order the equipment and the balance is due in full upon completion of the contracted work and is to be made available on the job site.

X _____ X _____
Signature Date

X _____ X _____
Print your name Title/ Position

The Stanley Louis Company



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.6

TITLE:

Resolution Enabling the City of El Segundo to Submit Applications for Eligible CalRecycle Grants

RECOMMENDATION:

1. Adopt a resolution authorizing the submission of applications for all California Department of Resources, Recycling, and Recovery ("CalRecycle") grants for which the City of El Segundo is eligible.
2. Authorize the City Manager or his designee to execute all necessary agreements and other grant-related documents thereof to CalRecycle.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this resolution. Should the City be successful in securing CalRecycle grant funding, then funds will be budgeted as specified in the grant application.

BACKGROUND:

CalRecycle offers various funding and grant opportunities to jurisdictions throughout the state in furtherance of the statewide goals of reducing, reusing, and recycling solid waste generated, thereby preserving landfill capacity and protecting public health, safety, and the environment. Grant funding is essential in meeting the City of El Segundo's long-term and short-term diversion goals and objectives, including compliance with state mandates.

CalRecycle's requirements for grant applications require that the City Council adopt a resolution that is effective for five years. The resolution authorizes the submittal for all grant programs provided by CalRecycle and allows the City Manager or his designee to execute all related grant and payment documentation.

CalRecycle Grant Application Authorization

October 17, 2023

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The staff plan to apply for a grant regarding SB 1383 next month for an approximate amount of \$75,000.

DISCUSSION:

Approval of this resolution will allow the City to continue applying for future CalRecycle grant opportunities to support regulatory compliance efforts and submit the required documentation to obtain reimbursement for expenditures.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Erica Miramontes, Senior Management Analyst

REVIEWED BY:

Elias Sassoon, Public Works Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF EL SEGUNDO IS ELIGIBLE

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

SECTION 1: *Findings.* The City Council finds and declares as follows:

- A. Public Resources Code § 48000 et seq. authorizes the Department of Resources Recycling and Recovery (“CalRecycle”) to administer various grant programs (“grants”) in furtherance of the State of California’s efforts to reduce, recycle and reuse solid waste generated in the state thereby preserving landfill capacity and protecting public health and safety and the environment.
- B. In furtherance of this authority, CalRecycle is required to establish procedures governing the application, awarding, and management of the grants.
- C. CalRecycle grant application procedures require, among other things, an applicant’s governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

SECTION 2: *Approval.* Pursuant to Government Code § 6500 et seq., the City Council approves the submittal of application(s) to CalRecycle for all grants for which the City of El Segundo is eligible.

SECTION 3: *City Manager Actions.* The City Manager is authorized and directed to execute in the name of the City of El Segundo all grant documents including, but not limited to, applications, agreements, amendments and requests for payment, necessary to secure grant funds and implement the approved grant project. the Agreement, or any associated documentation, 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: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 5: This Resolution will become effective immediately upon adoption and will remain effective for five (5) years from the date of adoption.

PASSED AND ADOPTED this ____ day of _____, 2023.

Drew Boyles, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley
City Attorney



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.7

TITLE:

Unaudited Fiscal Year-End 2022-23 Financial Review

RECOMMENDATION:

1. Receive and file the Unaudited Fiscal Year-End 2022-23 Financial Review.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

While the forthcoming Annual Comprehensive Financial Report ("ACFR") will provide a comprehensive audited review of the City of El Segundo's financial performance in Fiscal Year 2022-23, this Unaudited Financial Review outlines a general and preliminary outlook.

BACKGROUND:

Fiscal Year 2022-23 ended on June 30, 2023. Staff has reviewed all revenues and expenditures in the General Fund, and the various Enterprise Funds, Internal Service Funds, Debt Fund, and the Senior Housing Fund.

DISCUSSION:

A detailed report is attached that provides a preliminary, unaudited discussion on how the General Fund performed with regards to both revenues and expenditures. The report also discusses the year-end performance of the various Enterprise Funds, Internal Service Funds, Debt Fund, and the Senior Housing Fund. The information is subject to change, and is subject to review by the City's audit firm for the final ACFR, which will be presented to City Council in December 2023.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Unaudited Fiscal Year-End 2022-23 Financial Review

October 17, 2023

Page 2 of 2

Objective 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Liz Lydic, Management Analyst

REVIEWED BY:

David Cain, Interim Chief Financial Officer

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Unaudited Fiscal Year-End 2022-23 Financial Review



MEMORANDUM

To: Honorable Mayor and Members of City Council

From: Darrell George, City Manager & David Cain, Interim Chief Financial Officer

Date: October 17, 2023

Subject: Unaudited Fiscal Year-End 2022-2023 Financial Review

FINANCE DEPARTMENT
350 Main Street | El Segundo, California 90245
310-524-2300 | elsegundo.org

Unaudited Fiscal Year-End 2022-2023 Financial Review

Background

Fiscal Year 2022-2023 ended on June 30, 2023. Staff has reviewed all revenues and expenditures in the General Fund, and the various Enterprise Funds, Internal Service Funds, Debt Fund, and the Senior Housing Fund.

This report provides a preliminary, unaudited review on how the funds performed during the fiscal year. The information is subject to change, and is subject to review by the City’s audit firm for the final Annual Comprehensive Financial Report (ACFR), which will be presented to City Council in December 2023.

The general fund balance reflects the beginning balance at the start of the Fiscal Year. It factors the year’s revenues and expenditures, then assigns 20% of the expenditures to the General Fund Reserve. The target reserve policy in place during Fiscal Year 2022-2023 was 20%.

The estimated unassigned reserve amount for the Fiscal Year is based on the year-end budget, and the actuals based on unaudited activity for the year-end.

| General Fund Balance for Fiscal Year-End 2022-23 | | |
|--|--------------------------|----------------------------|
| | Year-end estimate | Actuals (Unaudited) |
| Beginning Unassigned Fund Balance at June 30, 2022 (based on FY 2021-2022 audited CAFR) | 34,799,542 | 34,799,542 |
| Plus revenues for FY 2022-2023 | \$88,500,000 | \$94,437,815 |
| Less unaudited year-end expenditures for FY | (\$87,407,028) | (\$84,347,815) |
| Ending Fund Balance at June 30, 2023 | 35,892,514 | 44,889,542 |
| 20% General Fund Reserve | (\$17,481,406) | (\$16,869,563) |
| <i>Unassigned reserves for FY 2022-2023</i> | 18,411,108 | 28,019,979 |

General Fund Revenues: Budget and Actuals (Unaudited)

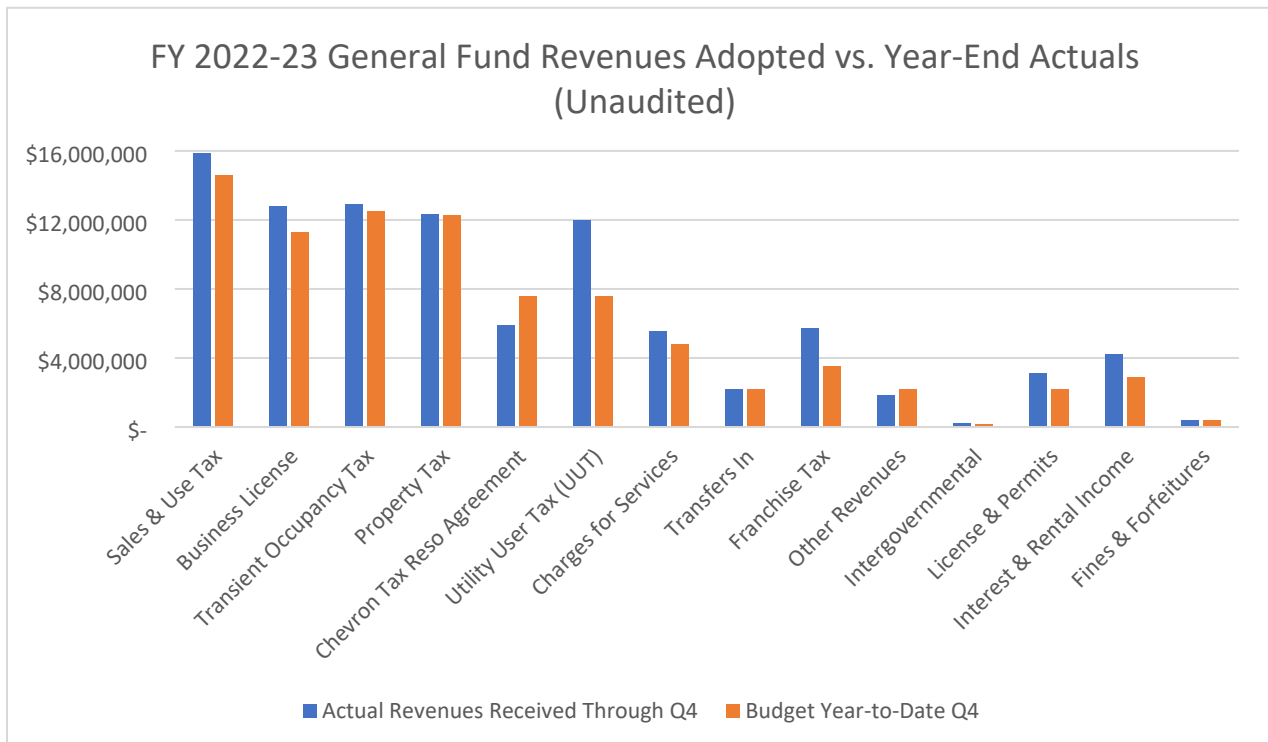
Table 1 and Chart 1 reflect the General Fund budgeted revenues and year-end unaudited actuals for comparison.

The 2022-2023 year-end unaudited actuals came in higher than the revenue that was anticipated with the final year-end budget (the budget was adjusted at mid-year and throughout the year through Council-approved appropriations).

Table 1

| Fiscal Year 2023 | | | | | |
|------------------------------------|----------------------------|-------------------------------------|------------------------|---|----------------------------|
| | Revenue Source | Actual Revenues Received Through Q4 | Budget Year-to-Date Q4 | Year-To-Date Actuals vs Budget (Delta) Q4 | Projected Year End Actuals |
| 1 | Sales & Use Tax | \$ 15,856,788 | \$ 14,600,000 | \$ 1,256,788 | \$ 15,856,788 |
| 2 | Business License | 12,769,963 | 11,300,000 | 1,469,963 | 12,769,963 |
| 3 | Transient Occupancy Tax | 12,911,385 | 12,500,000 | 411,385 | 12,911,385 |
| 4 | Property Tax | 12,288,154 | 12,236,160 | 51,994 | 12,288,154 |
| 5 | Chevron Tax Reso Agreement | 5,865,512 | 7,578,805 | (1,713,293) | 5,865,512 |
| 6 | Utility User Tax (UUT) | 11,942,340 | 7,591,907 | 4,350,433 | 11,942,340 |
| 7 | Charges for Services | 5,534,085 | 4,797,150 | 736,935 | 5,534,085 |
| 8 | Transfers In | 2,191,733 | 2,191,733 | - | 2,191,733 |
| 9 | Franchise Tax | 5,681,215 | 3,500,000 | 2,181,215 | 5,681,215 |
| 10 | Other Revenues | 1,799,667 | 2,163,683 | (364,015) | 1,799,667 |
| 11 | Intergovernmental | 182,395 | 168,006 | 14,389 | 182,395 |
| 12 | License & Permits | 3,123,883 | 2,200,000 | 923,883 | 3,123,883 |
| 13 | Interest & Rental Income | 4,200,635 | 2,874,000 | 1,326,635 | 4,200,635 |
| 14 | Fines & Forfeitures | 386,903 | 376,766 | 10,137 | 386,903 |
| Total General Fund Revenues | | \$ 94,734,658 | \$ 84,078,210 | \$ 10,656,448 | \$ 94,734,658 |

Chart 1



Economic recovery following the pandemic, coupled with rising inflation have resulted in a strong recovery for the City's General Fund revenues for FY 2022-23. During the fiscal year, adjustments were made to the year-end budget for FY 2022-23 to reflect these activities. Year-end unaudited revenues were \$10.6 million higher than the ending fiscal year budget.

2022-2023 Unaudited Fiscal Year Revenues

+ variance is a budgetary overage and – is a budgetary shortfall

Sales & Use Taxes:

+\$1,256,788: The City's revenue consultant company describes statewide trends showing increases in business and industry, and in restaurants and hotels in second quarter calendar year 2023.

Business License Taxes:

+\$1,469,963: This number does not include any additional revenue from Measure BT; Measure BT goes into effect in late calendar year 2023.

Transient Occupancy Tax:

+\$411,385: Room rates and occupancy rates continue to increase consistently.

Property Taxes:

+\$51,994: Increase driven by the Prop. 13 increases in property values, and a change in ownership of properties which reassesses the property at current market value.

Chevron Tax Resolution Agreement:

-\$1,713,293: There is an established annual tax floor for Chevron that is increased each year by the applicable Consumer Price Index (CPI). The difference between the total taxes due and the total paid is reconciled through the TRA. For Fiscal Year 2022-2023, the true-up payment was lower than anticipated due to Chevron paying higher UUT.

Utility Users Tax:

+\$4,350,433: Increases primarily due to natural gas prices increasing, which led to significant increases in the remittances of Gas UUT and Cogen UUT through the fiscal year. Electric UUT was also up.

Charges for Services:

+\$736,935: Increases include Fire inspection and plan check fees, Planning Service fees, Paramedic Transport, and Recreation and Cultural Arts programming.

Transfers-in:

On budget.

Franchise Tax:

+\$2,181,215: This revenue source is impacted by the price of commodities such as natural gas, its consumption demand, and the price of electricity and its demand.

Other Revenues:

-\$364,015: Several reimbursement accounts were budgeted but had no activity. These include Strike Team Reimbursement, City Staff Reimbursement, and Developer Contribution Reimbursement.

Intergovernmental:

+\$14,389: Exceeded budgeted amount for Commercial Hauling permits.

Licenses and Permits:

+\$923,883: Increase in Building Safety permits, and Street permits.

Interest Earnings & Rental Income:

+\$1,326,635: Interest in investments exceeded budget by 46%.

Fines & Forfeitures:

+\$10,137: Increases in City Code Fines, Library Fines, and Towing Services Fines, which offset a decrease in Parking Fines.

The following revenues continue to perform as high sources of General Fund Revenue:

Business License Tax
Transient Occupancy Tax
Utility Users Tax
Property Tax
Franchise Tax
Sales and Use Tax
Interest and Rental Income

Fiscal Year-End 2022-2023 General Fund Appropriations (Unaudited)

Table 3 illustrate comparisons of the adopted budget to unaudited actuals:

Table 3

| Fiscal Year 2023 | | | | | |
|--|-----------------------------|--------------------------------|---------------------|---|----------------------------|
| | Department | Actual Expenditures Through Q4 | Budget YTD Q4 | Year To Date Actuals vs Budget (Delta) Q4 | Projected Year End Actuals |
| 1 | Police | \$ 21,033,090 | \$ 21,628,246 | \$ (595,156) | \$ 21,033,090 |
| 2 | Fire | 13,870,239 | 14,023,884 | (153,645) | 13,870,239 |
| 3 | Transfers Out | 13,743,114 | 13,985,120 | (242,006) | 13,743,114 |
| 4 | Public Works | 7,213,045 | 7,726,770 | (513,725) | 7,213,045 |
| 5 | Non-departmental | 6,553,612 | 6,328,801 | 224,811 | 6,553,612 |
| 6 | Recreation, Parks & Library | 8,428,588 | 8,742,569 | (313,981) | 8,428,588 |
| 7 | Community Development | 2,790,513 | 3,828,989 | (1,038,476) | 2,790,513 |
| 8 | Information Technology | 2,691,406 | 3,769,902 | (1,078,496) | 2,691,406 |
| 9 | City Manager | 2,602,671 | 2,813,002 | (210,331) | 2,602,671 |
| 10 | Finance | 2,488,432 | 2,576,680 | (88,248) | 2,488,432 |
| 11 | Human Resources | 1,450,742 | 1,687,391 | (236,649) | 1,450,742 |
| 12 | City Attorney | 901,123 | 770,450 | 130,673 | 901,123 |
| 13 | City Clerk | 387,475 | 568,511 | (181,036) | 387,475 |
| 14 | City Council | 257,563 | 253,018 | 4,545 | 257,563 |
| 15 | COVID-19 Reimbursements | (168,652) | - | (168,652) | (168,652) |
| Total General Fund Expenditures | | \$84,242,959 | \$88,703,333 | -\$4,460,374 | \$ 84,242,959 |

Some of the major changes to estimates in expenditures are as follows (- variance is a budgetary savings and + is a budgetary overage):

Police:

-\$595,156: Decrease in full-time salaries and benefits, which offset an increase in overtime.

Fire:

-\$153,645: Decrease in Suppression full-time salaries, which offset an increase in Paramedic full-time salaries.

Transfers Out:

-\$242,006: Transfer out to the Economic Uncertainty Fund; and transfer out to the CIP Fund (Fund 301) for capital projects. Payment for the Pension Obligations Bonds (POBs) payment came in under budget.

Public Works:

-\$513,725: Savings in the Engineering division.

Non-departmental:

+\$224,811: Savings in CalPERS UAL were offset by overages from vacation leave and sick leave payouts to employees.

Recreation, Park and Library:

-\$313,981: The Recreation and Library divisions were under budget, mostly related to part-time salaries.

Community Development:

-\$1,038,476: Decrease in professional services; and decreases in salaries, benefits, and overtime due to position vacancies in both Building Safety and Planning divisions.

Information Technology:

-\$1,078,496: Under budget in salaries and benefits, and in software maintenance and professional and technical charges.

City Manager:

-\$210,331: Savings in Communication, Media, and Economic Development divisions.

Finance & Treasury:

\$-88,248: Savings in Business Services division offset overages in salaries and benefits in Administration and Accounting divisions.

Human Resources:

-\$236,649: Savings in full-time salaries, and maintenance and operations charges.

City Attorney:

+\$130,673: Increases in legal counsel activities, and labor negotiations.

City Clerk:

-\$181,036: Under budget due to a decrease in salaries and benefits, and professional services.

City Council:

+\$4,545: Savings in dues and subscriptions, which offset overbudget in benefits.

COVID-19 Response:

-\$168,652: These costs were tracked separately in order to claim reimbursement from FEMA for the COVID related activities. Activity in this category reflects a payment made in Fiscal Year 2022-2023 that offsets previous Fiscal Year expenditures.

Fiscal Year-End 2022-2023 All Other Funds (Unaudited)

| Economic Uncertainty Reserve | | |
|-------------------------------------|-------------|-------------|
| Fiscal Year | FY 2022-23 | FY 2023-24 |
| Reserve Balance | \$2,000,004 | \$2,000,004 |
| Reserve Policy | \$2,000,000 | \$2,000,000 |
| Reserve Deficit | \$4 | \$4 |

DEBT SERVICE FUND

The Debt Service fund records the City's lease payments for the Douglas Street Gap Closure capital improvement project. In September 2005, the City entered into a facility lease agreement with California Infrastructure and Economic Development Bank (CIEDB) whereby CIEDB issued \$10,000,000 in bonds to finance the Douglas Street Gap Closure Project. The City makes semi-annual lease payments over a 30-year period from Traffic Mitigation Fees which began in February 2006. The General Fund does not fund the debt service. Revenues from developer fees, which are the source of revenue for the debt service payment, were lower than the budgeted revenue.

| Debt Service Fund | Revenues | Expenses |
|-----------------------------------|-------------------|------------------|
| FY 2022-23 Budget | \$360,000 | \$545,000 |
| FY 2022-23 Actuals (unaudited) | \$32,547 | \$525,365 |
| Variance | -\$327,452 | -\$19,635 |

ENTERPRISE FUNDS

While there were increases in interest investment revenue for both Water Utility and Wastewater, both funds experienced overall decreases in revenues.

Expenditures for both funds were under budget. The Water Utility Fund expenses decreased for pending capital projects, while the Wastewater Fund had substantially less contractual services than anticipated.

| Water Utility Fund | Revenues | Expenses |
|-----------------------------------|---------------------|---------------------|
| FY 2022-23 Budget | \$36,700,000 | \$31,359,005 |
| FY 2022-23 Actuals (unaudited) | \$30,807,249 | \$29,504,307 |
| Variance | -\$5,892,751 | -\$1,854,698 |

| Wastewater Fund | Revenues | Expenses |
|-----------------------------------|-------------------|---------------------|
| FY 2022-23 Budget | \$5,344,000 | \$6,500,017 |
| FY 2022-23 Actuals (unaudited) | \$4,815,182 | \$4,732,515 |
| Variance | -\$528,818 | -\$1,767,502 |

INTERNAL SERVICE FUNDS

General Liability Fund revenues exceeded budget expectations due to recovery of claims. Expenses were over budget by 2.7M due to claims expenses.

Workers' Compensation Fund revenues were higher than expected, due to recovery of claims paid. The expenses were up from the budgeted amount, due to an increase in expenditures related to claims expenses, and insurance and bonds.

| General Liability Fund | Revenues | Expenses |
|--------------------------------|-------------|--------------|
| FY 2022-23 Budget | \$3,030,000 | 3,572,125 |
| FY 2022-23 Actuals (unaudited) | \$3,689,097 | \$6,351,246 |
| variance | +\$659,097 | +\$2,779,121 |

| Workers' Compensation Fund | Revenues | Expenses |
|--------------------------------|-------------|-------------|
| FY 2022-23 Budget | \$3,125,374 | \$3,263,365 |
| FY 2022-23 Actuals (unaudited) | \$3,663,420 | \$3,443,791 |
| variance | +\$538,046 | +\$180,426 |

SENIOR HOUSING FUND

In 1986, the City constructed a 97-unit senior housing project, Park Vista. The City continues to own and maintain Park Vista. The property is overseen by the Senior Citizen Housing Corporation Board and managed by a third-party property management firm, The Cadman Group. The increase in actual revenue compared to the projected revenue was caused by higher than anticipated interest on investments. Expenses related to the fund were down due to decreases in both legal counsel, and other improvements.

| Senior Housing Fund | Revenues | Expenses |
|--------------------------------|-----------|-----------|
| FY 2022-23 Budget | \$10,000 | \$75,313 |
| FY 2022-23 Actuals (unaudited) | \$25,395 | \$44,216 |
| Variance | +\$15,395 | -\$31,097 |

OTHER FUNDS

The Adopted FY 2022-2023 Citywide Budget also included a number of other Special Revenue Funds and Proprietary Funds not included in this unaudited year-end update. These funds will be included in the City's official FY 2022-2023 Annual Comprehensive Financial Report.

CONCLUSION:

The unaudited Fiscal Year 2022-2023 financial report reflects increases in revenues and decreases in expenditures. Throughout the Fiscal Year, including at the Mid-Year review, the budget was adjusted with year-end estimations and projections for both revenues and expenditures.

Expenditure decreases were due mainly to savings in salaries and benefits due to vacancies, savings in contracted services, and savings in professional and technical services.

Revenues performed better than anticipated, particularly Utility Users Tax, Sales and Use Tax, Business License Tax, Interest and Rental Income, and Franchise Tax.



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.8

TITLE:

Quitclaim of Unaccepted "Future Street" Segment Dedication at 600 South Allied Way

RECOMMENDATION:

1. Authorize the City Manager to execute a quitclaim deed in and to a portion of the property at 600 S. Allied Way that was offered for dedication to the City as a future public street in connection with Parcel Map No. 17750, but which was rejected by the City at the time the final map was approved in June 1987.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The proposed quitclaim to assist a property owner in clearing a title exception for the property's sale will have no notable fiscal impact.

BACKGROUND:

In June 1987, the El Segundo Planning Commission approved Parcel Map No. 17750 which subdivided lots fronting Hughes Way and Allied Way. As part of the Map, the developer offered for public street purposes a strip of land extending eastward from Allied Way and across the property located at 600 S. Allied Way (See Attachment 2). The City rejected the offer at the time the Map was recorded and has not since reversed course and accepted the offer. The segment in question has never been used as a public street and is presently part of a private parking lot/driveway that serves the 600 S. Allied Way property.

Government Code 66477.1 requires the legislative body to accept, accept subject to improvement, or reject any offer of dedication at the time a final map is approved. If the offer to dedicate a public street is rejected at the time a final map is approved, the legislative body may, by resolution at a later date, and subject to Code of Civil Procedure section 771.010, rescind the rejection and accept the street. However, Code of Civil Procedure section 771.010 establishes a conclusive presumption of

Quitclaim of Unaccepted "Future Street"

October 17, 2023

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nonacceptance of a proposed dedication if four conditions are met:

1. The proposal was made by filing a map only.
2. No acceptance of the dedication was made and recorded within 25 years after the map was filed.
3. The real property was not used for the purpose for which the dedication was proposed within 25 years after the map was filed.
4. The real property was sold to a third person after the map was filed and used as if free of the dedication.

Here, the offer was made on the filing of the Map, there was no acceptance within 25 years after the Map was filed, the property has never been used for public road purposes, and the property was sold to the present owner in 1989—a year and a half after the Map was filed. Consequently, each of the four conditions of CCP § 771.010 is satisfied and the proposed dedication is conclusively presumed not to have been accepted by the City.

DISCUSSION:

The current property owner is in the process of selling the property and the title company flagged the offer and asked the owner to request a quitclaim from the City to conclusively remove the encumbrance. Staff is recommending that the Council approve the quitclaim to assist the property owner. Alternatively, the property owner would be forced to file a court action to clear title to the property, resulting in unnecessary expense and delay.

Public Works staff has reviewed the matter and concluded the City has no prospective need for the property for street purposes. As a legal matter, even if the City did envision a future need for the property, it is now far too late to accept the offer.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 4: Develop and Maintain Quality Infrastructure and Technology

Objective 4A: El Segundo's physical infrastructure supports an inviting and safe community.

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for businesses and the community.

PREPARED BY:

Joaquin Vazquez, Deputy City Attorney

Quitclaim of Unaccepted "Future Street"

October 17, 2023

Page 3 of 3

REVIEWED BY:

Mark Hensley, City Attorney

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Quitclaim Deed - 600 S Allied Way
2. Parcel Map No. 17750 - 600 S Allied Way

RECORDING REQUESTED BY:
Stan Lucas

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Morasse, Collins, & Clark, APC
1401 Dove Street, Suite 310
Newport Beach, CA 92660

Order No.:
Escrow No.:

APN: 4138-014-046

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ _____
_____ Computed on full value of property conveyed, or
_____ Computed on full value less liens and encumbrances remaining at time of sale.
_____ Unincorporated area _____ City of _____

For valuable consideration, receipt of which is hereby acknowledged,

City of El Segundo, a municipal corporation,

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to

Stan Lucas, an individual,

the interest in real property situated in the County of Los Angeles, State of California, more particularly described as follows:

That certain strip of land designated as "Future Street" on Parcel Map No. 17750, as per map recorded in Book 207 pages 64 to 66 inclusive, of parcel maps in the Office of the County Recorder for the County of Los Angeles, State of California, affecting that portion of Parcel 2 of said Parcel Map.

Dated: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared _____,

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

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

WITNESS my hand and official seal.

Signature _____

207 PAGE 64
SHEET 1 OF 3

PARCEL MAP NO. 17750

IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES 88 826969
STATE OF CALIFORNIA 88 826967

A PORTION OF PARCEL
BEING A SUBDIVISION OF PARCELS 2,3, AND 4 OF PARCEL MAP NO. 17749
FILED IN PARCEL MAP BOOK 207 PAGES 56 TO 60, INCLUSIVE,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FILED
AT REQUEST OF OWNER
MAY 24 1988
81 PAST 2 p.m.
207
64
BY P.K. Van Riper
FEE \$ 10.00

WEST COAST DESIGN MAY, 1987 PETER K. VAN RIPER R.C.E. 17889

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE ALSO DEDICATE TO THE CITY OF EL SEGUNDO THE EASEMENTS FOR SANITARY SEWER AND STORM DRAIN PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF HUGHES WAY WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE CITY OF EL SEGUNDO THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET, IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED. WE HEREBY OFFER FOR PUBLIC USE FOR STREET PURPOSES THE CERTAIN STRIP OF LAND DESIGNATED AS "FUTURE STREET" ON THIS MAP RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS UNTIL SUCH TIME AS SAID STREET IS OPENED FOR PUBLIC USE.

OWNER:
CHEVRON LAND AND DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION
G.J. Goodwin VICE PRESIDENT
J.A. Hoyle ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF Orange) SS.

ON July 30, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W.G. Williams, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE President AND J.A. Hoyle, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE Secretary OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

SIGNATURE W.G. Williams



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.
EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Laradito V. Prioleau DEPUTY

LOS ANGELES SMSA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
LESSEE BY INST. NO. 87-172400, RECORDED OCTOBER 29, 1987, OFFICIAL RECORDS BY PACTEL CELLULAR, A CALIFORNIA CORPORATION, ITS GENERAL PARTNER
John R. Lister
JOHN R. LISTER, VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS.

ON April 25, 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John R. Lister, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE Vice President

OF PACTEL CELLULAR THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF LOS ANGELES SMSA LIMITED PARTNERSHIP THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME AS LESSEE.
SIGNATURE Ann DeCherine NOTARY PUBLIC
ANN DECHERINE
COUNTY OF ORANGE
COMMISSION EXPIRES 6-17-88

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) 3A (I-VII) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

CITY OF EL SEGUNDO, A MUNICIPAL CORPORATION, HOLDER OF EASEMENTS GRANTED IN FEET REQUIRED.
JULY 20, 1983,
AS INSTRUMENT NOS. 83-025957 FOR PUBLIC UTILITY PURPOSES; ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, AND PACIFIC BELL, HOLDERS OF EASEMENT RECORDED MARCH 12, 1984, AS INSTRUMENT NO. 84-301451; FOR PUBLIC UTILITY PURPOSES OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

25B-2

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHEVRON LAND AND DEVELOPMENT COMPANY, INC. IN MAY 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Peter K. Van Riper 8/5/87
PETER K. VAN RIPER R.C.E. 17889 DATED

PLANNING COMMISSION CERTIFICATE:

I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO AT A MEETING HELD THIS 25th DAY OF June, 1987 APPROVED THE ATTACHED MAP.
DATE May 19, 1988
James M. Harris
SECRETARY OF THE PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE LOCAL ORDINANCE.
DATE May 18, 1988
William M. Shickman
CITY ENGINEER
CITY OF EL SEGUNDO

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF EL SEGUNDO, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.
DATE May 18, 1988
Loraine Coltrane
CITY TREASURER
CITY OF EL SEGUNDO

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF EL SEGUNDO BY MOTION ADOPTED AT ITS SESSION ON May 17, 1988, 1987, APPROVED THE ATTACHED MAP AND ACCEPT THE DEDICATION OF EASEMENTS FOR SANITARY SEWER AND STORM DRAIN PURPOSES SHOWN ON SAID MAP. AND THE CITY COUNCIL HEREBY REJECTS THE OFFER OF THE "FUTURE STREET" SHOWN HEREON.
DATE May 17, 1988
Robert Hart
CITY CLERK
CITY OF EL SEGUNDO

COUNTY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
DATE MAY 24 1988
COUNTY ENGINEER
BY Laradito V. Prioleau DEPUTY

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 98,800.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. PARCEL MAP NO. 17750 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA
BY Laradito V. Prioleau DEPUTY



SCALE: 1" = 100'

SHEET 2 OF 3

PARCEL MAP NO. 17750

IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY CLERK
MAY 24 1988

MONUMENT LEGEND

- ① ○ INDICATES A 2" x 30" IRON PIPE WITH BRASS TAG STAMPED R.C.E. 17889, "TO BE SET" FLUSH.
- ② ● INDICATES LOCATION OF 2" x 30" IRON PIPE WITH BRASS TAG STAMPED R.C.E. 17889, TO BE SET PER P.M. 17749, P.M.B.
- ③ ● INDICATES LOCATION OF SPIKE AND WASHER STAMPED R.C.E. 17889, PER P.M. 17749, P.M.B. 207-54-60
- ④ ● INDICATES A FOUND 2" IRON PIPE WITH 21°C STAMPED R.C.E. 7087 PER P.M. 17749 P.M.B. 207-54-60
- ⑤ ● INDICATES A FOUND WELL MONUMENT WITH BRASS CAP STAMPED CAL. DIV. OF HIGHWAYS ON CENTERLINE OF SEPULVEDA BLVD. PER CALTRANS FB. A98-001-23
- ⑥ ● INDICATES LOCATION OF SPIKE AND WASHER TO BE SET PER P.M. 17749 P.M.B. 207-54-60
- ⑦ ● INDICATES LOCATION OF SPIKE AND WASHER STAMPED R.C.E. 17889, TO BE SET PER P.M. 17749 P.M.B. 207-54-60

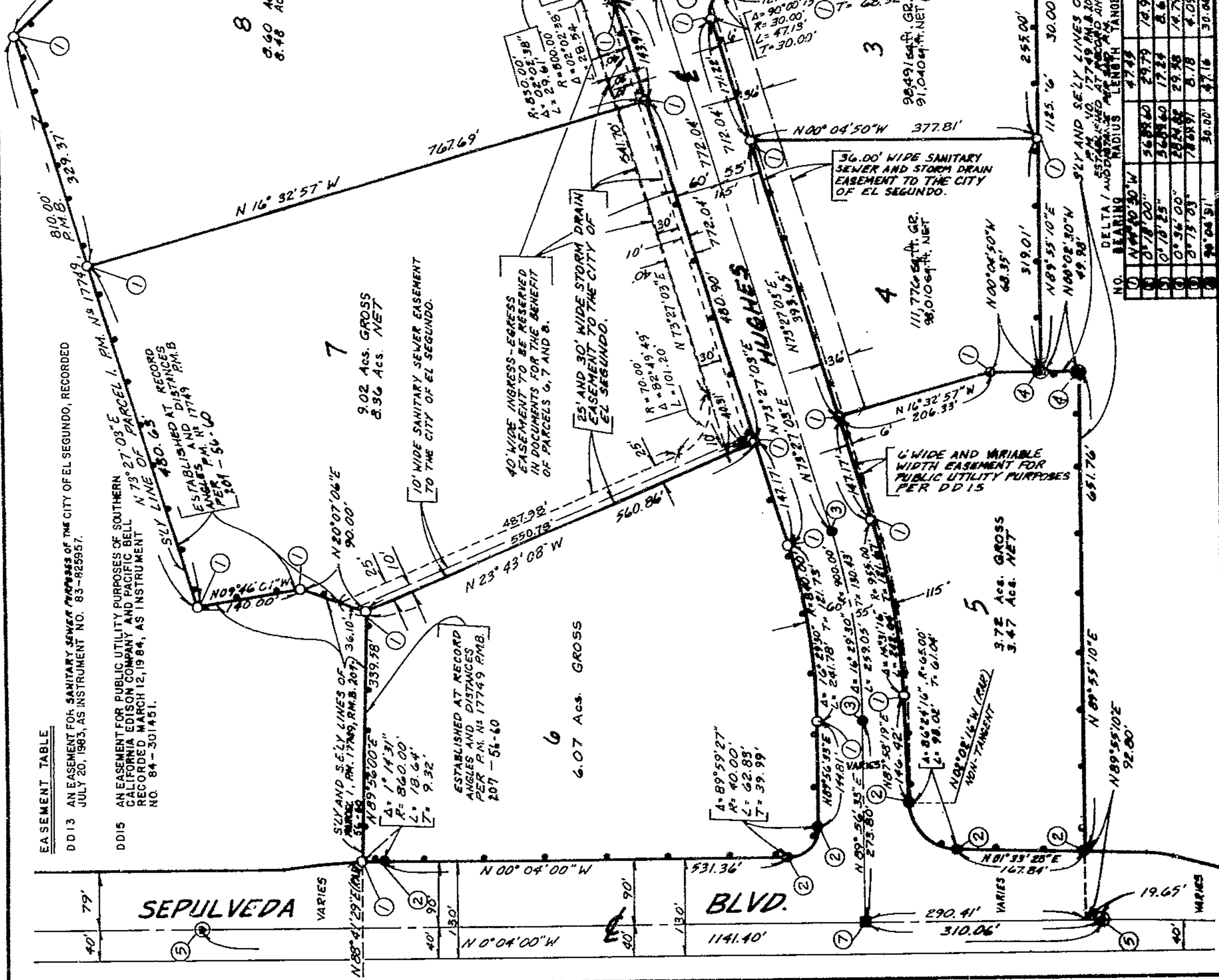
SOUTHERN CALIFORNIA EDISON COMPANY

THE BASIS OF BEARING FOR THIS MAP ARE BASED ON THE BEARING OF N 0° 04' 30" W FOR THE CENTERLINE OF SEPULVEDA BOULEVARD AS SHOWN ON RECORD SURVEY 87-25-24.

SCALE: 1" = 100'

HUGHES WAY (PRIVATE STREET)

8 6.90 Acs. GROSS
6.48 Acs. NET



EASEMENT TABLE

| NO. | BEARING | RADIUS | LENGTH | TANGENT | DELTA |
|-----|-----------------|--------|--------|---------|--------------|
| 1 | N 0° 04' 30" W | 47.79 | 47.79 | 47.79 | 90° |
| 2 | N 16° 32' 57" W | 56.82 | 29.79 | 28.30 | 163° 07' 03" |
| 3 | N 73° 27' 05" E | 17.23 | 17.23 | 17.23 | 90° |
| 4 | N 0° 04' 50" W | 26.24 | 26.24 | 26.24 | 90° |
| 5 | N 89° 55' 10" E | 78.05 | 29.78 | 28.30 | 163° 07' 03" |
| 6 | N 0° 04' 00" W | 30.00 | 30.00 | 30.00 | 90° |
| 7 | N 16° 32' 57" W | 56.82 | 29.79 | 28.30 | 163° 07' 03" |
| 8 | N 73° 27' 05" E | 17.23 | 17.23 | 17.23 | 90° |

AN EASEMENT FOR SANITARY SEWER PURPOSES OF THE CITY OF EL SEGUNDO, RECORDED JULY 20, 1983, AS INSTRUMENT NO. 83-625957.

AN EASEMENT FOR PUBLIC UTILITY PURPOSES OF SOUTHERN CALIFORNIA EDISON COMPANY AND PACIFIC BELL CALIFORNIA EDISON COMPANY, RECORDED MARCH 12, 1984, AS INSTRUMENT NO. 84-301451.

ESTABLISHED AT RECORD ANGLES AND DISTANCES PER P.M. 17749 P.M.B. 207-54-60

36.00' WIDE SANITARY SEWER AND STORM DRAIN EASEMENT TO THE CITY OF EL SEGUNDO.

25' AND 30' WIDE STORM DRAIN EASEMENT TO THE CITY OF EL SEGUNDO.

40' WIDE INGRESS-EGRESS EASEMENT TO BE RESERVED IN DOCUMENTS FOR THE BENEFIT OF PARCELS 6, 7 AND 8.

10' WIDE SANITARY SEWER EASEMENT TO THE CITY OF EL SEGUNDO.

6' WIDE AND VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER DD 15

9.02 Acs. GROSS
8.96 Acs. NET

6.07 Acs. GROSS

3.72 Acs. GROSS
3.47 Acs. NET

| NO. | BEARING | RADIUS | LENGTH | TANGENT | DELTA |
|-----|-----------------|--------|--------|---------|--------------|
| 1 | N 73° 27' 05" E | 17.23 | 17.23 | 17.23 | 90° |
| 2 | N 16° 32' 57" W | 56.82 | 29.79 | 28.30 | 163° 07' 03" |
| 3 | N 0° 04' 50" W | 26.24 | 26.24 | 26.24 | 90° |
| 4 | N 89° 55' 10" E | 78.05 | 29.78 | 28.30 | 163° 07' 03" |
| 5 | N 0° 04' 00" W | 30.00 | 30.00 | 30.00 | 90° |
| 6 | N 16° 32' 57" W | 56.82 | 29.79 | 28.30 | 163° 07' 03" |
| 7 | N 73° 27' 05" E | 17.23 | 17.23 | 17.23 | 90° |
| 8 | N 0° 04' 30" W | 47.79 | 47.79 | 47.79 | 90° |

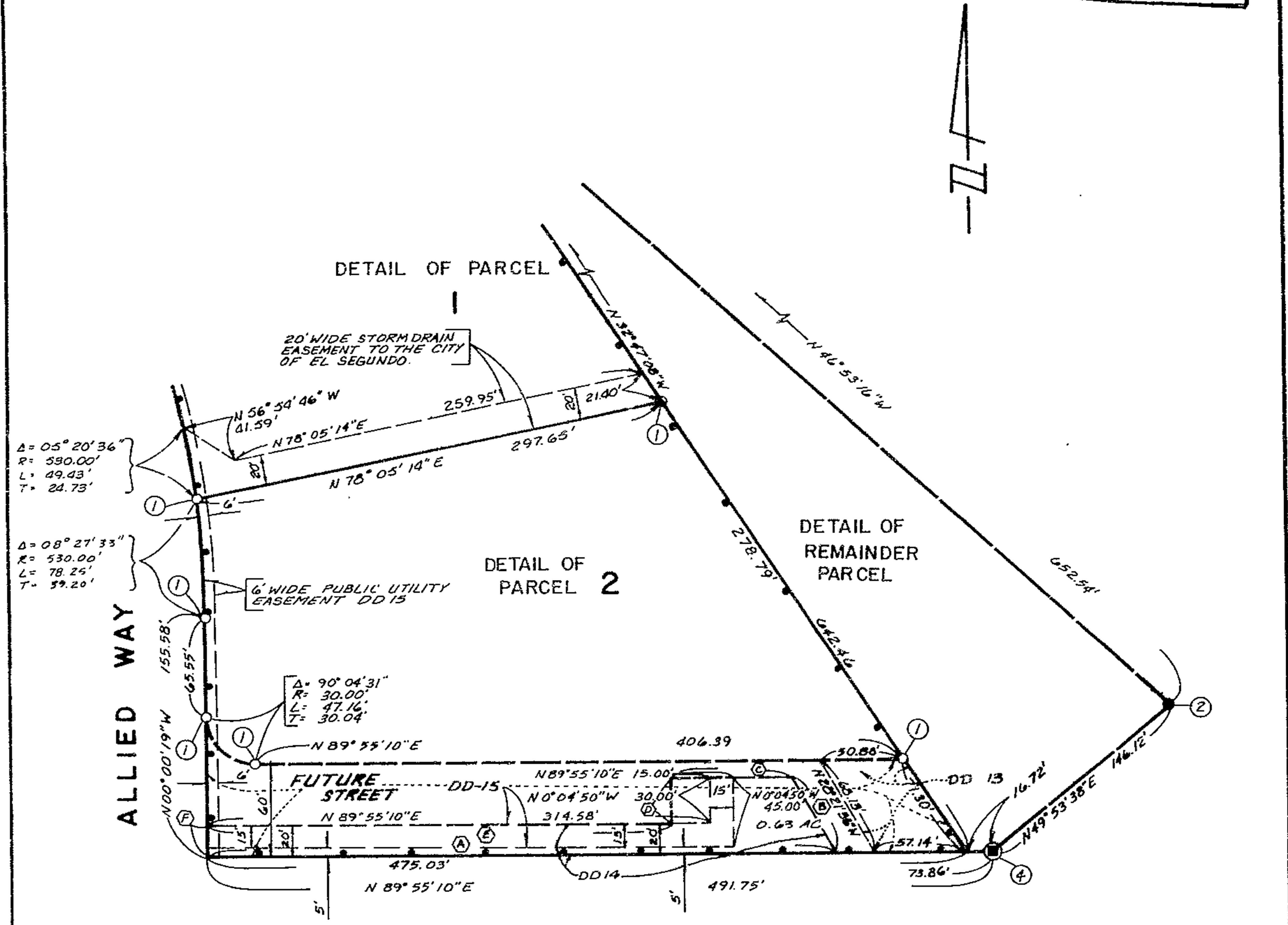
S.V. & N.E. LY LINE
OF PARCEL 4, P.M. 17749
ESTABLISHED AT RECORD ANGLE
AND DISTANCE PER SAID P.M.

SCALE: 1" = 50'

PARCEL MAP NO. 17750

IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
JUL 24 1988



DETAIL "A"
SCALE 1" = 50'

EASEMENT TABLE

- DD-13 AN EASEMENT FOR SANITARY SEWER PURPOSES OF CITY OF EL SEGUNDO, RECORDED JULY 20, 1983, AS INSTRUMENT NO. 83-825957.
- DD-15 15' WIDE EASEMENT FOR PUBLIC UTILITY OF SOUTHERN CALIFORNIA EDISON COMPANY, AND PACIFIC BELL RECORDED MARCH 12, 1984, AS INSTRUMENT NO. 84-301451.
- DD-14 LOS ANGELES SMSA LIMITED PARTNERSHIP GROUND LEASE BY DOCUMENT RECORDED 12-29-87 AS INSTRUMENT NO. 87-1724300

- ① ○ INDICATES A 2" x 30" IRON PIPE WITH BRASS TAG STAMPED R.C.E. 17889, TO BE SET.
- ② ● INDICATES LOCATION OF 2" x 30" IRON PIPE WITH BRASS TAG STAMPED R.C.E. 17889, TO BE SET, PER P.M. N° 17749, R.M.B. 207-56-60
- ④ ⊕ INDICATES A FOUND 2" IRON PIPE WITH DISC STAMPED R.C.E. 7081, PER PARCEL MAP NO. 17749, R.M.B. 207-56-60

| | BEARING | DISTANCE |
|-----|-----------------|----------|
| (A) | N 89° 55' 10" E | 393.00' |
| (B) | N 28° 23' 13" W | 56.80' |
| (C) | N 89° 55' 10" E | 76.00' |
| (D) | N 00° 04' 50" W | 30.00' |
| (E) | N 89° 55' 10" E | 290.00' |
| (F) | N 00° 00' 19" W | 20.00' |



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Consent

Item Number: B.9

TITLE:

Authorization to Utilize the Library's Administration Donation Trust Fund for Library Materials and Services for Fiscal Year 2023-24

RECOMMENDATION:

1. Approve staff's request to utilize \$19,400 from the Library's Administration Donation Trust Fund for Library materials and services for FY 2023-24.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The Friends of the El Segundo Public Library provides funding support for the El Segundo Public Library annually via cash donations. All expenditures charged to the Library Administration Donation Trust Fund are offset by the donations from the Friends of the El Segundo Public Library. The amount being donated for Fiscal Year 2023-2024 is \$19,400. Staff now seeks approval to utilize \$19,400 on materials and services for the Library.

Amount Budgeted: \$0

Additional Appropriation: \$19,400

Account Number(s): 702-400-6101-2561

BACKGROUND:

The Friends of the El Segundo Public Library is a non-profit organization created to help raise additional funds for the El Segundo Public Library. Funds are generated from membership dues, used book sales, corporate and private donations and other fundraising activities. Each fiscal year the Friends provide cash donations to the Library in support of collection development and programming expenses. These donations are a source of additional revenue in support of Library services, which in turn supports the community's needs. In Fiscal Year 2022-2023 the Library received a \$22,850 donation

Authorization to utilize from the Library's Administration Donation Trust Fund

October 17, 2023

Page 2 of 2

from the Friends for the purchase of youth, teen and adult books.

DISCUSSION:

The Friends of the Library have approved a \$19,400 donation budget for Fiscal Year 2023-2024. Since July 1, 2023, Library staff have received \$12,254.80 of the \$19,400 in donations from the Friends of the Library. The remaining \$7,145.20 will be provided as reimbursements. Funds are presently held in a special revenue/donations trust account and require Council approval to be transferred to an expenditure account before they can be used by staff.

Staff is seeking City Council authorization to transfer the funds from account 702-232-0000-1232, Library Donations, to account 702-400-6101-2561, Library Administration Donation Expenses, to allow staff to begin applying the funds toward new collection items and program expenses.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability.

Object 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Mark Herbert, Library Manager

REVIEWED BY:

Aly Mancini, Recreation, Parks and Library Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Public Hearings

Item Number: C.10

TITLE:

Smoky Hollow Specific Plan Update and Community Benefits Plan Policy

RECOMMENDATION:

1. Open and conduct a public hearing to solicit public testimony.
2. Waive full reading of the proposed ordinance amending the Smoky Hollow Specific Plan, find that the ordinance requires no additional environmental review in accordance with Public Resources Code section 21166 and State CEQA Guidelines § 15162, and introduce the ordinance for first reading.
3. Schedule the ordinance's second reading for the November 7, 2023 City Council meeting or as soon thereafter may be heard.
4. Adopt a resolution amending the Smoky Hollow Specific Plan Community Benefits Plan Policy and finding that such action is exempt from CEQA pursuant to CEQA Guidelines §§ 15606(c)(2), 15061(b)(3), and 15378.
5. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

The Smoky Hollow Specific Plan was comprehensively updated in 2018 to enable new creative office and technology businesses to thrive and support the long-term health of existing businesses. The development regulations, public infrastructure improvements, and the flexibility of the community benefits plan process intend to spur development and foster the Smoky Hollow vision as a creative office and tech business incubator.

Smoky Hollow Specific Plan Update

October 17, 2023

Page 2 of 9

Since the Specific Plan adoption in 2018, staff have identified potential areas of improvement to further facilitate and accelerate Smoky Hollow's evolution. The Planning Commission discussed these potential areas at a study session on January 12, 2023 and a public hearing on September 14, 2023.

DISCUSSION:

Draft Ordinance

The draft ordinance proposes amendments to the Specific Plan that reflect the Planning Commission's direction. The complete and updated Specific Plan is an exhibit to the draft ordinance (Attachment 1) and excerpts of the Specific Plan showing all the proposed amendments in strikethrough and underline format are also attached to this report (Attachment 3). The discussion below summarizes the proposed amendments.

Permitted uses

1. The draft ordinance adds small gyms/fitness studios (up to 2,500 square-feet) to the permitted uses and large gyms/fitness studios to the uses requiring a conditional use permit. Small gyms and fitness studios (dance, yoga, martial arts, etc.) are complementary to an incubator business district like Smoky Hollow since they provide a convenient service for Smoky Hollow employees and nearby residents. However, large gyms and fitness studios have potential impacts, such as traffic and parking, because they are likely to draw more customers from outside the Smoky Hollow area. The draft ordinance requires a conditional use permit to review each case and mitigate potential impacts through operational and design-related conditions.
2. The draft ordinance adds tutoring services to the permitted uses in the Specific Plan. Tutoring is typically focused on supplementing instruction provided in schools and is characterized by individual or small group instruction. Tutoring functions more like a service or professional office use, rather than a school. While tutoring uses are not a creative office or technology business, there has been interest in opening a tutoring business in Smoky Hollow, which is conveniently located within a walkable distance from adjacent residential neighborhoods.
3. The draft ordinance eliminates the conditional use permit (CUP) requirement for restaurants. A CUP is a financial barrier for restaurants, including a review fee (currently \$17,246), application costs, and the review process duration (several months). The extra cost and time create more risk and uncertainty for potential restaurant businesses. As a result, the City has not received applications for new restaurants in Smoky Hollow since 2018. The draft ordinance facilitates the establishment of restaurants in Smoky Hollow where they complement the

creative office and tech business district the City wants to foster.

Development Standards

The draft ordinance changes the parking exemption language for outdoor dining areas. Currently, the Specific Plan exempts outdoor dining areas that contain up to 12 seats from the requirement of 2.5 spaces for every 1,000 square feet. The Municipal Code and Downtown Specific Plan exempt outdoor dining based on the size of the outdoor dining area, not the number of seats. The draft ordinance changes the exemption limit to 200 square feet to be consistent with the rest of the City. The parking requirement for outdoor dining areas over 200 square feet will continue to be 2.5 spaces for every 1,000 square feet.

Various Clarifications

1. The draft ordinance changes the definition, density, and other limitations on caretaker units. The current caretaker unit density is “one caretaker unit per legal building site or business establishment, whichever is larger.” This language can be interpreted as permitting one caretaker unit for each tenant in a multi-tenant building, which was not the Specific Plan intent. The draft ordinance clarifies that only one caretaker unit is permitted per building and it further clarifies the purpose of caretaker units.
2. The draft ordinance makes changes of use, rather than changes of occupancy, the threshold requiring compliance with parking requirements. Today, the Specific Plan requires nonconforming properties to meet the current parking requirement (2.5 spaces per 1,000 square feet) if all or a portion of a building is modified, “such that the Building Code occupancy group is changed.” Since Building Code occupancy is not typically used in zoning and planning documents, it has caused some confusion in administering the Specific Plan because it relies upon the Building Code and Building staff to determine if there is a change of occupancy. The proposed change makes the Specific Plan simpler, easier to administer, and consistent with the Zoning Code's provisions on nonconforming uses and buildings.

Public Realm Improvements

The draft ordinance amends Chapter 3 of the Specific Plan (Section 3.2.1 - El Segundo Boulevard) to provide flexibility for potential El Segundo Boulevard improvements and prioritize pedestrian and cyclist mobility. The current language in the Specific Plan provides two specific options for the short and long-term improvement of El Segundo Boulevard. The proposed language specifically calls for the City to conduct pilot projects

Smoky Hollow Specific Plan Update

October 17, 2023

Page 4 of 9

and solicit community input prior to completing future improvements along El Segundo Boulevard. Thus, the ordinance provides more flexibility in the design and implementation of any improvements.

Design Guidelines and the Community Benefits Plan

1. The draft ordinance increases the number of architectural design standards from two to 11 and reduces the number of design guidelines from 32 to 28. Currently, the Specific Plan's private realm design guidelines are voluntary, except when a project requires approval of a community benefit plan application. As a result, smaller, code-compliant projects do not have to comply with the design guidelines. Staff believes this hinders the Specific Plan goal to "define an attractive and distinctive image for Smoky Hollow." The proposed change ensures that all development projects (whether discretionary or ministerial) comply with the architectural design standards. Thus, all projects will incorporate a minimum level of good quality architectural design.
2. The draft ordinance amends the Community Benefits Plan (CBP) findings by requiring that a project meet "at least 15 of the private design guidelines." Currently, the CBP findings require projects to include exemplary architecture, which is undefined in the Specific Plan. The proposed change clarifies that projects involving a CBP will provide a minimum level of architectural design to qualify for any requested code exception.
3. The draft ordinance amends the CBP application findings to clearly define community benefits and require community benefits to implement "public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public." Currently, the Specific Plan CBP findings require that proposed benefits "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." The current language allows a project's architectural design on private property to count as a community benefit. The intent of this policy was to reward developers that invest in good quality architecture. However, a consequence of this policy was that development projects approved since 2018 have relied only minimally on public improvements (actual improvements or funding) to meet the community benefit requirements. Therefore, the proposed change will ensure that community benefits primarily fund or implement improvements on public property.

Specific Plan Amendment Findings

Pursuant to ESMC § 15-27-3, the City Council must make the findings below to approve a specific plan amendment. Staff believes that the findings can be made and has provided its reasoning below.

Smoky Hollow Specific Plan Update

October 17, 2023

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1. *That the amendment is consistent with the General Plan.*

The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed Specific Plan amendment is consistent with the Specific Plan's vision, goal and objectives, it is also consistent with the General Plan. The Specific Plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal 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. Specifically, the amendments permit more uses and remove barriers for uses, such as gyms, fitness studios, tutoring, and restaurants that complement the creative office and tech character of the district. In addition, the amendments create new architectural design standards and require discretionary projects to comply with the Specific Plan's design guidelines. Thus, the amendments are consistent with the Specific Plan vision, because they will improve the design of future development projects, help preserve Smoky Hollow's mid-century industrial feel, and provide an attractive and distinctive image for Smoky Hollow. Finally, the amendments are consistent with the Specific Plan objective of making public infrastructure improvements, because they will require future developments to either construct or fund public parking, landscaping, sidewalks, and other streetscape projects in the public right-of-way.

2. *The amendment is necessary to serve the public health, safety, and general welfare.*

The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new uses and reduce barriers to uses that are complementary to the creative office incubator character of the district. They also improve the architectural design of development projects and increase investment in public infrastructure. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

Community Benefits Plan Methodology

Current Community Benefits Plan Policy

After adoption of the Smoky Hollow Specific Plan in 2018, the City Council adopted a methodology for evaluating community benefit plan (CBP) applications. Tier I CBP applications generally involve limited increases in project FAR and other miscellaneous exceptions (not including height). Generally, Tier I CBP projects are smaller in scale and

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the Specific Plan authorizes the Planning Commission to review and approve Tier I CBP applications. The adopted methodology provides only limited guidance to the Planning Commission regarding the evaluation of proposed community benefits. Tier II CBP applications involve larger increases in FAR and increases to the permitted building height. Thus, Tier II CBP projects tend to be larger in scale and the Specific Plan authorizes only the City Council to approve Tier II CBP applications. Generally, the current methodology requires Tier 2 CBP applicants to give benefits equal to or exceeding 30% of the “added project value” in exchange for approval of density or other exceptions from development standards. The current methodology (See Attachment No. 4) treats both the architectural design features on private property and infrastructure improvements on public property as community benefits. Developer expenses for architectural features on private property receive only partial credit as community benefits (roughly 30-50% of actual costs). However, in the few Tier 2 CBP applications processed by the City, public infrastructure improvements or funding accounted for 1.2-13.3 percent of the total community benefit offered to the City. Conversely, 86.7-98.8 percent of the total community benefit offered consisted of architectural design features on private property. Consequently, the community benefits the City has received to-date have been primarily in the form of improvements on private property where the public benefit is unclear and more indirect. Furthermore, public infrastructure improvements have not occurred at the anticipated rate and the developer deposits in the Smoky Hollow Public Infrastructure Fund have been lower than expected, only \$14,214 having been deposited into the fund.

Proposed Community Benefits Plan Policy

The Planning Commission discussed the CBP methodology during a public hearing on September 14, 2023. The Planning Commission’s direction on this topic was to primarily consider public property improvements as community benefits, and private property architectural design features/improvements should be considered a community benefit only where there is a direct public benefit, such as a dedication of property for sidewalk widening or public open space adjacent to the public right-of-way.

Consistent with the Planning Commission's direction, staff proposes an updated Community Benefits Plan Policy that is consistent with the new Specific Plan. The proposed policy (See Attachment No. 2) is outlined below:

1. Architectural design features on private property are no longer counted as community benefits, with the exception of features that directly benefit the public, such as dedication of land for sidewalk improvements and provision of public open space adjacent to the public right-of-way. Architectural design is not neglected overall, because, as mentioned in the discussion above, compliance

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with certain architectural design standards will be required for all projects. Furthermore, CBP applications will be required to comply with at least 15 of the 28 architectural design guidelines.

2. Community benefits are more precisely defined as public realm improvements identified in Specific Plan Chapters 3 and 5, with the exception mentioned above.
3. Community benefits for Tier 2 CBP applications will continue to bear a relationship to the “added project value” which is defined in Table No. 1 below.
4. To calculate the added project value, staff will use the services of a financial/real estate consultant who will consider land values, construction costs, and real estate market information. However, the cost of these services will be reduced because the consultant will no longer calculate the costs for private architectural design features separately, which is required under the current methodology.
5. The required benefit value for Tier 2 CBP applications will be 20% of the overall added project value. The percentage is reduced from 30% currently to allow developers to continue investing in architecture and comply with the Specific Plan architectural design guidelines.

Table No. 1: Added Project Value Definition

| | Added Project Value Definition | |
|--|--------------------------------|---|
| Proposed project value | - | Code compliant project value |
| The potential market value of the subject property if developed with the additional density, height, or other exceptions requested as part of the proposed project | Minus | The potential market value of the property if developed in compliance with the maximum density, height, and other Specific Plan standards |

ENVIRONMENTAL REVIEW

Potential impacts from implementation of the Smoky Hollow Specific Plan were previously analyzed and mitigated by the Smoky Hollow Specific Plan Environmental Impact Report (SCH No. 2017031071) that was certified on September 18, 2028. An Initial Study/Addendum to the Final Environmental Impact Report (EA-1011) for the

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Smoky Hollow Specific Plan has been prepared pursuant to the California Environmental Quality Act (CEQA) and no subsequent environmental review is required in accordance with Public Resources Code section 21166 and State CEQA Guidelines section 15162.

Regarding the proposed resolution, the proposed actions therein are exempt from CEQA for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)), (2) there is no possibility that the Project may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and (3) the Project does not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). The Project simply amends the policy for evaluating community benefit plans proposed within the Smoky Hollow Specific Plan area; it does not modify or effect any allowable use or development standard in the Specific Plan area.

CONCLUSION

The proposed Smoky Hollow Specific Plan amendments will enable new complementary uses, clarify various Specific Plan provisions, simplify the community benefits process, and prioritize implementation of public improvements envisioned in Smoky Hollow. All of the above will help the City achieve the primary Specific Plan goal of transforming Smoky Hollow into a vigorous incubator district and major economic force in the City. The proposed ordinance and CBP policy are consistent with the Planning Commission’s direction. Therefore, staff recommends that the City Council adopt an ordinance approving the Smoky Hollow Specific Plan amendments and a resolution establishing a new community benefits plan policy.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 4: Develop and Maintain Quality Infrastructure and Technology

Objective 4A: El Segundo's physical infrastructure supports an inviting and safe community.

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for business and the community.

PREPARED BY:

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Paul Samaras, AICP, Principal Planner

REVIEWED BY:

Michael Allen, AICP, Development Services Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Draft Ordinance
2. Draft Resolution
3. Excerpts of Specific Plan in strikethrough and underline format
4. Current Community Benefits Plan Methodology

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE SMOKY HOLLOW SPECIFIC PLAN TO UPDATE PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, THE COMMUNITY BENEFIT PLAN PROCESS, AND CLARIFY VARIOUS PROVISIONS.

(Environmental Assessment No. EA-1330 and Specific Plan Amendment No. SPA 22-01).

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

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

- A. On September 16, 2022, the City initiated an application for Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01 to amend the Smoky Hollow Specific Plan updating permitted uses, development standards, design guidelines, the community benefit plan process, clarifying various provisions, and amending the Smoky Hollow Specific Plan Community Benefits Plan Policy;
- B. On January 12, 2023, the Planning Commission held a study session to receive public testimony and provide direction to staff on the scope of the specific plan amendment;
- C. 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”);
- D. On September 14, 2023, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Ordinance and adopted Resolution No. 2940 recommending that the City Council introduce and adopt the Ordinance.
- E. On October 17, 2023, the City Council held a duly noticed public hearing and considered the information provided by City staff and public testimony regarding the Ordinance; and
- F. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its October 17, 2023 hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds that introducing and adopting the Ordinance will amend the City’s Smoky Hollow Specific Plan to establish the following:

- A. Add Gyms/Fitness Studios up to 2,500 square feet to the permitted uses and Gyms/Fitness Studios larger than 2,500 square feet to the uses subject to a conditional use permit;
- B. Add tutoring uses to the permitted uses;
- C. Eliminate the conditional use permit requirement for restaurant uses;
- D. Exempt outdoor dining areas up to 200 square feet from the Specific Plan require parking;
- E. Establish a density for caretaker units at the ratio of one caretaker unit per building and establish limitations on their use;
- F. Require nonconforming properties to meet the current parking requirement of 2.5 spaces per 1,000 square feet if all or a portion of a building is modified such that the use is changed;
- G. Amend Specific Plan Section 3.2.1 (El Segundo Boulevard) to use pilot projects, solicit community input, and prioritize pedestrian and cyclist mobility when completing any future improvements along El Segundo Boulevard;
- H. Increase the number of architectural design standards from 2 to eleven and reduce the number of design guidelines from 32 to 28; and
- I. Amend the community benefit plan findings of approval to:
 - a. Require projects to meet at least 15 of the 28 private realm design guidelines;
 - b. Require community benefits to implement “public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public.

SECTION 3: *Specific Plan Amendment Findings.* As required under Government Code § 65854 and ESMC § 15-27-3 and based on the findings set forth in Section 2, the City Council finds as follows:

- A. *That the amendment is consistent with the General Plan.*

The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed specific plan amendment is consistent with the Specific Plan’s vision, goal and objectives, it is also consistent with the General Plan. The specific plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal 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. Specifically, the amendments permit more uses and remove barriers for uses, such as gyms, fitness studios, tutoring, and restaurants that complement the creative office and tech character of the district. In addition, the amendments create new architectural design standards and require discretionary projects to comply with the Specific Plan's design guidelines. Thus, the amendments are consistent with the Specific Plan vision, because they will improve the design of future development projects, help preserve Smoky Hollow's mid-century industrial feel, and provide an attractive and distinctive image for Smoky Hollow. Finally, the amendments are consistent with the Specific Plan objective of making public infrastructure improvements, because they will require future developments to either construct or fund public parking, landscaping, sidewalks, and other streetscape projects in the public right-of-way.

- B. *The amendment is necessary to serve the public health, safety, and general welfare.*

The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new uses and reduce barriers to uses that are complementary to the creative office incubator character of the district. They also improve the architectural design of development projects and increase investment in public infrastructure. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

SECTION 4: Environmental Assessment. The City Council finds and determines as follows:

- A. The Smoky Hollow Specific Plan ("SHSP") was originally adopted and an EIR was certified by the City on January 7, 1986. Smoky Hollow Specific Plan Amendment No. 1 and Zone Text Amendment were adopted and an Environmental Assessment was certified by the City in 2010. SHSP Amendment No.1 modified permitted uses in the Small Business (SB) and Medium Manufacturing (MM) zones to allow general and multimedia related office uses and art studio uses. In 2018, the City Council approved the Smoky Hollow Specific Plan Update ("SHSPU") and certified a Program Environmental Impact Report ("PEIR"). The SHSPU represented a comprehensive update to the adopted SHSP and established land use, transportation, infrastructure, economic development, and urban design strategies to promote electric incubator districts providing opportunities for businesses to thrive in a creative, innovative, and dynamic environment. The SHSPU also provided new development standards and incentives for

redevelopment and rehabilitation of existing structures, and established land use regulations to support a total net increase of approximately 517,094 square feet of office, commercial, and industrial uses. The SHSPU also included public realm improvement strategies to encourage walking and biking, and maximization of curb-side parking resources throughout Smoky Hollow. Smoky Hollow Specific Plan Amendment No. 2/Standard Works Project (the “SWP”) was adopted and a Mitigated Negative Declaration was certified by the City on April 19, 2022. Amendment No. 2 increased the maximum building height to 60 feet for a sub-area of the 120-acre planning area. The SWP included development of 90,172 square feet of office uses on a 5.35-acre site over existing one-story office buildings; a 766 square foot pavilion building and cafe; and a 5,000 square foot public park. The SWP allowed for 60-foot-tall buildings through an approved Tier II Community Benefits Plan.

- B. As detailed in Section 2, the proposed Ordinance amending the SHSP includes minor text edits for consistency, additional glosser terms for clarity, new and modified use regulations, and the elevation of certain design guidelines to design standards.
- C. To evaluate the potential environmental impacts of the Ordinance and the need for additional environmental review, the City conducted an initial study. Based on the findings of the initial study, an addendum was prepared. The initial study/addendum dated July 27, 2023, is incorporated herein as though fully set forth.
- D. Based on the findings and information yielded by the initial study, the City Council finds as follows:
 - 1. There are no substantial changes proposed for the project that will require preparation of a subsequent or supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

The Ordinance would approve minor changes and additions to the Smoky Hollow Specific Plan Update described and analyzed in the certified PEIR. There are no substantial changes resulting from the Ordinance that require major revisions to the PEIR. As detailed in the Initial Study/Addendum, the Ordinance will not result in any new or increased environmental effects beyond those that were previously identified in the PEIR. In addition, all applicable mitigation measures set forth in the PEIR would be implemented as part of the Specific Plan Amendment approved by the Ordinance.

- 2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require preparation of a subsequent or supplemental EIR due to the

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

There are no substantial changes with regard to the facts, data, and mitigation measures included in the PEIR. The proposed Ordinance will not result in a Specific Plan that is substantially different from the plan evaluated in the PEIR, and the environmental circumstances applicable to the Specific Plan area have not changed.

3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous PEIR was certified as complete, that shows any of the following: (i) The project will have one or more significant effects not discussed in the previous PEIR; (ii) Significant effects previously examined will be substantially more severe than shown in the previous PEIR; (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

- E. No subsequent environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Therefore, the Ordinance, and the amendments to the SHSP contemplated therein, are within the scope of the project covered by the SHSPU PEIR and, pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.

SECTION 5: Action. The City Council hereby approves and adopts the updated Smoky Hollow Specific Plan as set forth in attached Exhibit "A," which is incorporated into this Ordinance by reference.

SECTION 6: Electronic Signatures. This Ordinance may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 7: Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8: 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 9: Recordation. The City Clerk, or designee, 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 10: Effective Date. This Ordinance will become effective 30 days following its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2023.

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. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of _____ 2023, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of _____, 2023, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

EXHIBIT "A"
UPDATED SMOKY HOLLOW SPECIFIC PLAN (OCT 2023)

The October 2023 draft of the Smoky Hollow Specific Plan Update can be found
at the following web link:

<https://www.elsegundo.org/home/showpublisheddocument/7602/638326983269947490>

RESOLUTION NO. ____

A RESOLUTION ADOPTING AND APPROVING AN UPDATED POLICY FOR EVALUATING SMOKY HOLLOW SPECIFIC PLAN COMMUNITY BENEFIT PLANS

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

SECTION 1: The City Council finds and declares that:

- A. On February 4, 2020, the City adopted a methodology for approving Smoky Hollow Specific Plan Community Benefit Plans;
- B. On September 16, 2022, the City initiated an application for Environmental Assessment No. EA 1330 and Specific Plan Amendment No. SPA 22-01 to amend the Smoky Hollow Specific Plan updating permitted uses, development standards, design guidelines, the community benefit plan process, clarifying various provisions, and amending the Smoky Hollow Specific Plan Community Benefits Plan Policy;
- C. On January 12, 2023, the Planning Commission held a study session to receive public testimony and provide direction to staff on the scope of the specific plan amendment and the Smoky Hollow Specific Plan Community Benefits Plan Policy;
- D. On September 14, 2023, the Planning Commission held a duly noticed public hearing at the conclusion of which the Planning Commission adopted Resolution 2942 recommending the City Council adopt and approve an updated Smoky Hollow Specific Plan Community Benefit Plans Policy;
- E. The City Council of the City of El Segundo held a duly-noticed public hearing on October 17, 2023 to review and consider the proposed policy, receive public testimony, and review all of the evidence in the administrative record; and,
- F. This Resolution and its findings are made based upon the evidence presented to the City Council at its October 17, 2023, hearing including, without limitation, the staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds as follows regarding the proposed amendments to the City's policy for evaluating Smoky Hollow Specific Plan Community Benefit Plans (the "Project"):

- A. The current Smoky Hollow Community Benefits Plan Policy counts as community benefits the architectural design features of buildings and other improvements on private property; those features primarily benefit private property owners and not the public;

- B. The Smoky Hollow Specific Plan identifies public realm improvements in Chapters 3 and 5 that benefit the public and help implement the Specific Plan’s primary goal of transforming Smoky Hollow into a vigorous incubator district and major economic force in the City; the current Smoky Hollow Community Benefits Plan Policy does not sufficiently prioritize these public improvements;
- C. The current Smoky Hollow Community Benefits Plan Policy is unnecessarily complicated;
- D. The current Smoky Hollow Community Benefits Plan Policy has not resulted in the implementation of public improvements at the rate originally anticipated;
- E. The current Smoky Hollow Community Benefits Plan Policy has not generated the revenue for the Smoky Hollow Public Infrastructure Fund originally anticipated;
- F. The proposed update to the Smoky Hollow Community Benefits Plan Policy clarifies the definition of community benefits;
- G. The proposed update to the Smoky Hollow Community Benefits Plan Policy will increase the revenue for the Smoky Hollow Public Infrastructure Fund and accelerate the implementation of public improvements; and
- H. The proposed update to the Smoky Hollow Community Benefits Plan Policy simplifies the community benefit evaluation process.

SECTION 3: *Environmental Assessment.* Based on the facts set forth in Section 2, and on the evidence in the record as a whole, the City Council finds and determines that the Project is not subject to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq. (“CEQA”)) for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)), (2) there is no possibility that the Project may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and (3) the Project does not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). The Project simply amends the policy for evaluating community benefit plans proposed within the Smoky Hollow Specific Plan area; it does not modify or effect any allowable use or development standard in the Specific Plan area.

SECTION 4: *General Plan Findings.* The City Council finds that the proposed policy is consistent with the City’s General Plan. The Smoky Hollow Specific Plan serves as the implementing document for the General Plan, with specific goals/policies for the Smoky Hollow area. The proposed policy is consistent with the Specific Plan’s goal 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. Specifically, the proposed policy will clarify and simplify the community benefit plan evaluation process and require future developer to either construct or fund public parking, sidewalk and other streetscape projects in the public right-of-way, which is consistent with the Specific Plan's objective of making public infrastructure improvements.

SECTION 5: *Approval.* The City Council adopts and approves the updated Smoky Hollow Specific Plan Community Benefits Plan Policy as set forth in Exhibit "A".

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

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on information available at the time of the decision. 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 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

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

SECTION 10: The City Clerk is directed to certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2023.

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 Resolution No. _____ was duly passed, approved, and adopted by said City Council, at a regular meeting of said Council held on the ____ day of _____, 2023, approved and signed by the Mayor, and attested to by the City Clerk, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

Smoky Hollow Community Benefit Plan Policy

COMMUNITY BENEFIT DEFINITION (BROADLY)

Section 4.5.2 of the Specific Plan provides a general definition and examples of community benefits. For clarity purposes, the following information is quoted directly from the Specific 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 needs.”

“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, and implementation and/or funding of streetscape improvements identified in this Specific Plan.”

COMMUNITY BENEFIT PLAN FINDINGS

Review and approval of community benefits is subject to the findings in Specific Plan Chapter 4 (Administration) and outlined in the table below.

| Community Benefits Tiers | Review/Approval Authority | Findings |
|--------------------------|---------------------------|--|
| Tier 1 | Planning Commission | 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 project meets at least 15 of the private design guidelines; and C. The proposed community benefit implements public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public. |
| Tier 2 | City Council | A. Findings A through C for Tier I; and B. The value of the community benefits bears a relationship to the value generated by the project, to be established by separate policy. |

Tier 1, Finding A

Finding A is intended to protect the neighborhood or community in general from any negative impacts from the proposed project. It is similar to findings for other similar discretionary applications. The review/approval authority may consider a wide range of potential impacts, including, without limitation, pollution, traffic, noise, hazards, aesthetics, and/or financial impacts.

Tier 1, Finding B

Finding B clarifies the role of private realm design guidelines in the community benefit plan process. The City expects that private development projects include good, quality design; thus, in an effort to realize this expectation, compliance with the private realm guidelines is no longer considered a community benefit. Rather, compliance with 15 out of 28 guidelines (50 percent plus one) is now clearly a requirement for approval of a community benefit plan. In reviewing compliance with this finding, the review/approval authority should ensure not only that projects meet the minimum number of guidelines, but should also review the degree to which each guideline is met and/or incorporated into the design.

Tier 1, Finding C

Finding C broadly defines community benefits primarily as public improvements identified in the Specific Plan, but also allows limited private realm improvements that directly benefit the public. The discussion below provides more detail and examples of acceptable benefits, as well as guidance regarding the prioritization of community benefits.

Acceptable Community Benefits

1) Public Property

Implementation of Projects/Actions in Specific Plan Chapters 3 and Chapter 5, including, without limitation, the following examples:

- Decorative crosswalk implementation (Actions 8 and 23)
- On-street parklets (Action 9)
- Street reconfigurations/restriping (Actions 10-17)
- Transit Improvements (Action 24)
- Bicycle and Pedestrian Connectivity Improvements (Action 26)
- Shade Trees and Open Space (Action 28)
- Other related public improvements
- Funding for all the above

2) Private Property

- Open space on private property that is adjacent to the public right-of-way and easily accessible to the public. Project conditions of approval and/or restrictive covenants may be used to ensure the adequate identification, maintenance, and accessibility of the open space by the general public.
- Land dedications for public purposes (such as sidewalk expansion, public open space, etc.)
- Provision of public parking on private property that is easily accessible to the public. Project conditions of approval and/or restrictive covenants may be used to ensure the adequate identification, maintenance, and accessibility of the public parking.

Tier 1 Community benefits value

- a. In determining the appropriate community benefit value, the review/approval authority shall consider the magnitude of the requested exception, such as the additional floor area gained above the maximum floor area limit, and determine a community benefit value in proportion to the magnitude of the exception.
- b. Use of an independent financial/real estate consultant is not required.

- c. At their discretion, the City Manager or designee may use an independent financial/real estate consultant to determine the added project value and the desired value of community benefits (20%) for larger projects or projects where the requested exceptions result in a substantial increase in the project's floor area above the maximum floor area limit.
- d. The City Manager or designee are authorized to develop additional policy guidelines for determining the appropriate community benefit value for Tier 1 Community Benefits.

Priorities

1) Short term vs long term

Chapter 5 identifies short term priority projects that should be implemented first. Developer Community Benefits and/or public (City) projects should take these priorities into consideration.

2) Public property/right-of-way vs. private property

This policy refocuses community benefits exclusively onto public property/right-of-way with specific limited exceptions of benefits occurring on private property, but directly benefitting the public. Generally, public property/right-of-way improvements should be prioritized.

3) Construction of improvements vs. monetary contribution

Generally, the construction of improvements should be prioritized. However, the City Manager or designee (and ultimately the Planning Commission or City Council) have the discretion to require a monetary contribution instead. If the City requires the construction of improvements, the improvements must comply with the following:

- a. The design must comply with all Specific Plan requirements, including the Public Realm Design Guidelines.
- b. The design must be reviewed and approved by the City before issuance of any permits.
- c. The improvements must not conflict with any City Public Works projects.
- d. The location of the improvements is subject to the City's discretion.

Tier 2, Finding B

Finding B, requires the community benefit value to bear a relationship to the value generated by a project, as established by City Council policy. The discussion below describes how the value is to be calculated.

Tier 2 Desired community benefits value

For Tier 2 Community Benefit Plans, the minimum community benefit value is **20%** of the property added value. The discussion below describes how the value of the community benefits should be calculated:

1) Definition of "added project value"

Added project value is defined as the difference between the potential market value of the subject property if developed with the additional density, height, or other exceptions requested as part of the proposed project and the potential market value of the property if developed in compliance with the maximum density, height, and other Specific Plan standards.

| Added Project Value Definition | | |
|--|-------|---|
| Proposed project value | - | Code compliant project value |
| The potential market value of the subject property if developed with the additional density, height, or other exceptions requested as part of the proposed project | Minus | The potential market value of the property if developed in compliance with the maximum density, height, and other Specific Plan standards |

2) Independent report (financial/market/real estate)

For Tier 2 Community Benefits, the City Manager or designee shall use the services of an independent financial/real estate consultant to establish the project “added value” resulting from the increased FAR, height, or other exception(s) requested. This would involve:

- a. Review of project construction cost information, such as contractor bid/estimates, pro-forma cost data from the project applicant, land purchase cost, etc.
- b. Review of current market values (rent or sales) for the type of proposed project.
- c. Comparison of the theoretical value of a project built at the maximum FAR and height permitted in the Specific Plan (code compliant project) with the potential value of the proposed project. The difference between the two (code compliant project vs. proposed project) would be the property added value used for calculating the required community benefit.
- d. The Community Benefit value calculation. If the proposed community benefit involves the actual construction of agreed upon public improvements, the City Manager or designee may at their discretion use the third-party consultant to also estimate and/or verify the actual costs of the proposed improvements.

ATTACHMENT NO. 3

**Excerpts of the Smoky Hollow Specific Plan as Amended in ~~Strikethrough~~ and
Underline Format**

- Smoky Hollow Specific Plan Table of Contents is amended as follows:

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- Smoky Hollow Specific Plan Section 1.6 – Transformative Projects is amended as follows:

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.~~
- **Take the next steps to bring state-of-the-art telecommunications infrastructure 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.**

- Smoky Hollow Specific Plan Section 2.2.2 – Zoning Districts is amended as follows:

2.2.2.a 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~~ **Pacific Coast Highway** 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. **Smoky Hollow Subarea 1 identifies parcels within the SH-E zoning district where higher intensity uses are encouraged.**
- 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.

- Smoky Hollow Specific Plan Section 2.2.2 – Allowable Uses by Zoning District is amended as follows:

2.2.2.b 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.~~ **by the Director or designee to be substantially similar to a listed use, are not permitted. In making a determination of similarity, the Director or designee shall follow the provisions of ESMC Section 15-22-2 (Administrative Determinations for Uses Not Listed).** 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.

- Smoky Hollow Specific Plan Section 2.2.3 – Prohibited Uses is amended as follows:

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).

- Smoky Hollow Specific Plan Table 2-1: Allowed Land Uses Table is amended as follows:

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 | |
|--|---|------|----|----------------|---|--|
| | SH-W | SH-E | PF | P ¹ | Additional Regulations | |
| Industrial | | | | | | |
| Brewery and Alcohol Production | P | P | — | — | Subject to applicable State ABC regulations. | |
| Industrial, Heavy | CUP | CUP | — | — | | |
| Industrial, Light | P | P | — | — | | |
| Outdoor Storage | A | A | A | — | Shall be screened from view from public right-of-way and all screening shall be architecturally integrated with the building design. See ESMC Section 15-2-8. | |
| Personal Storage, Collection | AUP | AUP | — | — | | |
| Research and Development | P | P | — | — | | |
| Warehousing | P | P | — | — | | |
| Office | | | | | | |
| General Offices | P | P | P | — | | |
| Commercial/Services | | | | | | |
| Alcohol Sales—Off-Site and On-Site with Food Service | AUP | AUP | — | — | Includes instructional tasting that is accessory to off-site sales. | |
| Business and Consumer Support Services | P | P | — | A | | |

Note(s):

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

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

| | SH-W | SH-E | PF | P ¹ | Additional Regulations |
|---|-------------------|-------------------|-----------------|-----------------|---|
| Commercial Kitchen | P | P | — | — | |
| Restaurant— Full Service and Fast Food | CUP | CUP | — | A | Drive through windows and facilities are prohibited |
| Restaurant— Food To Go and take out | P | P | — | A | |
| <u>Gym/Fitness Studio (Small)</u> ² | <u>P</u> | <u>P</u> | <u>—</u> | <u>A</u> | |
| <u>Gym/Fitness Studio (Large)</u> ³ | <u>CUP</u> | <u>CUP</u> | <u>—</u> | <u>A</u> | |
| <u>Restaurant</u> | <u>P</u> | <u>P</u> | <u>—</u> | <u>A</u> | |
| Restaurant, Outdoor Dining | P | P | — | A | Parking for outdoor dining areas is required only for outdoor seats in excess of 12 the portion that exceeds 200 square feet. |
| Retail | A | A | A | A | Includes the incidental direct sale to consumers of only those goods produced on-site of another permitted or conditionally permitted use. |
| Snack Shop | A | A | A | A | |
| Studio/Sound Stages and Support Facilities | P | P | — | — | |
| <u>Tutoring Services</u> | <u>P</u> | <u>P</u> | <u>—</u> | <u>—</u> | |
| Veterinary Services with or without boarding | P | P | — | — | |
| Wholesaling | P | P | — | — | |

Note(s):

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

² Gym/Fitness Studio (Small) is defined as less than or equal to 2,500 sq ft gross area.

³ Gym/Fitness Studio (Large) is defined as greater than 2,500 sq ft gross area.

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

| | SH-W | SH-E | PF | P ¹ | Additional Regulations |
|---------------------------------------|------|------|-----|----------------|--|
| Parking | | | | | |
| Parking Facility | AUP | AUP | AUP | P | |
| Public Facilities and Assembly | | | | | |
| Public Facilities | P | P | P | P | |
| Public or Quasi-public Open Space | P | P | P | P | |
| Public Utilities | P | P | P | — | |
| Assembly Halls | CUP | CUP | — | — | |
| Residential | | | | | |
| Caretaker Unit | A | A | — | — | <p>At the ratio of one caretaker unit per legal building site or business establishment, whichever is larger. <u>Only one caretaker unit shall be permitted per building. Such unit shall be limited in size to 500 square feet. The unit shall be used only for habitation by a caretaker and shall not be rented or otherwise let for a period of fewer than 30 days.</u></p> <p><u>A caretaker unit shall not be considered a live/work unit as defined in ESMC Section 15-1-6 (Definitions) and shall not be used as such.</u></p> |

Note(s):

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

- Smoky Hollow Specific Plan Section 2.3 – Development Standards is amended as follows:

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 (**including Smoky Hollow Subarea 1**), 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).

- Smoky Hollow Specific Plan subsection 2.3.3 – Development Standards Applicable to All Zoning Districts is amended as follows:

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-~~98~~ Screening
- 15-2-10 Temporary Buildings
- Chapter 18: Signs-

- Smoky Hollow Specific Plan Table 2-2: Building Intensity and Height Standards by Zoning District is amended as follows:

Table 2-2: Building Intensity and Height Standards by Zoning District

| DEVELOPMENT STANDARDS | | Smoky Hollow West | Smoky Hollow East | Smoky Hollow Subarea ⁴ | Parking |
|---|---|--|-------------------|-----------------------------------|-------------------|
| A. FAR Standards | | | | | |
| 1. Maximum Allowable Gross Floor Area Ratio (FAR) ¹ | Base Standard | 0.75 | 1.0 | | 0.15 ² |
| | Community Benefits Tier I ³ | 1.5 | | | N/A |
| | Community Benefits Tier II ³ | >1.5 | | | N/A |
| B. Height Standards | | | | | |
| 1. Maximum Building Height | Base Standard | 35 ft | | | |
| | Community Benefits Tier II ³ | 50 ft | | 60 ft ⁴ | 50 ft |
| 2. Parapet Height | | May exceed maximum building height by 5 ft | | | |

Note(s):

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.

⁴ See Figure 2-1: Zoning Districts for Subarea delineation.

- Smoky Hollow Specific Plan Table 2-3: General Development Standards by Zoning District is amended as follows:

Table 2-3: General Development Standards by Zoning District

| DEVELOPMENT STANDARDS | Smoky Hollow West | Smoky Hollow East | Parking |
|---|--|--------------------------------|----------------|
| C. Lot Standards | | | |
| 1. Minimum Lot Area | 5,600 sf | 11,200 sf | 5,000 sf |
| 2. Minimum Lot Frontage | 50 ft | | N/A |
| D. Building Design Standards | | | |
| 1. Building Orientation: Franklin Avenue | 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.[±] | | N/A |
| 2. Building Transparency: Franklin Avenue Frontages (see Figure 2-2) | 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. | | N/A |
| E.D. Setback Standards | | | |
| 1. Front Yard | No setback required | | |
| 2. Side Yard | 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. | | |
| 3. Rear Yard | | | |
| 4. Front and Side Yards Adjoining Franklin Avenue | Minimum 0 ft, maximum 5 ft | | |
| 5. Adjoining Alley | Minimum 10 ft, as measured from property line | No setback required | |
| 6. All Structures | Comply with corner, driveway, and alley visibility requirements in ESMC Sections 15-2-6 (Corner Clearance) and 15-2-11 (Driveway Visibility). | | |

Note(s):

sf = square feet; ft = feet

~~1. A secured and transparent gate facing a public sidewalk and street that opens to a garden, terrace, plaza, paseo, or similar may be defined as a primary entrance.~~

- Smoky Hollow Specific Plan Figure 2-2: Building Transparency, Franklin Avenue Frontages is renumbered as Figure 2-3 and moved to page 50 immediately after new Table 2-7.
- Smoky Hollow Specific Plan Table 2-4: Open Space Standards by Zoning District is amended as follows:

Table 2-4: Open Space Standards by Zoning District

| DEVELOPMENT STANDARDS | Smoky Hollow West | Smoky Hollow East | Parking |
|--|--|--|-------------------|
| F.E. Open Space and Landscaping Standards | | | |
| 1. Open Space, General | Minimum 3% of lot | Minimum 3% of lot. If the lot area exceeds 22,400 sf, a minimum of 10% of the lot. | Minimum 3% of lot |
| 2. Surface Parking Lot Landscaping | 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: 2-2: Surface Parking Lot Landscaping: Illustrative Landscaping at Surface Parking that Meets Standard). 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. | | |
| 3. Irrigation | All landscaped areas, including trees at surface parking lots, shall be provided with appropriate permanent watering facilities. | | |

Note(s):

sf = square feet; ft = feet

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.

- Smoky Hollow Specific Plan Figure 2-3: Surface Parking Lot Landscaping: Illustrative Landscaping at Surface Parking that Meets Standard is renumbered as Figure 2-2.

- Smoky Hollow Specific Plan Table 2-5: Access, Loading, and Refuse Collection Standards by Zoning District is amended as follows:

Table 2-5: Access, Loading, and Refuse Collection Standards by Zoning District

| DEVELOPMENT STANDARDS | Smoky Hollow West | Smoky Hollow East | Parking |
|--|--|-------------------|--|
| G.F. Access, Loading, and Trash Standards | | | |
| 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 accessed from the alley. | | |

Note(s):
sf = square feet; ft = feet

- Smoky Hollow Specific Plan Table 2-6: Parking Standards by Zoning District is amended as follows:

Table 2-6: Parking Standards by Zoning District

| DEVELOPMENT STANDARDS | Smoky Hollow West | Smoky Hollow East | Parking |
|--|---|-------------------|---------|
| H.G. Private Parking Standards | | | |
| 1. New Construction and Change of Use | 2.5 spaces per 1,000 sf 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. | | |
| 2. Additions to Buildings | 2.5 spaces per 1,000 sf 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. | | |
| 3. Tandem Parking | Tandem spaces shall have a maximum length of 40 feet (parking for 2 vehicles maximum). | | |
| 4. Bicycle Parking ² | <p>Consistent with Section 5.106.4 of the 2016 California Green Building Standards Code:</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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. | | |
| 5. Other Parking Area Development Standards ¹ | Refer to ESMC Sections 15-15-1 through 15-15-5. | | |

Note(s):

sf = square feet; ft = feet

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.

- Smoky Hollow Specific Plan Section 2.4 – Private Realm Design Guidelines is amended as follows:

2.4 PRIVATE REALM DESIGN GUIDELINES OBJECTIVES

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, **which includes Smoky Hollow Subarea 1**, 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.

- Smoky Hollow Specific Plan Section 2.5 – Urban Design Standards and Guidelines is added to read as follows:

2.5 URBAN DESIGN STANDARDS AND GUIDELINES

HOW TO USE THE SMOKY HOLLOW DESIGN STANDARDS AND GUIDELINES

This section first presents design standards that are required to be implemented into all new development projects and any addition totaling 1,000 square feet or more of gross usable floor area. The standards in Table 2-7 apply the same as development standards in Tables 2-2 through 2-6; they are mandatory.

Following Table 2-7 are design guidelines that are in addition to the standards. The guidelines, through photographs and text, define and illustrate additional design treatments that can be used to enhance building appearance, function, and integration into the Smoky Hollow district.

The design guidelines are organized into five key themes:

- Enhance Building Character
- Facilitate Gathering
- Incorporate Landscape and Environmental Design
- 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 in Figures 2-4 through 2-9.

Table 2-7: Design Standards

| DESIGN STANDARDS | SMOKY HOLLOW WEST | SMOKY HOLLOW EAST |
|---|--|-------------------|
| A. Entry Orientation and Ground Floor Treatment | | |
| 1. Pedestrian Entry Orientation and Treatment | <p>a. Buildings adjacent to a street shall provide a minimum of one primary entry oriented to the sidewalk or publicly accessible pedestrian path.</p> <p>b. Secondary entries, where provided, shall be clearly identified and provided with an unobstructed path of travel from a sidewalk or parking lot.</p> <p>c. Where pedestrian access to an alley is provided, such access shall include safety lighting. Doors shall open inward from the alley.</p> | |
| 2. Ground Floor Ceiling Height | The minimum interior floor-to-ceiling height of the ground floor shall be 12 feet. | |
| B. Circulation | | |
| 1. Universal Accessibility | <p>a. Where necessary to accommodate ADA-accessible sidewalks, streetscapes, and amenities in constrained rights-of-way, an easement shall be provided on private property between the sidewalk and building edge. The easement may be used for pedestrian circulation or to accommodate street trees, furniture, and utilities.</p> <p>b. Ease of access shall be provided along and across sites through leveling outdoor and indoor height differences, providing accessible ramps and handrails, removing obstacles along interior pedestrian paths, and minimizing curb cuts.</p> | |
| 2. Surfacing Materials for Pedestrian Routes | In parking lots, pedestrian circulation routes shall be clearly distinguished through the use of paving materials, colors, and textures that contrast with the driveways and drive aisles. | |
| C. Building Design | | |
| 1. Transparency | For new buildings or additions of 1,000 square feet or more of gross floor area 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 (see Figure 2-3: Building Transparency, Franklin Avenue Frontages). | |

| DESIGN STANDARDS | SMOKY HOLLOW WEST | SMOKY HOLLOW EAST |
|--|--|-------------------|
| 2. No Blank Walls | Along any street, no wall shall extend more than 20 feet without including doors, windows, non-commercial murals, or landscaping that cover at least 20 percent of the façade. The purpose is to avoid blank walls. | |
| 3. 360° Architecture | All building facades shall include detailing consistent with the overall building design. | |
| 4. Materials and Colors | A combination of at least three different materials and/or colors shall be used on all facades facing the right-of-way. | |
| 5. Corner Buildings | <p>Any building that is located at the intersection of two streets shall have a distinctive corner treatment that includes, for example:</p> <ul style="list-style-type: none"> a. Windows that meet at the corner b. A building edge cut back from the corner at a 45-degree angle c. A distinctive non-commercial mural d. A change in building material e. A small plaza | |
| D. Landscaping and Stormwater Treatment | | |
| 1. Plant Palette | Drought-tolerant and native plants and trees shall be used and selected from the plant palette established in this Specific Plan (see Figure 3-9: Tree/Stormwater Planter Design and Plant Palette). | |
| 2. Stormwater Facilities | To the maximum extent practical, stormwater facilities shall be incorporated into landscaped areas. Where such incorporation is not practical, such facilities shall be integrated into site and building design, including through the use of rain barrels. | |

Note(s):
sf = square feet; ft = feet

SMOKY HOLLOW DESIGN GUIDELINES: PRIVATE REALM

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. + 36 0~~
- 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.~~
- **Encourage outdoor food-related retail through allocation of dedicated spaces for food trucks, ice cream cars, food carts, farmers' market, and tailgating events.**
- 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 street corner plazas through setbacks from street corners or through conversion of front yard surface parking.**
- ~~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.~~
- **Incorporate pedestrian-scaled lighting to enhance safety, accentuate design elements, encourage evening use of outdoor gathering spaces.**
- **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 natural light through use of large window expanses, clearstories, skylights, etc. to enhance working spaces and reduce lighting energy consumption.**
- **Utilize planters and pots to provide greenery** along sidewalks where street trees are not permitted.
- **Improve surface 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.**
- ~~➤ 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, clearstories, skylights, etc. to enhance working spaces and reduce lighting energy consumption.~~

Encourage Connectivity

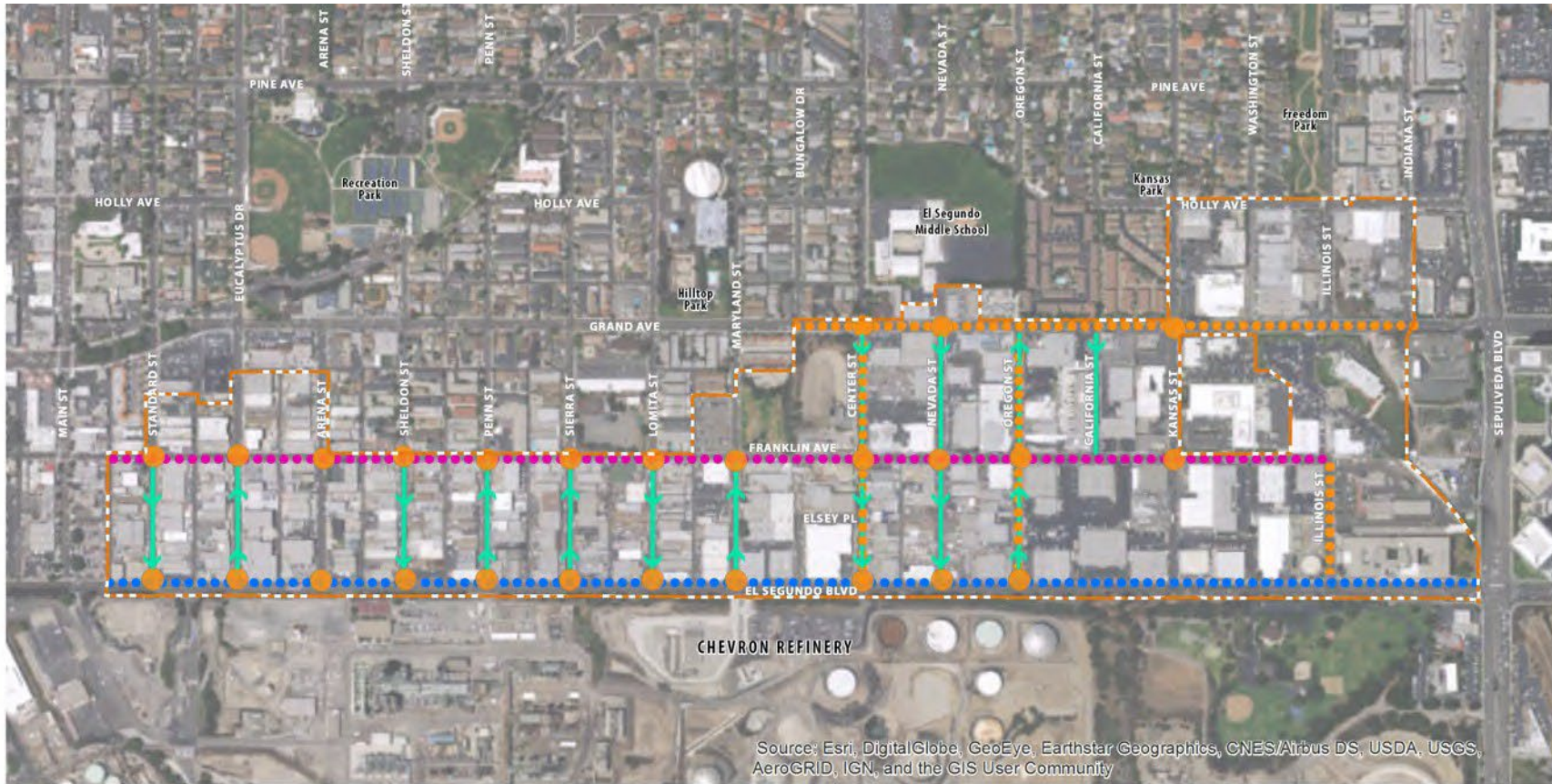
- **Install bike facilities** consistent with **above the minimum** City building code requirements - such as bike racks, bike storage, bike sharing stations, dedicated shower rooms, and lockers - to encourage biking.

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

- Figure 3-1: Mobility and Streetscape Improvements are amended as follows:

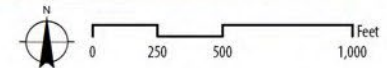
Figure 3-1: Mobility and Streetscape Improvements



Smoky Hollow Specific Plan Boundary

Mobility/Street Improvements

- New Parking Lane and Expanded Sidewalk (North Side) **New roadway treatment to improve bicycle and pedestrian environments**
- Bike/Pedestrian Friendly Street (Living Street Concept)
- Bike Friendly Street (Sharrow)
- Potential One-Way Street and Additional Parking
- Crosswalk Improvements



- Section 3.2 – Mobility and Streetscape Improvements is amended as follows:

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 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.

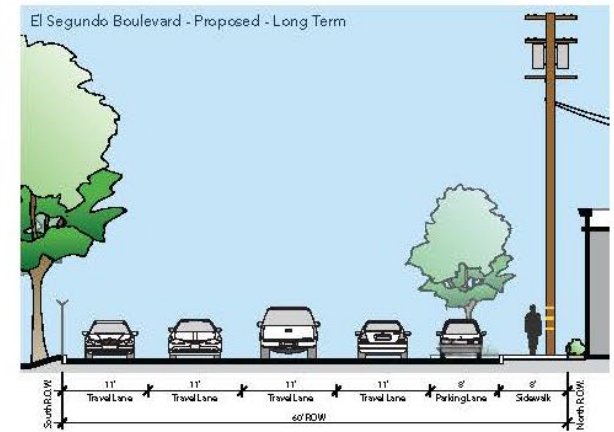
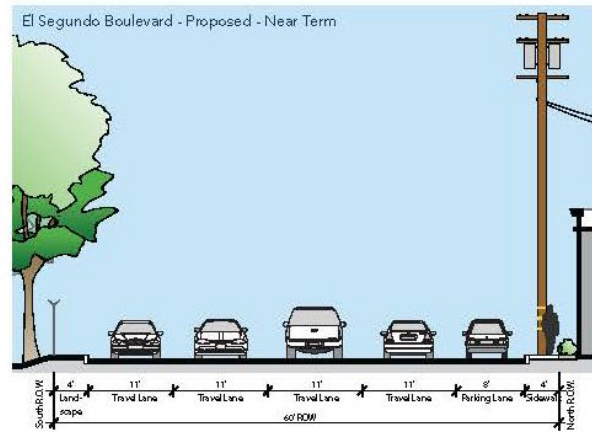
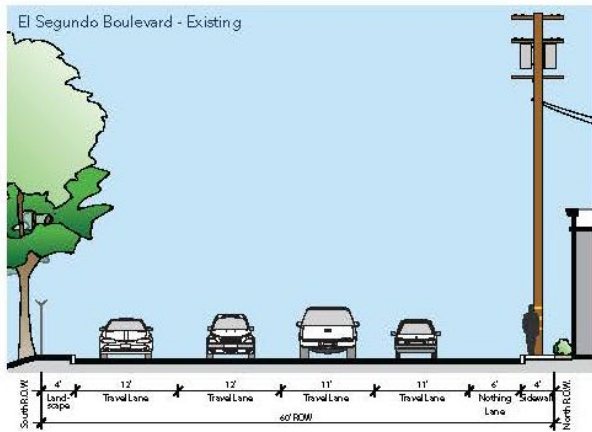
3.2.1 El Segundo Boulevard

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 **Pacific Coast Highway**, and beyond to the Metro C Line El Segundo stations and I-405 freeway.

Transformative strategies for El Segundo Boulevard aim to ~~increase parking and improve the pedestrian environment~~ **improve mobility for pedestrians and cyclists and potentially address parking shortages in the district.** 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~~ **the City will undertake pilot projects to explore a preferred configuration. This may include providing parallel parking, installing a protected bike lane, widening sidewalks, or some combination of these improvements. The changes in the short and long terms will not require any street widening and will maintain four travel lanes. The final configuration will be based on feedback from residents and business owners, together with a scheme that works with other citywide mobility objectives.**

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.

Figure 3-2: Possible Configuration for El Segundo Boulevard Proposed Improvements

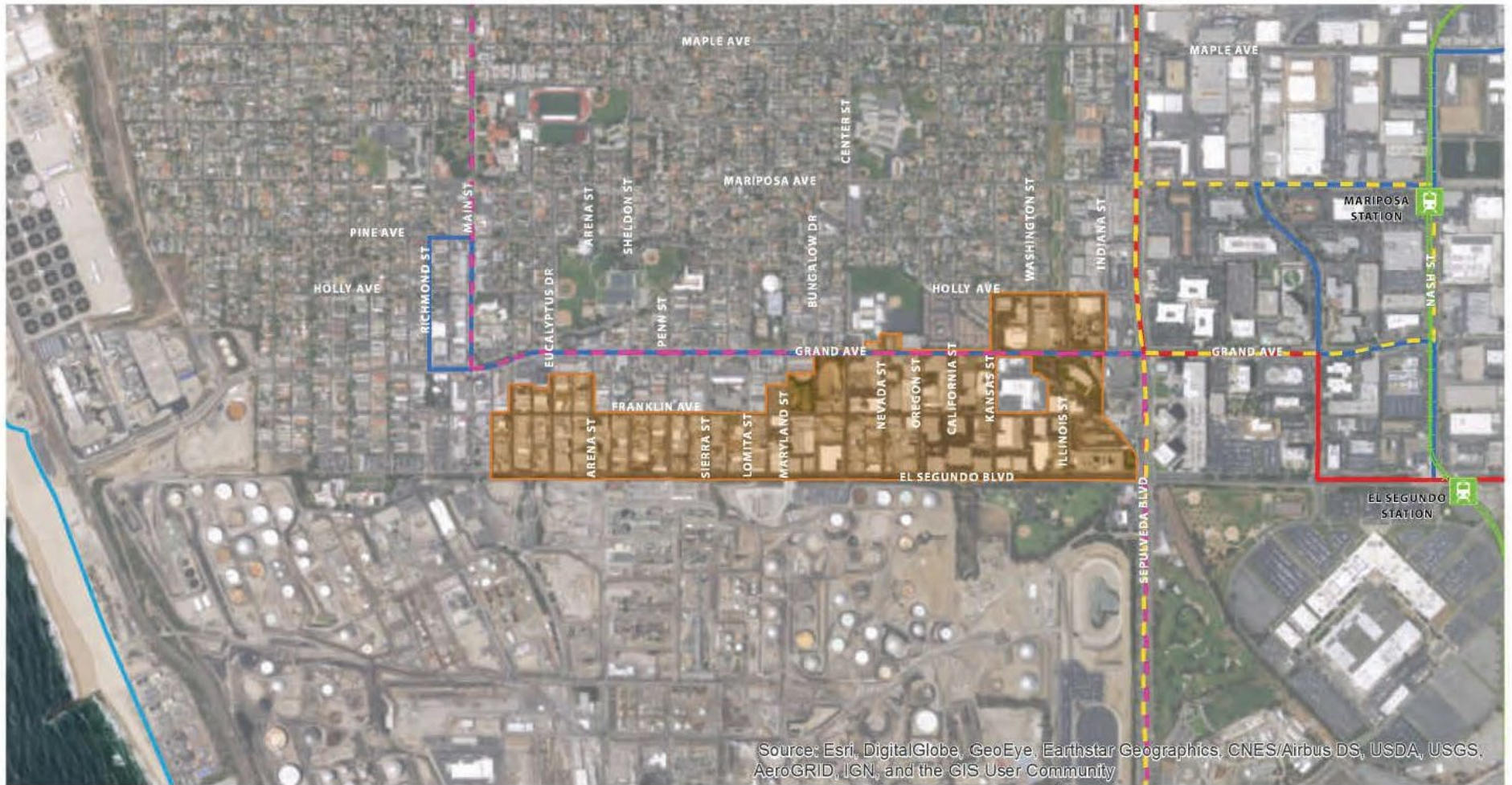


Note(s): Ultimate configuration will be based on results of various pilot programs.

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.~~

- Smoky Hollow Specific Plan Figure 3-3: Regional Transit and Bicycle Routes is amended as follows:

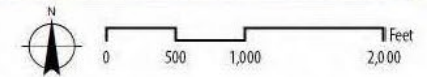
Figure 3-3: Regional Transit and Bicycle Routes



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Smoky Hollow Specific Plan Boundary

- Metro Green C Line Station
- Metro Green C Line Light Rail
- Metro 232
- Beach Cities 109
- LADOT Commuter Express 109
- City of El Segundo Lunch Shuttle
- Beach Bike Path



- Smoky Hollow Specific Plan Section 3.2.2 – Grand Avenue is amended as follows:

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 C 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 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.**

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.

- Smoky Hollow Specific Plan Section 3.2.3 – Franklin Avenue is amended as follows:

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.

While the ultimate right-of-way for Franklin Avenue is planned at 50 feet the City does not intend to require dedications to widen the pavement width. The additional dedicated space will be used for other transformative strategies. 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**.

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 “woonerfs” (pronounced /voːnɔːnərf/), 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 curbside 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 C** 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**).

- Smoky Hollow Specific Plan Section 3.2.4 – North/South Streets is amended as follows:

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~~into a 20-foot wide lane in a one-way direction. ~~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.~~ **Figure 3-7: North/South Streets – Proposed Improvements shows a detailed view of the proposed improvements intersecting Franklin Avenue. By the end of 2023, Nevada Street, Oregon Street, and California Street will be reconfigured to one-way direction with angled parking. This reconfiguration will include striping and signage and result in 19 additional parking spaces. Additional landscaping and curb extensions will likely be added as long-term streetscape improvements. Street reconfiguration of additional north/south streets in Smoky Hollow will require supplementary analysis based on existing conditions and pilot project outcomes to best optimize on-street parking spaces.**

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.

- Smoky Hollow Specific Plan Section 3.2.6 – Bicycle Facilities is amended as follows:

3.2.6 Bicycle Facilities

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

- **As part of pilot program investigations for improving pedestrian and bicycle mobility along El Segundo Boulevard, the City will identify whether to install a**

protected, striped, or signed bike lane. See the discussion in Section 3.2.1 El Segundo Boulevard.

- 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.
- Smoky Hollow Specific Plan Section 3.2.7 – Transit is amended as follows:

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 **GreenC** 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 **GreenC** Line Stations located approximately 0.5 and 1.2 miles, respectively, east of the Specific Plan. 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~~**2024**. The Aviation/LAX rail station for the **GreenC** 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~~**C** Line Station.

- Smoky Hollow Specific Plan Subsection 3.3.1.2 – Optimize Curbside Parking is amended as follows:

3.3.1.2 OPTIMIZE CURBSIDE PARKING

In the short term, existing rights-of-way ~~will~~**may** 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). **Pilot programs will determine whether such iSmprovements will be permanent.**

- 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~~**Pacific Coast Highway**).

- Smoky Hollow Specific Plan Section 3.4 – Pedestrian and Open Space Enhancements is amended as follows:

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 curbsless 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 Palette.

SMOKY HOLLOW DESIGN GUIDELINES: PUBLIC REALM

*Design for public rights-of-way, pedestrian amenities, and parklets should consider and utilize the following design concepts. **These improvements could be funded by developers through the community benefits program (see Section 4.5.2 – Community Benefits) and/or other sources described in Chapter 5 – Implementation and Financing.***

- **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.~~
- Provide artistic crosswalks at key intersections by using paint or paving material such as permeable interlocking concrete pavers to 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~~**through use of permanent planters that could also be used as seating and/or to maximize permeable surface cover as stormwater drainage.**
- **Select drought-tolerant and native plants to reduce irrigation and conserve water.**

- **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.~~
- **Encourage public art including murals, street paintings, outdoor installation art, and light-based art installations to create visual interest.**
- **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 **and speed.**
- **Provide mid-block crossings to shorten walking distances, increase the safety of crossings, and enhance interactions between both sides of streets.**
- **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.
- **Introduce outdoor food-related retail through allocation of dedicated spaces for food trucks, ice cream cars, food carts, farmer’s market, and tailgating events.**
- ~~➤ 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.~~

- Smoky Hollow Specific Plan Section 4.1 – Interpretations is amended as follows:

4.1 INTERPRETATIONS

Any ambiguity concerning the content or application of the Specific Plan shall be resolved by the responsible review authority **Community Development Director or designee** in a manner consistent with the goals, policies, purposes, and intent established in this Specific Plan.

- Smoky Hollow Specific Plan Section 4.4.4 – Nonconforming Parking is amended as follows:

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~~**use, as established by this Specific Plan**, 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.~~ **When the use of all or a portion of a building is modified, parking, as required by this Specific Plan, shall be provided for the entire building and all other buildings on the same lot.**

- Smoky Hollow Specific Plan Section 4.5.2 – Community Benefits Plan is amended as follows:

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, subject to the procedures in Table 4-1, Community Benefits Plan. 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.

- Smoky Hollow Specific Plan Table 4-1: Community Benefits Plan is amended as follows:

Table 4-1: Community Benefits Plan

| Community Benefits Tiers | Review/Approval Authority | Applicable Projects | Findings |
|----------------------------|---------------------------|---|---|
| Community Benefits Tier I | Planning Commission | <p>Projects that include any of the following components shall be considered under the Tier I review process:</p> <ul style="list-style-type: none"> A. FAR deviation up to 1.5 B. One or more deviations to standardsDeviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment | <p>A Community Benefits Plan for Tier I may be approved if the following findings are made:</p> <ul style="list-style-type: none"> A. The proposed additional building 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; and B. The proposed community benefit provides exemplary project and/or streetscape design; andThe proposed project meets at least 15 of the private design guidelines; and C. The proposed community benefit directly implements objectives of the Specific Plan.The proposed community benefit implements public realm improvements identified in the Specific Plan or private realm improvements that directly benefit the public. |
| Community Benefits Tier II | City Council | <p>Projects that include any of the following components shall be considered under the Tier II review process:</p> <ul style="list-style-type: none"> A. Building height deviation up to 50 feet (or 60 feet in Subarea 1 as delineated in Figure 2-1, Zoning Districts) 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 | <p>A Community Benefits Plan for Tier II may be approved if the following findings are made:</p> <ul style="list-style-type: none"> A. All findings in Tier I; andFindings A through C for Tier I; and B. 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;The value of the community benefits bears a relationship to the value generated by the project, to be established by separate policy. C. The value of the community benefits bear a relationship to the value generated by the project; and D. 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. |

- Smoky Hollow Specific Plan Table 5-1: Implementation Action Plan, Action Nos. 10, 13, 20, 21, and 25 are amended as follows:

Action 10. El Segundo Boulevard Streetscape Improvement: Short Term

~~Implement roadway restriping to accommodate an eight-foot parking lane on the north side of El Segundo Boulevard while maintaining a four lane configuration.~~ **Undertake pilot programs to test reconfigurations of El Segundo Boulevard that can accommodate bike lanes, wider sidewalks, and/or parking.**

Action 13. Grand Avenue Streetscape Improvement

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~~**C** Line Station. Add wayfinding signage to Downtown and the Marvin Braude Bike Trail.

Action 20: Establish Parking Benefit District

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.

Action 21: Establish Parking In-Lieu Fee

Provide for the establishment of a parking in-lieu fee where new developments, changes ~~of occupancy~~**in use**, 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.

Action 25. Expand the El Segundo Lunchtime Shuttle Bus

Expand the existing El Segundo Lunchtime Shuttle to create a new shuttle route for peak hours between the Mariposa and/or El Segundo ~~Green~~**C** Line Stations and Smoky Hollow.

- Smoky Hollow Specific Plan Appendix A – Glossary is amended as follows:

A 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.

Accessory Use: A use of a portion of land or building that is customarily and clearly incidental and subordinate to the principal use of the land or building, is located on the same lot as the principal use and is dependent upon the principal use for the majority of its utilization or activity. Accessory uses typically are very small in proportion to the principal use.

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.

Building Site: A) The ground area of one lot; or B) The ground area of two (2) or more lots when used in combination for a building or group of buildings, together with all open spaces as required by this Specific Plan.

Business: An establishment intended for the conduct, service, or administration by a commercial enterprise, or offices for the conduct of professional or activities service.

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 five hundred (500) square feet in area.

* * *

ATTACHMENT NO. 4

RESOLUTION NO. 5199

A RESOLUTION ADOPTING AND APPROVING THE METHODOLOGY FOR APPROVING SMOKY HOLLOW SPECIFIC PLAN COMMUNITY BENEFIT PLANS

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

SECTION 1: The City Council finds and declares that:

- A. In September 2018, the City Council approved comprehensive updates to the Smoky Hollow Specific Plan (EA-1011);
- B. Chapter 4 of the Smoky Hollow Specific Plan allows property owners and developers to submit Community Benefit Plans to the City outlining specific benefits in exchange for approve of increases in development intensity and/or other specified exceptions from the Specific Plan's standards;
- C. The Smoky Hollow Specific Plan prescribes five specific findings that must be made in order to approve a Community Benefit Plan proposal;
- D. To implement the Community Benefit Plan concept and to justify staff recommendations concerning the five required findings of a Community Benefit Plan, staff have developed a methodology for evaluating such plans;
- E. On December 12, 2019, Planning staff presented such methodology to the City's Planning Commission;
- F. The City Council desires to adopt such methodology.

SECTION 2: *Environmental Assessment.* On September 18, 2018, the City Council certified an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP) for the Smoky Hollow Specific Plan. None of the conditions described in California Environmental Quality Act (CEQA) guidelines section 15162 exist that would require preparation of a subsequent EIR. The project is consistent with the certified EIR.

SECTION 3: *General Plan Findings.* The City Council finds that the proposed methodology is consistent with the City's General Plan.

SECTION 4: *Approval and Authorization.* The City Council adopts and approves the Community Benefit Plan methodology, as set forth in the attached Exhibit "A," which is incorporated herein by this reference. The City Manager or his designee is hereby authorized to take any actions necessary to implement the methodology.


SECTION 5: *Reliance On Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council

in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: Limitations. The City Council’s analysis and evaluation of the project is based on information available at the time of the decision. 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 7: This Resolution will take effect immediately and remain effective until superseded by a subsequent resolution.

PASSED, APPROVED AND ADOPTED RESOLUTION NO. 5199 this 4th day of February, 2020.



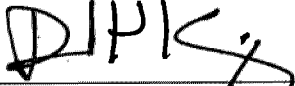
Drew Boyles, Mayor

ATTEST:



Tracy Weaver, City Clerk

APPROVED AS TO FORM:

 FOR

Mark D. Hensley, City Attorney


CERTIFICATION

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 four; that the foregoing Resolution No. 5198 was duly passed, approved, and adopted by said City Council at a regular meeting held on the 4th day of February, 2020, approved and signed by the Mayor, and attested to by the City Clerk, by the following vote:

AYES: Mayor Pro Tem Pirsztuk, Council Member Pimentel, and Council Member Nicol
NOES: None
ABSENT: None
ABSTAIN: Mayor Boyles

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 18th day of February, 2020.



Tracy Weaver, City Clerk
of the City of El Segundo,
California

EXHIBIT "A"

SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

Project Name: _____

Group A Enhance Building Character (minimum 4 required)

| Minimum 4 required in this group | yes | no | n/a | criteria | |
|----------------------------------|-----|----|-----|--|--|
| | | | | | Build on the quality industrial character |
| | | | | | Convey a sense of old and new |
| | | | | | Build upon existing context |
| | | | | | Conserve and retain the character-defining features |
| | | | | | Encourage additions that complement existing character-defining features |
| | | | | | Incorporate small, medium, and large scales |
| | | | | | Emphasize design at the pedestrian level |
| | | | | | Specify 360° architecture |
| | | | | | Enhance entry expression |
| | | | | Encourage the use of roll-up doors and sliding walls at street frontages | |
| | | | | Orient secondary entries to alleys | |
| | | | | Incorporate different materials, colors, and textures | |

Group B Facilitate Gathering (minimum 2 required)

| Minimum 3 required in this group | yes | no | n/a | criteria | |
|----------------------------------|-----|----|-----|------------------------|---|
| | | | | | Form an active street wall |
| | | | | | Provide street corner plazas |
| | | | | | Develop outdoor gathering spaces |
| | | | | | Provide alley-facing gathering spaces |
| | | | | | Provide ease of access |
| | | | | | Enhance surface parking |
| | | | | | Use enduring, quality paving materials |
| | | | | | Provide street furniture |
| | | | | | Use exterior lighting to accentuate safety and design |
| | | | | Provide Wi-Fi hotspots | |

Group C Incorporate Landscape and Environmental Design (minimum 3 required)

| Minimum 2 required | yes | no | n/a | criteria | |
|--------------------|-----|----|-----|----------|--|
| | | | | | Design layered and lush landscaping |
| | | | | | Select drought-tolerant and native plants |
| | | | | | Utilize planters and pots to provide greenery |
| | | | | | Improve landscaping in parking areas |
| | | | | | Use fences and walls as an extension of the architecture |
| | | | | | Utilize natural light |

Group D Encourage Connectivity

| yes | no | n/a | criteria |
|-----|----|-----|-------------------------|
| | | | Install bike facilities |

If "yes," total bike storage spaces provided: Required:

Group E Design for Signage, Way-Finding, and Public Art

| yes | no | n/a | criteria |
|-----|----|-----|---|
| | | | Design signs as an integral component |
| | | | Incorporate way-finding through integral design |
| | | | Encourage public art |

SMOKY HOLLOW COMMUNITY BENEFITS FINDINGS WORKSHEET

Project Name: _____

Step 1
finding: The proposed building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or

→ If finding is met, proceed to Step 2. If finding cannot be met, stop, the project does not qualify.

Step 2
finding: The proposed community benefits provide exemplary project and/or streetscape design

Number of criteria this project incorporates:

→ If 17 or more, proceed to Step 3, otherwise stop, the project does not qualify.

Step 3
finding: The proposed community benefit directly impliments objectives of the specific plan.

- If none of the proposed community bnefits meet this finding, stop, project does not qualify.
- If at least one proposed community benefit meets this finding and project does not qualify for Tier 2, proceed to Planning Commission
- If at least one proposed community benefit meets this finding and project qualifies for Tier 2, proceed to Step 4

Only Tier 2 projects must meet Findings 4 & 5

Step 4
finding: The community benefits proposed do not principally benefit the project or occupants of the project, but rather provides a distinct or area-wide

→ If finding is met, proceed to Step 5. If finding cannot be met, stop, the project does not qualify.

Step 5
finding: The value of the community benefits bear a relationship to the value generated by the project.

| Sums of developer costs for qualified proposed community benefits by groups: | | | Community value of proposed improvements: | |
|---|--------------------------------|------|---|--------|
| Private realm | Group A: Architecture | \$ - | multiply by (Number of met criteria in Group A > 6 * 8.33%) | = \$ - |
| | Group B: Open Space | \$ - | multiply by (Number of met criteria in Group B > 5 * 10%) | = \$ - |
| | Group C: Landscaping | \$ - | multiply by (Number of met criteria in Group C > 3 * 16.67%) | = \$ - |
| | Group D: Connectivity | \$ - | multiply by (Number of Bike spaces > 2 * \$1,750) | = \$ - |
| | Group E: Other | \$ - | multiply by (Number of met criteria in Group A * 33.33%) | = \$ - |
| | Cafes and coffee shops | \$ - | distance to nearest similar? <input type="text" value="Select one"/> | = \$ - |
| Public realm | Undergrounding utilities | \$ - | multiply by 130% | = \$ - |
| | Approved public Infrastructure | \$ - | multiply by 110% | = \$ - |
| Projects with more \$2 million or more value added must contribute at least 10% of value added to public infrastructure | | | | |
| | Other proposed benefits | \$ - | ← These benefits are not considered for qualifying purposes unless accepted by City Council | |

Total cost for community benefits to developer

Estimated **added project value**

Community value of proposed benefits

Community value share of added value

- If CV/AV is <30%, recommend additional community benefits and recalculate.
- If CV/AV is >30%, go to Planning Commission for recommendation to City Council



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Staff Presentations

Item Number: D.11

TITLE:

FY 2023-24 Economic Development Strategy

RECOMMENDATION:

1. Receive and file the FY 2023-24 Economic Development Strategy Report

FISCAL IMPACT:

The adopted FY 2023-24 General Fund Budget includes \$275,000 for economic development and hospitality and tourism marketing initiatives. \$100,000 was budgeted to support the establishment of a start-up business accelerator in El Segundo. In addition, the City was awarded a \$75,000 grant from Chevron Products Company to support Economic Development.

BACKGROUND:

In alignment with goal five of the City's Strategic Plan, Champion Economic Development and Fiscal Sustainability, the City's economic development program maximizes the resources of both public and private sectors to promote business, investment, and economic growth. The program leads marketing efforts, facilitates relationships between the local business community and the City, and efficiently dedicates City and community resources to increase economic vitality that will benefit the entire El Segundo community. The economic development team oversees business-related marketing, public relations, and communications; facilitates industry diversification, business attraction, retention and expansion; and promotes the City as a destination for tourism.

While El Segundo's business continues to thrive, we recognize the challenges facing the commercial real estate industry, not just locally but worldwide. Rising office vacancies continue to be a concern as the post-pandemic uncertainty related to returning to the office unfolds. In response, the City's economic development strategy is focused on enhanced and targeted digital marketing campaigns, proactive public relations efforts, and creating business to business networking and collaboration

FY 2023-24 Economic Development Strategy

October 17, 2023

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opportunities with an emphasis on attracting new businesses and startups, supporting existing businesses across industries, increasing office occupancy, and promoting the city as a tourist destination.

In 2022, El Segundo was named the “Most Business-Friendly City in LA County” by the Los Angeles Economic Development Corporation. The award is a testament to the unwavering commitment and forward-thinking initiatives of the City Council and across all City departments to support new and existing businesses in El Segundo.

DISCUSSION:

The FY 2023-24 Economic Development Strategy

The economic development team is focused on efforts to support and expand a diversified local economy in El Segundo. The key strategies of the economic development program are:

1. Strategic marketing initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.
2. Continued public relations campaign to secure commercial real estate media coverage aimed to drive local and regional awareness and interest in support of new business attraction.
3. New meaningful public-private collaborations to drive more venture capital investment and attract entrepreneurs and early-stage startups to El Segundo.

1. Strategic Marketing Initiatives

As a core component of the City’s economic development program, staff launched “Give Yourself Some Runway,” a new marketing campaign spotlighting El Segundo as a strategic location for global corporations and rapidly growing startups, alike. Forward-thinking initiatives were implemented as part of the new campaign, including:

- Produced creative videos with influential leaders from key sectors, including tech, e-commerce, real estate development, digital marketing and aerospace to share their views on the competitive advantages of doing business in El Segundo, coupled with their strategies for innovation and growth. The videos are displayed as digital ads targeting entrepreneurs, business owners, C-level executives and commercial real estate decision-makers across Google paid search, social media and the economic development website.

Notable business executives and entrepreneurs featured in the videos include:

- Space X Co-founder and Impulse Space CEO Tom Muller
 - Belkin CEO Steve Malony
 - Fabletics Chief Operating Officer Meera Bhatia
 - CEO and Founder of Hackman Capital Partners Michael Hackman
 - Commander, Space Systems Command, Colonel Mia L. Walsh
 - Varda Space CEO Bill Bruey
 - Wpromote CEO Mike Mothner
-
- Designed and launched a new on-brand landing webpage dedicated to the “Give Yourself Some Runway” campaign – [BigIdeas.ElSegundoBusiness.com](https://www.BigIdeas.ElSegundoBusiness.com), with helpful resources and information about doing business in El Segundo, as well as highlighting available commercial office properties.
 - Developed a new email drip campaign (a steady series of automated emails sent to first-time opt-in subscribers) with reasons why El Segundo is the region’s premier business hub and the competitive advantages the city offers to companies looking to relocate and expand.
 - Proactively inform business leaders, property owners, and key stakeholders about local economic news, including home-grown business success stories via the “El Segundo Business Portfolio,” a monthly newsletter, to nearly 6,000 opt-in subscribers.
 - Designed a series of “Welcome to El Segundo: LA’s Most Business-Friendly City” email messages with informative content to connect and engage with new companies moving in El Segundo which align with the business attraction and retention program. The email campaign is set to launch in late-October 2023.
 - Created the "Business Outlook" segment to keep businesses and residents informed about local economic developments.
 - Maintained a strong social media presence to promote El Segundo’s business offerings and highlight homegrown success stories, including stories of local businesses who are reinvisioning their workplaces in response to the new hybrid work model.

2. Commercial Real Estate Public Relations

To complement existing economic development marketing initiatives, staff focuses on garnering commercial real estate media coverage to build local and regional awareness of El Segundo as a premier business location.

- The Economic Development Team secured an interview with the Community Development Director on the “Real Perspectives Podcast” produced by *The Registry* – a national commercial and residential real estate publication, to provide valuable insights about El Segundo’s commercial real estate development activity, current market trends and highlight key factors that contribute to its thriving business environment.
- Conducted media interviews with reporters, including the *Los Angeles Business Journal*, to highlight the city’s diverse commercial real estate offerings and dynamic business community.

3. New Strategic Public-Private Partnerships

In an effort to make El Segundo an even more dynamic and vibrant hub for high-growth startups and innovators, the economic development team formed new strategic public-private partnerships through a series of networking events.

- Joined forces with Sidebar Summit, an influential venture capitalist group in Silicon Valley to drive more venture capital investment to El Segundo and catalyze economic growth. Through networking events, City Council and staff have successfully connected and pitched El Segundo to highly successful investors, entrepreneurs and industry leaders. An event in El Segundo is planned for November 30, 2023.
- Partnered with Sunstone Management, a private capital management firm and USC Sol Price School of Public Policy to consult with student teams in the inaugural “Sunstone Economic Development Challenge” in which innovative strategies were developed to attract entrepreneurs and early-stage startups to El Segundo.
- Staff is exploring opportunities to establish an El Segundo Accelerator program that will serve as a focal point for promising startups across industries and a catalyst for entrepreneurship, ingenuity and economic growth in the city.

FY 2022-23 Results

The following metrics highlight the success of the economic development marketing campaign in achieving its goals, increasing engagement, and expanding brand reach.

Google Search Campaign: Ads served based on specific key words about El Segundo to drive traffic to the landing page BigIdeas.ElSegundoBusiness.com.

FY 2023-24 Economic Development Strategy

October 17, 2023

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- 775k Impressions: This metric measures the number of times the ad was displayed or viewed.
- 33k Engagements: This measures the number “actions” (i.e. liking the page, commenting, etc.) people took in connection to the ad.
- 6k Clicks: This metric shows the number of times people clicked on the ad which led them to [BigIdeas.ElSegundoBusiness.com](https://www.BigIdeas.ElSegundoBusiness.com)

Discovery Campaign: Ads are served on YouTube, Gmail and Discover feeds (a personalized content feed on the Google app)

- 698k Impressions: This metric measures the number of times the ad was displayed or viewed.
- 2k Clicks: This metric shows the number of times people clicked on the ad which led them to the landing page: [BigIdeas.ElSegundoBusiness.com](https://www.BigIdeas.ElSegundoBusiness.com)

Landing Page Traffic ([BigIdeas.ElSegundoBusiness.com](https://www.BigIdeas.ElSegundoBusiness.com)):

- 32k Pageviews: Total number of individual visitors to the site.
- 13k Users: Total number of pages visited by user.

These metrics provide data-driven insights to help gauge the effectiveness of the ongoing economic development marketing campaign and help optimize future marketing strategies.

Unaudited FYE 2022-23 Financial Report Metrics

In the City's unaudited year-end financial report, three key revenue sources related to economic development performed better than projected as follows:

Sale and Use Tax: + \$1,256,788

Business License Tax: + \$1,469,963

Transient Occupancy Tax: + \$411,385

Looking Ahead

- El Segundo Accelerator Program
- Sidebar Summit in El Segundo - Nov. 30, 2023
- Enhance Business to Business/Supplier Network Collaboration
- Evaluate Commercial/Industrial Zoning East of PCH to Promote Business Retention and Attraction

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Equity, Inclusion & Communication

Objective A: El Segundo provides unparalleled service to internal and external customers

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective A: El Segundo promotes economic growth and vitality for businesses and the community

PREPARED BY:

Cristina Reveles, Economic Development Coordinator

REVIEWED BY:

Barbara Voss, Deputy City Manager

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None



City Council Agenda Statement

Meeting Date: October 17, 2023

Agenda Heading: Committees, Commissions and Boards

Presentations

Item Number: E.12

TITLE:

Land Acknowledgement Statement on the City's Arts and Culture Advisory Committee Meeting Agendas

RECOMMENDATION:

1. Approve the inclusion of a land acknowledgment statement on the City's Arts and Culture Advisory Committee meeting agendas.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

In April 2019, the Arts and Culture Advisory Committee (ACC) voted to add a land acknowledgment statement to the agenda as a standing item. The proposed acknowledgement statement is:

We acknowledge that we are holding this meeting on the traditional, ancestral, and unceded territory of the Tongva. We recognize the Tongva people as the traditional land caretakers of Tovaangar (Los Angeles basin, So. Channel Islands). We also acknowledge that Los Angeles County is home to the largest Indigenous population in the U.S.

In June 2023, the city attorney's office advised staff to remove the land acknowledgement from the agenda due to potential legal issues. Staff removed the language from the agenda.

At the meeting of June 27, 2023, ACC members expressed concerns about the removal of the acknowledgement statement and asked that the city attorney provide more details regarding the potential liability that could result should the language in the

Arts and Culture Advisory Committee Land Acknowledgement

October 17, 2023

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acknowledgement be challenged. Assistant City Attorney Vazquez shared legal concerns about questioning the propriety of the City's ownership of certain public property.

Subsequently, the ACC requested that staff confer with the city manager to see if there was any possibility of keeping the acknowledgement on the agenda. The city manager advised staff to do additional research on the history of the acknowledgement. In reviewing past agendas and minutes of the ACC, staff determined that the acknowledgement was added to the agenda by vote of the ACC at its meeting in April 2019. No records could be located to indicate that the City Council saw or approved the land acknowledgment. However, there was City Council representation on the ACC at the time who were involved in the discussions at the ACC meeting in which the acknowledgement was adopted.

At the July 25, 2023, meeting of the ACC, eleven persons spoke during public comment in support of the land acknowledgement and its inclusion on the agendas. In addition, there was public comment at the August 15, 2023, meeting of the City Council in support of the acknowledgement being returned to the standing agenda. Additionally, the ACC has included an agenda item at each meeting since July 25, 2023 to officially request that the acknowledgement be returned to the agenda. At this time, the ACC proposes using the original language of the acknowledgment or adopting the language approved by Los Angeles County that reads:

"The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order):

*Fernandeño Tataviam Band of Mission Indians
Gabrielino Tongva Indians of California Tribal Council
Gabrieleno/Tongva San Gabriel Band of Mission Indians
Gabrieleño Band of Mission Indians - Kizh Nation
San Manuel Band of Mission Indians
San Fernando Band of Mission Indians."*

The aforementioned land acknowledgment language is subject to change in order to specify Native peoples and local tribal governments specific to El Segundo.

Arts and Culture Advisory Committee Land Acknowledgement

October 17, 2023

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In August 2023, the ACC discussed and considered separately proposed language from the City of Sacramento that reads as follows:

"Please rise for the opening acknowledgements in honor of Sacramento's Indigenous People and Tribal Lands. To the original people of this land. The Nisenan people, The Southern Maidu, Valley and Plains Miwok, Patwin Wintun peoples, and the people of the Wilton Rancheria, Sacramento's only Federally recognized Tribe. May we acknowledge and honor the Native people who came before us and still walk beside us today on these ancestral lands by choosing to gather together today in the active practice of acknowledgement and appreciation for Sacramento's Indigenous People's history, contributions, and lives."

The ACC rejected this language and asked that an agenda item be created to request City Council's review and possible approval.

DISCUSSION:

In further discussions with the city manager and the city attorney's office, it was determined that it would be prudent to ask the City Council to review and approve the proposed language of the acknowledgement in order to potentially place the original ACC acknowledgement, or the suggested alternate language adopted by Los Angeles County, onto future agendas.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Equity, Inclusion and Communication

Objective 1A: El Segundo provides unparalleled service to all customers.

Objective 1B: El Segundo's engagement with the community ensures excellence.

PREPARED BY:

Brandee Thornton, Sr. Admin Specialist

REVIEWED BY:

Aly Mancini, Recreation, Parks and Library Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None



City Council Agenda Statement
Meeting Date: October 17, 2023
Agenda Heading: Council Member Giroux
Item Number: 13

TITLE:

Discuss Establishment of a Youth Advisory Council

RECOMMENDATION:

1. Consideration and possible action to establish an El Segundo Youth Advisory Council.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Staff time will be required to facilitate and manage the El Segundo Youth Advisory Council.

BACKGROUND:

The proposed Youth Advisory Council aligns with the first goal of the City's Strategic Plan (Enhance Customer Service, Diversity, Equity, Inclusion and Communication), and would improve engagement amongst the City's youth and future leaders. The Council would provide a platform for local teens to share their views and learn more about location government.

DISCUSSION:

A Youth Advisory Council would be comprised of students in ninth through twelfth grade who attend school in El Segundo. The Council would research topics of interest to the community and prepare reports and recommendations to City Council. The Youth Advisory Council would hold monthly meetings with City staff and a City Council representative.

Discuss Establishment of a Youth Advisory Council

October 17, 2023

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CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Equity, Inclusion and Communication

Objective 1A: El Segundo provides unparalleled service to all customers.

Objective 1B: El Segundo's engagement with the community ensures excellence.