



# AGENDA

EL SEGUNDO CITY COUNCIL  
REGULAR MEETING  
TUESDAY, APRIL 1, 2025

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

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

**Chris Pimentel, Mayor**  
**Ryan W. Baldino, Mayor Pro Tem**  
**Drew Boyles, Council Member**  
**Lance Giroux, Council Member**  
**Michelle Keldorf, Council Member**

Susan Truax, City Clerk

#### Executive Team

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

Mark Hensley, City Attorney  
Paul Chung, CFO/City Treasurer  
George Avery, 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](http://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](http://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**

**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 CITY’S LABOR NEGOTIATOR (GOV’T CODE §54957.6): -7-MATTER(S)**

1. Employee Organizations: Police Officers' Association (POA), Fire Fighters' Association (FFA), Supervisory Professional Employee Association (SPEA), Professional Support Services Employee Association (PSSEA), City Employees' Association (CEA), Police Managers' Association (PMA), and Management Confidential.

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

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

**INVOCATION** – Susan Truax, City Clerk

**PLEDGE OF ALLEGIANCE** – Council Member Boyles

**SPECIAL PRESENTATIONS**

1. National Library Week Proclamation
2. Commendation to Poet Laureate Hope Anita Smith
3. Introduction of New Poet Laureate Kweku John
4. Wildlife Watch Team Certificate Presentation

**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)**

**A. PROCEDURAL MOTIONS**

**Read All Ordinances and Resolutions on the Agenda by Title Only**

Recommendation -

Approval

**B. CONSENT**

**5. City Council Meeting Minutes**

Recommendation -

1. Approve Special and Regular City Council Meeting minutes from the March 18, 2025, meeting.
2. Alternatively, discuss and take other action related to this item.

**6. Warrant Demand Register for March 3, 2025 through March 16, 2025**

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 17B and 18A: warrant numbers 3054597 through 3054760, and 9003316 through 9003327.
3. Alternatively, discuss and take other action related to this item.

**7. Second Reading of an Ordinance Amending El Segundo Municipal Code Chapter 15-34 Regarding the Cultural Development Program Requirement to Provide Artwork or Pay In-Lieu Fee**

Recommendation -

1. Waive the second reading and adopt an ordinance amending the El Segundo Municipal Code, and find that the ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines § 15061(b)(3).
2. Alternatively, discuss and take other action related to this item.

**8. Second Reading of an Ordinance Amending El Segundo Municipal Code Title 15 to Update the Parking Requirements for Multiple-Family Residential Development and Implement Housing Element Program 9**

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Recommendation -

1. Waive the second reading and adopt an ordinance amending El Segundo Municipal Code Title 15 and finding that the ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines § 15061(b)(3).
2. Alternatively, discuss and take other action related to this item.

**9. Side Letter Agreement Between the City of El Segundo and the El Segundo Police Managers' Association**

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Recommendation -

1. Adopt a side letter agreement between the City of El Segundo and the El Segundo Police Managers' Association (PMA) updating the Vacation Leave provision in the Memorandum of Understanding to remove the requirement of completion of probation and/or attainment of Step E in the salary range for placement in the Vacation Leave accrual schedule based on total years of service in the California Public Employees' Retirement System or comparable agency.
2. Alternatively, discuss and take other action related to this item.

**10. Agreement with Insight Public Sector, Inc. for 80 El Segundo Police Department Desktop Computers**

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Recommendation -

1. Approve agreement with Insight Public Sector, Inc. for an amount not to exceed \$81,929.71 to procure 80 desktop computers with accessories.
2. Authorize the City Manager or designee to execute all necessary documentation to effectuate such purchase.
3. Alternatively, discuss and take other action related to this item.

**11. Continue Emergency Action for the Permanent Repair of the City of El Segundo Wiseburn Aquatics Center Pool Heaters**

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Recommendation -

1. Receive and file staff's report regarding the status of the permanent repairs to El Segundo Wiseburn Aquatics Center pool heaters.

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2. Adopt a motion by four-fifths vote to determine the need to continue the emergency action approved under Resolution No. 5519.
  3. Alternatively, discuss and take other action related to this item.

**12. Amendment to Agreement with LM Investigations LLC for Background Investigations for Pre-Employment Investigations and Background Screenings**

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Recommendation -

1. Authorize the City Manager to execute a Second Amendment to Agreement No. 6772 with LM Investigations LLC to increase the contract amount by \$30,000 for a total not-to-exceed amount of \$80,000 per fiscal year pursuant to El Segundo Municipal Code § 1-7-9(A). The contract term will remain unchanged and expires October 22, 2027.
2. Alternatively, discuss and take other possible action related to this item.

**13. Purchase of Additional Lockers for the El Segundo Police Department**

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Recommendation -

1. Authorize the un-designation of \$55,000 from account 001-254-0000-1254 (Designated Police General Fund Balance) and authorize a budget appropriation of \$55,000 to account 001-400-3101-6206 (Contractual Services).
2. Alternatively, discuss and take other action related to this item.

**14. Reject All Construction Bids for Main Street Banner Poles Replacement Project No. PW 25-01**

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Recommendation -

1. Reject all bids for removal and replacement of two existing Main Street Banner Poles in the 600 block of Main Street, Project No. PW 25-01.
2. Alternatively, discuss and take alternative action.

**C. PUBLIC HEARINGS**

**D. STAFF PRESENTATIONS**

**15. Modifications to the Salary Ranges for Part-Time Aquatics Classifications Including Lifeguard Trainee, Lifeguard, Swim Instructor, and Senior Lifeguard**

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Recommendation -

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1. Adopt a resolution modifying the basic salary range for the Lifeguard Trainee, Lifeguard, Swim Instructor, and Senior Lifeguard job classifications.

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

**16. El Segundo Senior Citizens Housing Corporation Board Annual Report and 2025 Operating Budget for Park Vista Senior Housing Facility**

Recommendation -

1. Receive and file an annual report and presentation from the El Segundo Senior Citizens Housing Corporation Board.

2. Approve the El Segundo Senior Citizens Housing Corporation Board 2025 Operating Budget for the Park Vista senior housing facility located at 615 East Holly Avenue.

3. Alternatively, discuss and take other action related to this item.

**17. El Segundo Cultural Arts Master Plan**

1. Approve the El Segundo Cultural Arts Master Plan.

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

**18. Cultural Development Fund Budget and Programming for Fiscal Year 2025-26**

Recommendation -

1. Approve the proposed budget and programming for the Cultural Development Fund, including funding for the Arts and Culture Committee, for FY 2025-26.

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

**E. COMMITTEES, COMMISSIONS AND BOARDS PRESENTATIONS**

**F. REPORTS - CITY CLERK**

**G. REPORTS - COUNCIL MEMBERS**

Council Member Keldorf

Council Member Giroux

Council Member Boyles

**19. Discussion of Threshold for Developments that Require California Environmental Quality Act**

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Recommendation -

1. Discussion of threshold for developments that require California Environmental Quality Act.
2. Alternatively, discuss and take other action related to this item.

Mayor Pro Tem Baldino

Mayor Pimentel

**H. REPORTS - CITY ATTORNEY**

**I. 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: March 27, 2025

TIME: 2:30 PM

BY: Susan Truax, City Clerk

# Proclamation

City of El Segundo, California



- WHEREAS,** Libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new Ideas and be drawn to new possibilities; and
- WHEREAS,** Libraries serve as vibrant community hubs, connecting people with knowledge, technology and resources while fostering civic engagement, critical thinking, and lifelong learning; and
- WHEREAS,** Libraries partner with schools, businesses, and organizations to empower the El Segundo community by providing access to resources and expanding access to services and partnerships that strengthen the entire community; and
- WHEREAS,** Libraries nurture young minds through storytimes, engaging programs, and fostering curiosity and a love of learning that last a lifetime; and
- WHEREAS,** Libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression; and
- WHEREAS,** Dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all; and
- WHEREAS,** Libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “Drawn to the Library”.

**NOW, THEREFORE,** on this 1st Day of April 2025, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby proclaim the April 6-12, 2025 as “**NATIONAL LIBRARY WEEK**” in El Segundo. During this week, City Council encourages all residents to visit the El Segundo Public Library, explore its resources, and celebrate all the ways that the library draws us together as a community.

Handwritten signature of Ryan Baldino in black ink.

Ryan Baldino  
Mayor Pro Tem

Handwritten signature of Chris Pimentel in black ink.

Chris Pimentel  
Mayor

Handwritten signature of Drew Boyles in black ink.

Drew Boyles  
Councilmember

Handwritten signature of Lance Giroux in black ink.

Lance Giroux  
Councilmember

Handwritten signature of Michelle Keldorf in black ink.

Michelle Keldorf  
Councilmember

# Commendation

City of El Segundo, California



**WHEREAS,** Inaugural Poet Laureate Hope Anita Smith served as liaison, advocate, and leader for poetry, spoken word, and the literary arts, using her passion and talents to inspire a community of artists while making the art of poetry accessible and enjoyable to all ages; and

**WHEREAS,** Through Hope's mentorship, community poets found their voices and accomplished many firsts, including performing their original poems for the public at the Old Town Music Hall and contributing their original work to create *Wordmongers*, El Segundo's first published collection of poetry; and

**WHEREAS,** Hope Anita Smith's community collaborations including the El Segundo Fire Department, El Segundo Public Library, Diversity, Equity, and Inclusion Committee, Arts and Culture Committee, El Segundo Women's Club, El Segundo High School, cultural institutions within the City, and numerous individuals, has left a lasting impact on the City of El Segundo; and

**WHEREAS,** Appropriately, we celebrate Hope's accomplishments as El Segundo's inaugural Poet Laureate during the month of April for National Poetry Month.

**NOW, THEREFORE,** on this 1st Day of April 2025, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby take great honor in commending Hope Anita Smith on serving as El Segundo inaugural Poet Laureate from January 2022 through December 2023.

Handwritten signature of Ryan Baldino in black ink.

Ryan Baldino  
Mayor Pro Tem

Handwritten signature of Chris Pimentel in black ink.

Chris Pimentel  
Mayor

Handwritten signature of Drew Boyles in black ink.

Drew Boyles  
Councilmember

Handwritten signature of Lance Giroux in black ink.

Lance Giroux  
Councilmember

Handwritten signature of Michelle Keldorf in black ink.

Michelle Keldorf  
Councilmember

SPECIAL MEETING MINUTES OF THE EL SEGUNDO CITY COUNCIL  
TUESDAY, MARCH 18, 2025

OPEN SESSION – Mayor Pimentel called the meeting to order at 6:01 PM simultaneously with the regular open session meeting.

ROLL CALL

Mayor Pimentel	-	Present
Mayor Pro Tem Baldino	-	Present
Council Member Boyles	-	Absent
Council Member Giroux	-	Present
Council Member Keldorf	-	Present

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

REPORTS: COUNCIL MEMBER KELDORF

G14. Seek Council direction asking staff to add El Segundo to the areas (zip codes) exempt from limits on rent increases for single-family properties with four or more bedrooms per the Governor's Order, which has been issued in response to the fires in L.A. County in January.

Council Discussion

Council consensus to direct staff to communicate to the Governor that it wants the City added to the list of areas (zip codes) that are exempt from the limitation on rent increases for single-family properties with four or more bedrooms as set forth in paragraph 2 of the Governor's Order N-23-25 executed and issued on March 7, 2025, which has been issued in response to the fires in Los Angeles County in January of this year.

Adjourned at 7:48 PM

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Susan Truax, City Clerk

MEETING MINUTES OF THE EL SEGUNDO CITY COUNCIL  
TUESDAY, MARCH 18, 2025

CLOSED SESSION – Mayor Pro Tem Baldino called the meeting to order at 5:01 PM

ROLL CALL

Mayor Pimentel	-	Present
Mayor Pro Tem Baldino	-	Present
Council Member Boyles	-	Absent
Council Member Giroux	-	Present
Council Member Keldorf	-	Present

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

SPECIAL ORDER OF BUSINESS:

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

**CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

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

**CONFERENCE WITH CITY’S LABOR NEGOTIATOR (GOV’T CODE §54957.6): -1-MATTER(S)**

1. Employee Organization: Police Management Association (PMA)  
Representative: City Manager, Darrell George; Human Resources Director, Rebecca Redyk

Adjourned at 5:51 PM

***Minutes are prepared and ordered to correspond to the agenda.***

OPEN SESSION – Mayor Pimentel called the meeting to order at 6:01 PM

ROLL CALL

Mayor Pimentel	-	Present
Mayor Pro Tem Baldino	-	Present
Council Member Boyles	-	Absent
Council Member Giroux	-	Present
Council Member Keldorf	-	Present

INVOCATION – Rabbi Dovid Lisbon , Jewish Community Center

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Baldino

SPECIAL PRESENTATIONS:

1. Chamber of Commerce announced the 2024 Holiday Parade Winners.
- 1A. Council Member Giroux read a Proclamation for April Sexual Assault Awareness Month and announced that April 23, 2025 is Denim Day.

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

Bryan H. Shephard, resident, requested to place an item on a future agenda concerning repurposing wood from the recently removed Canary Island Pine tree from Library Park for public benefit.

CITY MANAGER FOLLOW-UP COMMENTS:

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

MOTION by Council Member Giroux, SECONDED by Mayor Pro Tem Baldino to read all ordinances and resolutions on the agenda by title only.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: Boyles

- B. CONSENT:

2. Approve Special and Regular City Council meeting minutes of March 4, 2025. (Fiscal Impact: None)

3. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and wire transfers. Approve Warrant Demand Register numbers 16A, 16B and 17A: warrant numbers 3054307 through 3054596, and 9003309 through 9003315. (Fiscal Impact: The warrants presented were drawn in payment of demands included within the FY 2024-2025 Adopted Budget. The total of \$9,740,385.85 (\$5,068,817.14 in check warrants and \$4,671,568.71 in wire warrants) are for demands drawn on the FY 2024-2025 Budget.)

4. Receive and file staff's report regarding the status of the permanent repairs to El Segundo Wiseburn Aquatics Center pool heaters and adopt a motion by four-fifths vote

to determine the need to continue the emergency action approved under Resolution No. 5519.

(Fiscal Impact: The estimated total cost for the permanent repair of the Aquatics Center Pool Heaters is \$700,000 (\$613,724 repair + \$86,276 contingency). The project costs were not included in the adopted FY 2024-25 CIP Budget and requires a budget appropriation from General Fund Reserves to the Capital Improvement Fund. Wiseburn Unified School District (WUSD) agreed to reimburse the City half of the construction cost after the competition of the work, up to \$300,000.)

5. Authorize the City Manager to approve amendments to Agreement No. 3957 with Galls, LLC and Agreement No. 6151 with L.A Uniform and Tailoring, Inc. to increase the not-to-exceed amount of \$80,000 per fiscal year for each contract, pursuant to El Segundo Municipal Code § 1-7-9(A).

(Fiscal Impact: There is no impact on the General Fund. The increase will be funded with current El Segundo Police Department (ESPD) funds.)

6. Authorize the City Manager to approve the Second Amendment to Agreement No. 6579B with Municipal Resource Group, LLC for an additional \$50,000 to increase the total contract authority to \$100,000, and to extend the contract expiration to December 31, 2026, for professional services for conflict resolution, mediation, coaching and mentoring services for various work groups and employees.

(Fiscal Impact: Funding is already included in the adopted FY2024-25 budget.)

7. Authorize the City Manager to approve the fifth amendment to contract No. 6063 with Jeffrey B. Love, P.C. ESQ, dba JL Group, LLC, for an additional \$50,000 to increase the total contract authority to \$100,000 in FY 2024-2025 to perform confidential personnel investigations.

(Fiscal Impact: Funding is included in the Adopted FY 2024-25 Budget. Account Number: 001-400-2506-6124 (Professional & Technical Services).)

MOTION by Mayor ProTem Baldino, SECONDED by Council Member Giroux, approving Consent items 2, 3, 4, 5, 6, and 7.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: Boyles

#### C. PUBLIC HEARING:

8. Introduce and waive the first reading of an Ordinance Amending El Segundo Municipal Code Chapter 15-34 Regarding the Cultural Development Requirement to Provide Artwork or Pay In-Lieu Fee, amending the El Segundo Municipal Code, and find that the ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines § 15061(b)(3). Schedule the ordinance's

second reading for the April 1, 2025 City Council meeting or as soon thereafter may be heard.

City Clerk Truax stated proper notice had been given in a timely manner and that no written communication had been received.

Presented by Michael Allen, Director of Community Development

Public Input: Clerk Truax read a letter received from the El Segundo Chamber of Commerce President Marsha Hansen.

MOTION by Mayor Pro Tem Baldino, SECONDED by Council Member Keldorf to close Public Hearing Item C8.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: Boyles

Council discussion

Mark Hensley, City Attorney read by title only:

DRAFT ORDINANCE NO. 1671

AN ORDINANCE AMENDING TITLE 15 (ZONING REGULATIONS) OF THE EL SEGUNDO MUNICIPAL CODE ESTABLISHING A PUBLIC ART OR IN-LIEU FEE REQUIREMENT AND A CULTURAL DEVELOPMENT FUND

MOTION by Council Member Keldorf to introduce and schedule the ordinance's second reading for the April 1, 2025, regular City Council meeting.

9. Adopt a resolution No.5534 to establish the "El Segundo Lairport Street Undergrounding Utility District" along Lairport Street from Mariposa Avenue to Maple Avenue, so that Southern California Edison may proceed with the design and construction of undergrounding the utilities along the district as part of the Rule 20A Program.

City Clerk Truax stated proper notice had been given in a timely manner and that no written communication had been received.

Presented by Elias Sassoon, Director of Public Works

Public Input: None

MOTION by Mayor Pro Tem Baldino, SECONDED by Mayor Pimentel to close Public Hearing Item C9.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: Boyles

Council discussion

Mark Hensley, City Attorney read by title only:

RESOLUTION NO.5534

A RESOLUTION OF THE EL SEGUNDO CITY COUNCIL ESTABLISHING THE EL SEGUNDO LAIRPORT STREET UNDERGROUNDING UTILITY DISTRICT, A SOUTHERN CALIFORNIA EDISON RULE 20A UNDERGROUNDING DISTRICT ON LAIRPORT STREET BETWEEN MARIPOSA AVENUE AND MAPLE AVENUE

MOTION by Council Member Keldorf, SECONDED by Council Member Giroux to adopt the resolution.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: Boyles

10. Continuation and waiver of the first reading of an ordinance amending El Segundo Municipal Code Title 15 Chapter 15 to update the parking requirements for multiple-family residential development and implement Housing Element Program 9 and finding that the ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(b)(3). Schedule the ordinance's second reading for the April 1, 2025 regular City Council meeting or as soon thereafter may be heard.

City Clerk Truax stated proper notice had been given in a timely manner and that five pieces of written communications had been received via email.

Presented by Paul Samaras, Principal Planner

Public Input: None

MOTION by Council Member Giroux, SECONDED by Mayor Pro Tem Baldino to close Public Hearing Item C10.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf  
NOES: None  
ABSTAIN: None  
ABSENT: Boyles

Council discussion

Mark Hensley, City Attorney read by title only:

ORDINANCE NO. 1670

AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE ARTICLE 8-5A (PREFERENTIAL PARKING ZONES) TO ESTABLISH PROPERTIES INELIGIBLE FOR PREFERENTIAL PARKING PERMITS, AND CHAPTER 15-15 (OFF-STREET PARKING AND LOADING) TO UPDATE THE PARKING REQUIREMENTS FOR MULTIPLE-FAMILY RESIDENTIAL USES

(ENVIRONMENTAL ASSESSMENT NO. 1367 AND ZONE TEXT AMENDMENT NO. 24-02)

MOTION by Mayor Pro Tem Baldino to introduce and schedule the ordinance's second reading for the April 1, 2025, regular City Council meeting.

D. STAFF PRESENTATIONS:

11. Receive and file the El Segundo Police Department overview presentation. (Fiscal Impact: None.)

Saul Rodriguez, Chief of Police gave a report.

Council discussion

Council consensus to receive and file the El Segundo Police Department overview presentation.

12. Adopt a resolution No.5535 authorizing the City Manager to provide written notice of El Segundo's intent to withdraw membership from the Independent Cities Risk Management Authority. (Fiscal Impact: None)

Rebecca Redyk, Director of Human Resources gave a report.

Council discussion

Mark Hensley, City Attorney read by title only:

RESOLUTION NO.5535

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROVIDE WRITTEN NOTICE TO WITHDRAW FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY

MOTION by Council Member Keldorf, SECONDED by Council Member Giroux to adopt the resolution.

MOTION PASSED 4/0

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: Boyles

E. COMMITTEES, COMMISSIONS AND BOARDS PRESENTATIONS:

13. Mayor Pimentel announced that Melissa McCaverty and Steve Taylor have been appointed to fill the Planning Commission vacancies.

F. REPORTS – CITY CLERK – No Report

G. REPORTS – COUNCIL MEMBERS

14. Council Member Keldorf – See Special Meeting Minutes for Item G14. Suggested a future agenda item to summarize city staff vacancies, how long positions have been open, and how to assist the currently understaffed HR Department with filling positions.

Council Member Giroux – Proposed future agenda item for presentation about user group metrics for clubs and teams use of the Aquatics Center and other park facilities, including tennis and pickleball courts. Requested the Recreation, Parks and Library Director to present an overview of the data regarding reservations, revenue, leagues for purposes of future planning at the April 1 City Council meeting.

Council Member Boyles - Absent

Mayor Pro Tem Baldino – Attended a recent ribbon cutting ceremony for Wolf Watch Winder, a 190-year-old London-based company that recently opened office space on Grand Avenue. Requested to add Milton the Tree (the diseased Canary Island Pine recently removed from Library Park) to a future agenda, as per Bryan Shephard’s Public Comment request to repurpose the wood for public benefit.

Mayor Pimentel – Stated the Rolling Loud concert held over the weekend at Hollywood Park was audible in El Segundo and requested the City Manager to alert Inglewood to potential noise concerns that may result from future events.

Discussed the impact to traffic flow from two years of anticipated construction of an additional Express Lane on the 105 Freeway west of the 110 Freeway. Mentioned there are opportunities for City Council members to serve on various committees for the Southern California Association of Governments. Reported a Jobs Creation Fund has been launched throughout California to designate regional hubs for several areas (such as Life Sciences or Aerospace and Defense) and that grant funds will be available for programs that partner with non-profit organizations. He met with Congressman Ted Lieu and the Transportation Subcommittee about the potential use of an automated shuttle rail that would alleviate pressure from the 710 Freeway by eliminating the need for freeway travel by many trucks currently used in Port transportation. Council of Governments (COG) General Assembly will meet next week. Met with the El Segundo Historical Society, which has seen a decrease in Library volunteers, so staff is looking for more participants. He announced there is a Sanitation Committee meeting tomorrow.

- I. REPORTS – CITY ATTORNEY – Thanked the Mayor for the freeway construction update.
- J. REPORTS/FOLLOW-UP – CITY MANAGER – Reported the AQMD received 32 recent odor complaints for the Hyperion Plant and issued two notices of violation on March 7 and 10 for public nuisances. Heal the Bay’s community survey closed last Friday and, when available, results will be linked on ElSegundo.org. Asked Public Works Director Sassoon to address the status of Measure W project on Imperial Highway, which he reported has been delayed due to lack of staffing; at a recent meeting he encouraged Los Angeles World Airports (LAWA) to execute a Memorandum of Understanding between Los Angeles and LAWA. The Director is working with Southern California Edison to schedule a date to energize the cabinet to illuminate the new Welcome to El Segundo sign at Imperial Avenue and Main Street.

MEMORIAL – None

Adjourned at 7:48 PM

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Susan Truax, City Clerk



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.6

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### TITLE:

Warrant Demand Register for March 3, 2025 through March 16, 2025

### 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 17B and 18A: warrant numbers 3054597 through 3054760, and 9003316 through 9003327.
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 2024-2025 Adopted Budget. The total of \$4,748,987.45 (\$889,362.42 in check warrants and \$3,859,625.03 in wire warrants) are for demands drawn on the FY 2024-2025 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 checks. Warrants are issued for payroll to individual employees, accounts payable to

## **Warrant Demand Register**

**April 1, 2025**

**Page 2 of 2**

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

Strategy A: Identify opportunities for new revenues, enhancement of existing revenues, and exploration of potential funding options to support programs and projects.

### **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 17b - summary
2. Register 18a - summary

CITY OF EL SEGUNDO  
WARRANTS TOTALS BY FUND

DATE OF APPROVAL: AS OF 3/18/25

REGISTER # 17b

3054597 - 3054655  
9003316 - 9003324

001	GENERAL FUND	248,379.74
003	EXPENDABLE TRUST FUND - OTHER	-
104	TRAFFIC SAFETY FUND	-
106	STATE GAS TAX FUND	2.87
108	ASSOCIATED RECREATION ACTIVITIES FUND	-
109	ASSET FORFEITURE FUND	12,589.89
110	MEASURE "R"	-
111	COMM. DEVEL. BLOCK GRANT	-
112	PROP "A" TRANSPORTATION	-
114	PROP "C" TRANSPORTATION	39,117.08
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	-
124	FEDERAL GRANTS	-
125	STATE GRANT	-
126	A/P CUPA PROGRAM OVERSIGHT SURCHARGE	1,113.54
127	MEASURE "M"	9,500.00
128	SB-1	-
129	CERTIFIED ACCESS SPECIALIST PROGRAM	-
130	AFFORDABLE HOUSING	8,713.75
131	COUNTY STORM WATER PROGRAM	-
132	MEASURE "B"	-
202	ASSESSMENT DISTRICT #73	-
301	CAPITAL IMPROVEMENT FUND	64,633.00
302	INFRASTRUCTURE REPLACEMENT FUND	-
311	DEVELOPER IMPACT FEES - GENERAL GOVERNME	-
312	DEVELOPER IMPACT FEES - LAW ENFORCEMENT	-
313	DEVELOPER IMPACT FEES - FIRE PROTECTION	-
314	DEVELOPER IMPACT FEES - STORM DRAINAGE	-
315	DEVELOPER IMPACT FEES - WATER DISTRIBUTI	-
316	DEVELOPER IMPACT FEES - WASTEWATER COLLE	-
317	DEVELOPER IMPACT FEES - LIBRARY	-
318	DEVELOPER IMPACT FEES - PUBLIC MEETING	-
319	DEVELOPER IMPACT FEES - AQUATICS CENTER	-
320	DEVELOPER IMPACT FEES - PARKLAND	-
405	FACILITIES MAINTENANCE	-
501	WATER UTILITY FUND	2,986.96
502	WASTEWATER FUND	276.76
503	GOLF COURSE FUND	-
504	SENIOR HOUSING CITY ATTORNEY	119.20
505	SOLID WASTE FUND	73,703.62
601	EQUIPMENT REPLACEMENT	6,400.00
602	LIABILITY INSURANCE	1,353.46
603	WORKERS COMP. RESERVE/INSURANCE	67.53
701	RETIRED EMP. INSURANCE	-
702	EXPENDABLE TRUST FUND - DEVELOPER FEES	502.22
703	EXPENDABLE TRUST FUND - OTHER	-
704	EXPENDABLE TRUST FUND - OTHER	0.89
708	OUTSIDE SERVICES TRUST	-
<b>TOTAL WARRANTS</b>		<b>469,470.51</b>

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:

NOTES:

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.

CHIEF FINANCIAL OFFICER:

CITY MANAGER:

DATE:

*[Signature]* 3/14/25

DATE:

*[Signature]*  
3-12-25

**CITY OF EL SEGUNDO  
 PAYMENTS BY WIRE TRANSFER  
 03/03/25 THROUGH 03/09/25**

<u>Date</u>	<u>Payee</u>		<u>Description</u>
3/3/2025	IRS	295,501.19	Federal 941 Deposit
3/3/2025	Employment Development	5,488.33	State SDI payment
3/3/2025	Employment Development	68,994.73	State PIT Withholding
3/3/2025	Unum	149.80	Long Term Care Premium - March, 2025
3/4/2025	Cal Pers	2,250.00	GASB 68 Reporting Sevices Fee
02/24/25-03/02/25	Workers Comp Activity	192,292.81	Corvel checks issued/(voided)
02/24/25-03/02/25	Liability Trust - Claims	735.25	Claim checks issued/(voided)
02/24/25-03/02/25	Retiree Health Insurance	-	Health Reimbursement checks issued
		<u>565,412.11</u>	

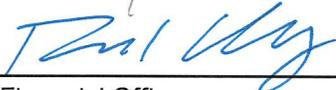
**DATE OF RATIFICATION: 03/11/25**

**TOTAL PAYMENTS BY WIRE:**

**565,412.11**

Certified as to the accuracy of the wire transfers by:

 3/11/25  
 Treasury & Customer Services Manager Date

 3/12/25  
 Chief Financial Officer Date

 3-12-25  
 City Manager 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 3/18/25  
REGISTER # 17b

DEPT#	NAME	TOTAL
<b>GENERAL FUND DEPARTMENTAL EXPENDITURES</b>		
<b>GENERAL GOVERNMENT</b>		
1101	City Council	488.19
1201	City Treasurer	
1300	City Clerk	966.42
2101	City Manager	4,744.01
2102	Communications	1,730.00
2103	El Segundo Media	1,433.75
2201	City Attorney	65,855.20
2401	Economic Development	699.43
2402	Planning	2,203.30
2405	Human and Health Services	
2500	Administrative Services	36,017.26
2601	Government Buildings	
2900	Nondepartmental	12,224.39
6100	Library	3,191.39
		<hr/> 129,553.34
<b>PUBLIC SAFETY</b>		
3100	Police	11,549.56
3200	Fire	23,455.74
2403	Building Safety	
2404	Plng/Bldg Sfty Administration	3,680.99
		<hr/> 38,686.29
<b>PUBLIC WORKS</b>		
4101	Engineering	202.47
4200	Streets	14,473.82
4300	Wastewater	142.96
4601	Equipment Maintenance	851.81
4801	Administration	192.43
		<hr/> 15,863.49
<b>COMMUNITY DEVELOPMENT</b>		
5100,5200	Recreation & Parks	55,243.91
5400	CAMPS	
		<hr/> 55,243.91
<b>EXPENDITURES</b>		
CAPITAL IMPROVEMENT		64,633.00
ALL OTHER ACCOUNTS		165,490.48
<b>TOTAL WARRANTS</b>		<hr/> <hr/> 469,470.51

CITY OF EL SEGUNDO  
WARRANTS TOTALS BY FUND

DATE OF APPROVAL: AS OF 4/1/25

REGISTER # 18a

3054657 - 3054760		
9003325 - 9003327		
001	GENERAL FUND	353,337.89
003	EXPENDABLE TRUST FUND - OTHER	-
104	TRAFFIC SAFETY FUND	-
106	STATE GAS TAX FUND	12,768.00
108	ASSOCIATED RECREATION ACTIVITIES FUND	-
109	ASSET FORFEITURE FUND	7,360.00
110	MEASURE "R"	-
111	COMM. DEVEL. BLOCK GRANT	-
112	PROP "A" TRANSPORTATION	-
114	PROP "C" TRANSPORTATION	-
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	6,453.05
122	L.A.W.A. FUND	-
123	PSAF PROPERTY TAX PUBLIC SAFETY	-
124	FEDERAL GRANTS	-
125	STATE GRANT	-
126	A/P CUPA PROGRAM OVERSIGHT SURCHARGE	-
127	MEASURE "M"	-
128	SB-1	-
129	CERTIFIED ACCESS SPECIALIST PROGRAM	-
130	AFFORDABLE HOUSING	-
131	COUNTY STORM WATER PROGRAM	-
132	MEASURE "B"	-
202	ASSESSMENT DISTRICT #73	-
301	CAPITAL IMPROVEMENT FUND	3,869.00
302	INFRASTRUCTURE REPLACEMENT FUND	-
311	DEVELOPER IMPACT FEES - GENERAL GOVERNME	-
312	DEVELOPER IMPACT FEES - LAW ENFORCEMENT	-
313	DEVELOPER IMPACT FEES - FIRE PROTECTION	-
314	DEVELOPER IMPACT FEES - STORM DRAINAGE	-
315	DEVELOPER IMPACT FEES - WATER DISTRIBUTI	-
316	DEVELOPER IMPACT FEES - WASTEWATER COLLE	-
317	DEVELOPER IMPACT FEES - LIBRARY	-
318	DEVELOPER IMPACT FEES - PUBLIC MEETING	-
319	DEVELOPER IMPACT FEES - AQUATICS CENTER	-
320	DEVELOPER IMPACT FEES - PARKLAND	-
405	FACILITIES MAINTENANCE	-
501	WATER UTILITY FUND	20,608.88
502	WASTEWATER FUND	6,846.57
503	GOLF COURSE FUND	-
504	SENIOR HOUSING CITY ATTORNEY	-
505	SOLID WASTE FUND	-
601	EQUIPMENT REPLACEMENT	8,500.00
602	LIABILITY INSURANCE	-
603	WORKERS COMP. RESERVE/INSURANCE	-
701	RETIRED EMP. INSURANCE	-
702	EXPENDABLE TRUST FUND - DEVELOPER FEES	148.52
703	EXPENDABLE TRUST FUND - OTHER	-
704	EXPENDABLE TRUST FUND - OTHER	-
708	OUTSIDE SERVICES TRUST	-
	<b>TOTAL WARRANTS</b>	<b>419,891.91</b>

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:

NOTES: Replacement check# 3054656

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.

CHIEF FINANCIAL OFFICER:

CITY MANAGER:

DATE:

DATE:

*Tom Uly*  
3/17/25

*Duell*  
3-18-25

**CITY OF EL SEGUNDO  
 PAYMENTS BY WIRE TRANSFER  
 03/10/25 THROUGH 03/16/25**

<u>Date</u>	<u>Payee</u>		<u>Description</u>
3/10/2025	West Basin	2,314,495.99	H2O payment
3/10/2025	Cal Pers	781,499.17	EFT Health Insurance Payment
3/14/2025	Mission Square	66,288.92	457 payment Vantagepoint
3/14/2025	Mission Square	1,123.20	401(a) payment Vantagepoint
3/14/2025	Mission Square	3,048.85	401(a) payment Vantagepoint
3/14/2025	Mission Square	1,156.14	IRA payment Vantagepoint
3/14/2025	ExpertPay	2,936.21	EFT Child support payment
03/03/25-03/09/25	Workers Comp Activity	103,376.30	Corvel checks issued/(voided)
03/03/25-03/09/25	Liability Trust - Claims	4,530.60	Claim checks issued/(voided)
03/03/25-03/09/25	Retiree Health Insurance	15,757.54	Health Reimbursement checks issued
		<u>3,294,212.92</u>	

**DATE OF RATIFICATION: 03/14/25**

**TOTAL PAYMENTS BY WIRE:**

3,294,212.92

Certified as to the accuracy of the wire transfers by:

  
 Treasury & Customer Services Manager

3/14/25  
 Date

  
 Chief Financial Officer

3/17/25  
 Date

  
 City Manager

3-18-25  
 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 4/1/25  
REGISTER # 18a

DEPT#	NAME	TOTAL
<b>GENERAL FUND DEPARTMENTAL EXPENDITURES</b>		
<b>GENERAL GOVERNMENT</b>		
1101	City Council	
1201	City Treasurer	959.50
1300	City Clerk	378.43
2101	City Manager	37,234.50
2102	Communications	
2103	El Segundo Media	
2201	City Attorney	
2401	Economic Development	43,459.45
2402	Planning	
2405	Human and Health Services	
2500	Administrative Services	16,683.85
2601	Government Buildings	16,352.68
2900	Nondepartmental	9,766.25
6100	Library	2,243.74
		127,078.40
<b>PUBLIC SAFETY</b>		
3100	Police	30,980.63
3200	Fire	31,060.16
2403	Building Safety	20,041.58
2404	Plng/Bldg Sfty Administration	1,162.15
		83,244.52
<b>PUBLIC WORKS</b>		
4101	Engineering	21,057.00
4200	Streets	53,268.64
4300	Wastewater	445.83
4601	Equipment Maintenance	5,031.18
4801	Administration	
		79,802.65
<b>COMMUNITY DEVELOPMENT</b>		
5100,5200	Recreation & Parks	26,088.61
5400	CAMPS	
		26,088.61
<b>EXPENDITURES</b>		
CAPITAL IMPROVEMENT		3,869.00
ALL OTHER ACCOUNTS		99,808.73
<b>TOTAL WARRANTS</b>		419,891.91



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.7

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### TITLE:

Second Reading of an Ordinance Amending El Segundo Municipal Code Chapter 15-34 Regarding the Cultural Development Program Requirement to Provide Artwork or Pay In-Lieu Fee

### RECOMMENDATION:

1. Waive the second reading and adopt an ordinance amending the El Segundo Municipal Code, and find that the ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines § 15061(b)(3).
2. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

None.

### BACKGROUND:

On March 18, 2025, the City Council considered an updated draft ordinance amending the regulations in the El Segundo Municipal Code (ESMC) to implement a total in-lieu fee cap for the Cultural Development Program ("Program"), enable Program compliance through a mix of developer provision of public art and an in-lieu fee, and adjusting the deadline of in-lieu Program fee payment to prior to issuance of a certificate of occupancy. At the conclusion of the public hearing, the City Council introduced the draft ordinance and scheduled a second reading for April 1, 2025.

### DISCUSSION:

The Council may waive the second reading and adopt the ordinance. If the ordinance is adopted by the City Council at its April 1, 2025 meeting, the effective date of the ordinance will be May 1, 2025, 30 days from the adoption date.

**Ordinance Amending ESMC Title 15 Chapter 34 (Cultural Development Program)**

**April 1, 2025**

**Page 2 of 2**

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Michael Allen, Community Development Director

**REVIEWED BY:**

Michael Allen, Community Development Director

**APPROVED BY:**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

1. Ordinance No. 1671

**ORDINANCE NO. 1671**

**AN ORDINANCE AMENDING TITLE 15 (ZONING REGULATIONS) OF THE EL SEGUNDO MUNICIPAL CODE ESTABLISHING A PUBLIC ART OR IN-LIEU FEE REQUIREMENT AND A CULTURAL DEVELOPMENT FUND**

**(ENVIRONMENTAL ASSESSMENT NO. 1382 AND ZONE TEXT AMENDMENT NO. 25-01)**

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

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

- A. Courts have recognized a public art requirement as a lawful exercise of a city's traditional planning and zoning police power; such a requirement for either public art or in-lieu fees are not a development impact fee that is subject to the California Mitigation Fee Act, but instead is considered a development standard allowed by the City's zoning and police powers, provided the requirement is reasonably related to a constitutionally permissible public purpose (*Ehrlich v. City of Culver City* (1996) 12 Cal.4th 854; *Cal. Bldg. Industry Assn, v. City of San Jose* (2015) 61 Cal.4th 435);
- B. The City of El Segundo is 5.46 square miles and has distinct areas throughout the City that are zoned for commercial and industrial uses, including the Downtown area, Smoky Hollow, and the portion of the City east of Pacific Coast Highway. Because the City is surrounded by other cities (Manhattan Beach, Hawthorne), the Los Angeles International Airport and the Pacific Ocean, and because the City is almost entirely built out, existing opportunities to expand public art within the community are scarce;
- C. As commercial and industrial development and revitalization of the real property within the City continues, urbanization of the community results, and the need to develop new artistic and cultural resources to enhance the environment, image, and character of the City increases;
- D. Cultural and artistic resources enhance the quality of life for individuals living in, working in, and visiting the City; public art increases cultural awareness, stimulates imaginations and provokes creative dialog among community members;
- E. The development of artistic and cultural resources promotes the general welfare of the community, by preserving and improving the quality of the urban environment, increasing property values, and resulting in a positive

economic output;

- F. Artistic and cultural assets should be either provided or financed by those whose commercial and industrial development and revitalization increase the community's demand for cultural resources;
- G. The proposed public art requirement is a requirement of general application for voluntary development within the City, and the optional in-lieu fee will be used for providing artwork, cultural services, performing arts and arts events to the public, as described in this ordinance;
- H. On December 18, 2018, the City Council directed the Arts and Culture Advisory Committee and City staff to develop a Cultural Development Fund proposal for its consideration;
- L. The Planning Commission of the City of El Segundo held a noticed public hearing on October 10, 2019, to review and consider the staff report prepared for the project, receive public testimony, and review all correspondence received on the project; the Planning Commission reviewed and considered the proposed amendments, and adopted PC Resolution No. 2875 recommending the City Council adopt the ordinance; and
- I. On July 16, 2019, and November 5, 2019, the City Council, after giving notice thereof as required by law, held a public hearing concerning the proposed ordinance and carefully considered all pertinent testimony offered in the case, approved the Ordinance;
- J. At the November 19, 2024, City Council Meeting, the City Council directed staff to return to the City Council with an analysis of the CDP funding and information on similar programs in surrounding municipalities;
- K. At the City Council Meeting held on January 21, 2025, Staff conducted a comprehensive review of the CDP and received directives from the City Council to amend the ordinance including the ability to split the funds between projects, establish a fee cap of \$1,000,000, and update timing of the in-lieu fee payments.
- L. On February 13, 2025, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft ordinance including, without limitation, information provided to the Planning Commission by city staff; and adopted Resolution No. 2961 recommending that the City Council approve this Ordinance;

- M. On March 18, 2025, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding this Ordinance; and
- N. 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 April 1, 2025, hearing and the staff report submitted by the Community Development Department.

**SECTION 2: General Plan and Zoning Consistency.** The City Council finds as follows:

- A. The proposed ordinance is compatible with, and will not frustrate, the goals and policies of the City's General Plan. Furthermore, the proposed ordinance would directly advance Goal LU2 and Objectives LU2-1 and LU2-2, which seek to preserve and enhance the City's cultural resources. The proposed ordinance would also advance Objective LU2-3, which encourages the development of public programs and facilities that will meet the cultural needs of the City's various age, income and ethnic groups. The proposed ordinance is intended to require developers of industrial and commercial projects to either provide public art or pay a fee which will be used for public art and cultural activities. The proposed ordinance establishes a dedicated source of funding for projects and programs to meet and exceed the cultural needs of the City's residents.
- B. The proposed ordinance is consistent with the Zoning Code which recognizes works of art and establishes certain standards to distinguish them from commercial signs (ESMC § 15-18-3(H)).

**SECTION 3: Environmental Assessment.** Based upon the findings of fact set forth in Sections 1 and 2, the proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that there is no possibility that adoption of the proposed ordinance will have a significant effect on the environment.

**SECTION 4: ESMC Title 15 (Zoning Regulations)** is amended to add the following chapter:

**Section 15-34-3. Requirement to Provide Artwork or Pay In-lieu Fee.**

- A. When a project is subject to this chapter, the applicant must

either (a) commission or acquire and install new artwork in a location on or in the vicinity of the project site, with the appraised value of such artwork and any direct expenses as described herein being equal to or exceeding one percent of the project cost; or (b) pay to the City an amount equal to one percent of the project cost: not to exceed \$1,000,000.

- E. The fee may be allocated between the provision of on-site art installations and the remittance of the remaining balance as an in-lieu fee.

**Section 15-34-4. Application and Approval Process.**

- C. ~~If a~~ An applicant may elects to pay the in-lieu fee at any time prior to ,no building permit certificate of occupancy or final inspection shall be issued until the total fee has been paid.

SECTION 5: CONSTRUCTION. This ordinance must be broadly construed in order to achieve the purposes stated in this ordinance. It is the City Council's intent that the provisions of this ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this ordinance.

SECTION 6: ENFORCEABILITY. Repeal of any provision of the El Segundo Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this ordinance.

SECTION 7: VALIDITY OF PREVIOUS CODE SECTIONS. If this entire ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this ordinance will be rendered void and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 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: The City Clerk is directed to certify the passage and adoption of this ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: This Ordinance will go into effect and be in full force and effect 30 days after its passage and adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chris Pimentel, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )       SS  
CITY OF EL SEGUNDO         )

I, Susan Truax, 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.1671 was duly introduced by said City Council at a regular meeting held on the 18 day of March, 2025, 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 1<sup>st</sup> day of April, 2025, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Susan Truax, City Clerk



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.8

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### TITLE:

Second Reading of an Ordinance Amending El Segundo Municipal Code Title 15 to Update the Parking Requirements for Multiple-Family Residential Development and Implement Housing Element Program 9

### RECOMMENDATION:

1. Waive the second reading and adopt an ordinance amending El Segundo Municipal Code Title 15 and finding that the ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines § 15061(b)(3).
2. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

None.

### BACKGROUND:

On March 18, 2025, the City Council considered an updated draft ordinance amending the regulations in the El Segundo Municipal Code (ESMC) regarding multiple-family residential parking requirements. At the conclusion of the public hearing, the City Council introduced the draft ordinance and scheduled a second reading for April 1, 2025.

### DISCUSSION:

The Council may waive the second reading and adopt the Ordinance. If the Ordinance is adopted by the City Council at its April 1, 2025 meeting, the effective date of the Ordinance will be May 1, 2025, which is 30 days from the adoption date.

**Zone Text Amendment No. ZTA 24-02  
Multiple-Family Residential Parking  
April 1, 2025  
Page 2 of 2**

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Paul Samaras, AICP, Principal Planner

**REVIEWED BY:**

Michael Allen, Community Development Director

**APPROVED BY:**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

1. Ordinance No. 1670

**ORDINANCE NO. 1670**

**AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE ARTICLE 8-5A (PREFERENTIAL PARKING ZONES) TO ESTABLISH PROPERTIES INELIGIBLE FOR PREFERENTIAL PARKING PERMITS, AND CHAPTER 15-15 (OFF-STREET PARKING AND LOADING) TO UPDATE THE PARKING REQUIREMENTS FOR MULTIPLE-FAMILY RESIDENTIAL USES**

**(ENVIRONMENTAL ASSESSMENT NO. 1367 AND ZONE TEXT AMENDMENT NO. 24-02)**

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

SECTION 1: The Council finds and declares as follows:

- A. On November 15, 2022, the City Council adopted the 2021-2029 Housing Element of the El Segundo General Plan;
- B. Program 9 (Code Amendments) of the Housing Element calls for amendments to the El Segundo Municipal Code (“ESMC”) to remove constraints on and to facilitate the construction of housing. Specifically, Program 9 calls for amending the current parking requirements for multiple-family residential uses to a sliding scale based on unit size;
- C. The Community Development Department prepared a draft ordinance amending ESMC Title 15, Chapter 15 implementing Program 9 of the 2021-2029 Housing Element to update the parking requirements for multiple-family residential uses, and scheduled a public hearing before the Planning Commission for February 13, 2025;
- D. On February 13, 2025, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft ordinance including, without limitation, information provided to the Planning Commission by city staff; and adopted Resolution No. 2954 recommending that the City Council approve this Ordinance;
- E. On March 4, 2025, the City Council opened a duly noticed public hearing, directed staff to amend the Ordinance to modify the proposed parking requirements and establish properties ineligible for preferential parking permits, and continued the public hearing to March 18, 2025;

- F. On March 18, 2025, the City Council conducted the continued public hearing and considered the updated information provided by City staff and public testimony regarding this Ordinance; and
- G. 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 March 4, 2025 and March 18, 2025 public hearing and the staff report submitted by the Community Development Department.

SECTION 2: Factual Findings and Conclusions. The City Council finds that adopting the proposed Ordinance would result in the following:

- A. Amend ESMC Article 8-5A (Preferential Parking Zones), Section 7 (Permits) establishing properties ineligible for preferential parking permits, authorizing the denial or revocation of preferential parking permits for illegal conversion of a garage or other required parking space, and revising the duration of permit validity.
- B. Amend ESMC § 15-15-6 revising the minimum parking requirement for multiple-family dwellings to a sliding scale based on the number of bedrooms.

SECTION 3: General Plan Findings. As required under Government Code § 65860, the ESMC amendments proposed by the Ordinance are consistent with the El Segundo General Plan as follows:

- A. The proposed Ordinance is consistent with Program 9 of the General Plan Housing Element in that it would remove governmental and other constraints to facilitate the development of multiple-family residential uses.
- B. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments contribute to improving the existing jobs-housing balance in the City and provide opportunities for new housing construction in a variety of locations and a variety of densities.
- C. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate- income households.
- D. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments remove governmental constraints to diversify available housing opportunities, including ownership and rental, fair-market, and assisted, in conformance with open housing policies and free of discriminatory practices.

SECTION 4: Zone Text Amendment Findings. In accordance with ESMC Chapter 15-27 (Amendments), and based on the findings set forth above, the proposed Ordinance is consistent with and necessary to carry out the purpose of the ESMC as follows:

- A. The proposed Ordinance is consistent with the General Plan in that the amendments would implement the goals, policies, and programs of the Housing Element. Implementation of the Housing Element would preserve the existing housing stock and encourage construction of new residential units, including affordable housing, without affecting the character of existing single-family residential neighborhoods.
- B. The proposed Ordinance is necessary to serve the public health, safety, and general welfare in that it would implement the Housing Element Update, which includes programs, goals, and policies that help to maintain and improve the existing housing stock in the City. The proposed amendments would facilitate the development of additional housing in the community, which contribute to improving the existing jobs-housing balance and facilitates the development of housing that is affordable to households of various income levels and thus will provide equal housing opportunities to all segments of the community.

SECTION 5: *Environmental Assessment.* Based on the facts set forth in Section 2, the City Council finds that the zone text amendment is exempt from further review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines § 15061(b)(3)), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment. This finding is also based upon the determination by the State Department of Housing and Community Development and the State legislature that the City is required to adopt these regulations in order to maintain a compliant Housing Element.

SECTION 6: Section 8-5A-7 of Article A of Chapter 8-5 of Title 8 of the ESMC is amended to include a new Subsections F and G which will read as follows:

**8-5A-7: PERMITS:**

F. Ineligible Properties: The following properties may be deemed ineligible for a permit by the City Council at the time it establishes a preferential parking zone:

1. Properties in the Single-Family Residential (R-1) and Two-Family Residential (R-2) zones duly developed after May 1, 2025 that are legally approved to provide fewer than two parking spaces per dwelling unit (regardless of size or bedroom count).
2. Properties in the Multiple-Family Residential (R-3) zone duly developed after May 1, 2025 that are legally approved to provide fewer than two parking spaces per dwelling unit (regardless of size or bedroom count) and/or less than 1 visitor space for every three dwelling units.
3. Properties subject to a development agreement.

G. Illegal conversion or use of required parking garage or other parking space. The Public Works Director may deny issuance of a preferential parking permit or revoke a previously issued permit for a property or dwelling where a garage and/or other required parking space is not being used for vehicle parking, e.g. being used for storage of personal items or other use.

**SECTION 7:** Subsection B of 8-5A-7 of Article A of Chapter 8-5 or Title 8 of the ESMC is amended to read as follows:

- B. Duration: Preferential parking permits issued pursuant to this section are effective for as long as the permit holder continues to reside in a dwelling unit included in a preferential parking zone or until such zone is dissolved.

**SECTION 8:** ESMC Subsection (A) of § 15-15-6 (Automobile spaces required) is amended as follows:

A. Automobile Spaces Required

Use	Number Of Parking Spaces Required
	* * *
Residential uses:	
	* * *
Accessory dwelling units	<del>Refer to chapter 4, article E of this title</del> <u>None.</u>
<del>Caretaker units</del>	<del>1 space for each unit</del>
Live/work units	2 spaces for each unit plus 1 space per 350 square feet of commercial/work area
Lodging houses, rooming houses, and guesthouses	1 space for each guestroom
Multiple-family dwellings <u>(Properties more than two acres)</u>	2 spaces per unit, plus 1 visitor space for every 3 units (3 - 5 units = 1 visitor space, 6 - 8 units = 2 visitor spaces, etc.)
Multiple-family dwellings <u>(Properties up to two acres)</u>	<u>1 space for studio units</u> <u>2 spaces for 1-bedroom units</u> <u>2 spaces for 2-bedroom units or larger</u> <u>1/3 guest space per unit</u>

Single-family and two-family dwellings	2 spaces for each unit and 1 additional space for dwelling units exceeding 3,500 square feet of gross floor area
* * *	

SECTION 9: 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 10: Enforceability. Repeal of any provision of the ESMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 11: Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this Ordinance will be rendered void and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 12: 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 13: 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 14: This Ordinance will go into effect and be in full force and effect 30 days after its passage and adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chris Pimentel, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )     SS  
CITY OF EL SEGUNDO         )

I, Susan Truax, 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 \_\_\_\_\_ 2025, 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 \_\_\_\_\_, 2025, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Susan Truax, City Clerk



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.9

---

### **TITLE:**

Side Letter Agreement Between the City of El Segundo and the El Segundo Police Managers' Association

### **RECOMMENDATION:**

1. Adopt a side letter agreement between the City of El Segundo and the El Segundo Police Managers' Association (PMA) updating the Vacation Leave provision in the Memorandum of Understanding to remove the requirement of completion of probation and/or attainment of Step E in the salary range for placement in the Vacation Leave accrual schedule based on total years of service in the California Public Employees' Retirement System or comparable agency.
2. Alternatively, discuss and take other action related to this item.

### **FISCAL IMPACT:**

Upon City Council approval of the Side Letter, additional Vacation Leave hours will be provided in accordance with the Vacation Leave provision in the Memorandum of Understanding (MOU). During calendar year 2025, these hours may only be used for time off requests. No additional funding is required.

### **BACKGROUND:**

The City and the ESPMA are currently parties to an MOU for the term October 1, 2023 through June 30, 2026. The parties are interested in updating the provision in the MOU regarding placement in the Vacation Leave accrual schedule to remove the requirement of completion of probation and/or attainment of Step E in the salary range. Removal of these conditions would recognize total years of service in a California Public Employees' Retirement System (CalPERS) or comparable agency upon hire. A Side Letter outlining this item is attached to this report for City Council's consideration.

## **Adoption of a Side Letter Agreement**

**April 1, 2025**

**Page 2 of 3**

### **DISCUSSION:**

The current PMA MOU was approved and adopted by the City Council on November 7, 2023. Overlapping with the labor negotiations process for the operative MOU, the City was conducting an “open and competitive” recruitment for the Police Captain position. The candidate selected was from an agency outside of the City of El Segundo and began employment in December 2023.

Article 4- Leaves and Absences of the PMA MOU includes language regarding Vacation Leave accrual based on total service time in a CalPERS or comparable agency requiring that employees complete their initial probationary period with the City and/or achieve Step E (top step) in the salary range. This means that when an employee is hired into the PMA from an agency outside of the City of El Segundo, they are placed into the Vacation Leave accrual schedule at the zero (0) to five (5) years of service tier.

This Side Letter removes the requirement to complete the initial probationary period with the City and/or achieve Step E (top step) in the salary range and is consistent with language in the Administrative Code Chapter 1A2 for the Management and Confidential Series employees. In the future, if the City were to conduct an “open and competitive” recruitment and select a candidate outside the City of El Segundo, this updated provision recognizes total years of service at hire. Upon City Council approval, the affected PMA employee would receive the difference in Vacation Leave hours from their current accrual rate to the placement in the tier recognizing their total years of service in a CalPERS agency.

### **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 4: Promote and Celebrate a Quality Workforce Through Teamwork and Organizational Excellence

Strategy A: Enhance staff recruitment, retention, and training to ensure delivery of unparalleled City services and implementation of City Council policies.

#### **PREPARED BY:**

Rebecca Redyk, Human Resources Director

#### **REVIEWED BY:**

Rebecca Redyk, Human Resources Director

#### **APPROVED BY:**

Barbara Voss, Deputy City Manager

### **ATTACHED SUPPORTING DOCUMENTS:**

1. Side Letter Agreement Between the City of El Segundo and the ESPMA

**Adoption of a Side Letter Agreement**  
**April 1, 2025**  
**Page 3 of 3**

**SIDE LETTER AGREEMENT BETWEEN THE CITY OF EL SEGUNDO AND THE EL SEGUNDO POLICE MANAGERS' ASSOCIATION**

This Side Letter of Agreement (“Agreement”) between the City of El Segundo (“City”) and the El Segundo Police Managers’ Association (“ESPMA”) (hereinafter referred to as the “Parties”) is entered into with respect to the following:

**WHEREAS**, the Parties are currently parties to a Memorandum of Understanding (“MOU”) for the term of October 1, 2023 through June 30, 2026 that was approved and adopted by the City Council on November 7, 2023; and

**WHEREAS**, the Article 4- Leaves and Absences of the PMA MOU includes language regarding vacation accrual based on total service time in a CalPERS or comparable agency requiring that employees complete their initial probationary period with the City and/or achieved Step E placement in their assigned salary range; and

**WHEREAS**, an Open and Competitive recruitment for a Police Captain was opened in July 2023 with the candidate selected from an agency outside of the City of El Segundo beginning employment in December 2023; and

**WHEREAS**, the Parties are interested in revising the MOU to provide candidates selected outside of the City of El Segundo placement in the Vacation Leave accrual schedule utilizing their prior years of service in a CalPERS or comparable agency.

**WHEREAS**, the following sets forth the Parties’ Agreement:

The City will revise MOU Article 4- Leaves and Absences, Section 1D to remove the requirement that employees achieve Step E placement in their assigned salary range to be placed in a leave accrual reflecting their total years of service in a CalPERS or comparable agency.

The revised language shall read, “PMA employees shall accumulate Vacation Leave based on their total years of service in a CalPERS or comparable agency.” Article 4- Leaves and Absences was effective upon approval and adoption of the MOU, November 7, 2023, and any employee hired into PMA will be placed into the Vacation Leave accrual schedule utilizing their total years of service in a CalPERS or comparable agency effective November 7, 2023.

This agreement between the Parties will become effective the pay period after approval and adoption by the City Council of the City of El Segundo.

***Signatures Follow on the Next Page***

Side Letter Between the City of El Segundo and ESPMA

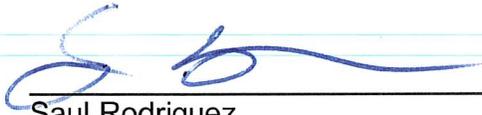
**FOR THE CITY OF EL SEGUNDO**



Darrell George, City Manager

March 24, 2025

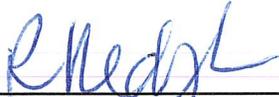
Date



Saul Rodriguez  
Chief of Police

3/24/25

Date



Rebecca Redyk  
Director of Human Resources

3/24/2025

Date

**FOR THE EL SEGUNDO POLICE MANAGERS' ASSOCIATION**



Luke Muir, President

3/24/25

Date



Ryan Danowitz (Mar 24, 2025 08:00 PDT)  
Ryan Danowitz, Vice President

24/03/25

Date



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.10

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### TITLE:

Agreement with Insight Public Sector, Inc. for 80 El Segundo Police Department Desktop Computers

### RECOMMENDATION:

1. Approve agreement with Insight Public Sector, Inc. for an amount not to exceed \$81,929.71 to procure 80 desktop computers with accessories.
2. Authorize the City Manager or designee to execute all necessary documentation to effectuate such purchase.
3. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

Amount Budgeted: \$81,929.71

Additional Appropriation: No

Account Number(s): 601-400-2505- 8108 (\$69,610), 601-400-2505- 8104 (\$10,000), 001-400-2505-5206 (\$2,319.71)

### BACKGROUND:

In 2015, the City purchased Dell OptiPlex desktop computers for the El Segundo Police Department. This equipment has been in service for 10 years, has reached the end-of-life (EOL), and is no longer supported by the manufacturer. Modern software applications struggle to run on this hardware due to its limited processing power.

Additionally, Microsoft has announced October 14, 2025 as the EOL for Windows 10 (the current operating system for the Dell equipment). After that date, Windows desktop operating systems will be required to upgrade to Windows 11 in order to receive support. The current PC hardware does not meet the specifications required to upgrade to Windows 11.

**Agreement with Insight Public Sector, Inc. for 80 ESPD Desktop Computers**

**April 1, 2025**

**Page 2 of 3**

El Segundo Municipal Code Chapter 1-7 requires a competitive bidding process for purchases over \$50,000 in a fiscal year. As described below, staff carried out a request for bid process that has resulted in the recommendation of award to the lowest bidder.

**DISCUSSION:**

The Information Technology Services Department (ITSD) identified Dell OptiPlex SFF 7020 and Dell OptiPlex SFF 3460 as replacement equipment. Dell has proven to be a reliable brand and staff have experience supporting this equipment.

On February 6, 2025, ITSD issued a request for bid #25-01 (RFB 25-01) for replacement Dell desktop computers, including webcam and speaker accessories. A copy of RFB 25-01 is attached.

The City published the RFP on its website and sent the RFP to 24 registered computer vendors with the city. The following vendors were notified: Acp Creativit LLC, AIS, Allied Network Solutions, Avnet, CBE Office Solutions (SEMA LLC), Complete Document Solutions, Inc, Complete Document Systems, Emerging Technology Group, Granite Data Solutions, Image Source, Impex Technologies, Insight Public Sector, Inc., Intratek Computer Inc, J.W. Systems, Kambrian Corporation, Lan Wan Enterprise, Inc., McMaverick Inc DBA: Apex Solutions, Semalinks, LLC, Southern Computer Warehouse, Inc, TGE/To Go Electro, Ubeo Business Services, Vcloud Tech Inc., Zones LLC, and Zonesconnect.

The deadline to respond to RFB 25-01 was February 25, 2025 at 11 a.m. The City received three bids by the deadline, which are summarized below.

Insight Public Sector, Inc. \$81,929.71  
Granite Data Solutions \$83,777.80  
Malor & Company, Inc. \$109,059.37

Insight Public Sector, Inc. provided the lowest bid at \$81,929.71. Accordingly, staff recommends awarding the contract to Insight Public Sector, Inc.

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 1: Develop and Maintain Quality Infrastructure and Technology

Strategy B: Seek opportunities to implement the use of innovative technology to improve services, efficiency, and transparency.

**PREPARED BY:**

Cao Nguyen Le, Administrative Specialist

**Agreement with Insight Public Sector, Inc. for 80 ESPD Desktop Computers**

**April 1, 2025**

**Page 3 of 3**

**REVIEWED BY:**

Jose Calderon, Information Technology Services Director

**APPROVED BY:**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

1. Award for Bid (RFB) 25-01 - Police Dept. Desktop Refresh



**Award for Bid (RFB) 25-01 – Police Dept. Desktop Refresh**

Link: [2025-04-01 CC Item B8 - RFB 25-01 PD Desktop Refresh](#)



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.11

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### TITLE:

Continue Emergency Action for the Permanent Repair of the City of El Segundo  
Wisburn Aquatics Center Pool Heaters

### RECOMMENDATION:

1. Receive and file staff's report regarding the status of the permanent repairs to El Segundo Wisburn Aquatics Center pool heaters.
2. Adopt a motion by four-fifths vote to determine the need to continue the emergency action approved under Resolution No. 5519.
3. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

As described on the November 5, 2024 Council agenda:

The estimated total cost for the permanent repair of the Aquatics Center Pool Heaters is \$700,000 (\$613,724 repair + \$86,276 contingency). The project costs were not included in the adopted FY 2024-25 CIP Budget and requires a budget appropriation from General Fund Reserves to the Capital Improvement Fund. WUSD agreed to reimburse the City half of the construction cost after the competition of the work, up to \$300,000.

The budget request is as follows:

Amount Budgeted in FY 2024-25: \$0

Additional Appropriation: \$700,000

Expense Account Number: 301-400-8202-8463 (General Fund CIP - Aquatics Center Pool Heaters)

Establish Transfer Out Budget: \$700,000

Transfer Out Account Number: 001-400-0000-9301 (Transfer out from General Fund to CIP Fund)

Establish Transfer In Budget: \$700,000

**Continue Emergency Action for the Permanent Repair of the City of El Segundo  
Wiseburn Aquatics Center Pool Heaters**

**April 1, 2025**

**Page 2 of 3**

Transfer In Account Number: 301-300-0000-9001 (Transfer into CIP Fund from General Fund)

Set Revenue budget: \$300,000

Revenue Account Number: 001-300-XXXX-XXXX (WUSD Pool Heater Contribution)\*

\* Revenue account will be generated after funds are received from WUSD

**BACKGROUND:**

On November 5, 2024, the City Council adopted a by four-fifths vote, declaring the existence of an emergency and authorizing the award of a contract without competitive bidding pursuant to Public Contract Code §§ 1102, 20168, and 22050 regarding the needed permanent repair work for the heaters at the Aquatic Center.

The City Council also authorized the City Manager to approve and execute a standard Public Works Construction Contract with Knorr Systems International to repair existing heaters at the El Segundo Wiseburn Aquatics Center for an amount of \$613,724 and authorize an additional \$86,276 as contingency funds for potential unforeseen conditions, for a total budget amount of \$700,000.

**DISCUSSION:**

The emergency repairs are expected to take place in July and August 2025. State law requires the Council to revisit the emergency at the next regular meeting and subsequent regular meetings until the required action is terminated. Staff respectfully recommend approval of the recommended actions as noted.

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 1: Develop and Maintain Quality Infrastructure and Technology

Strategy B: Seek opportunities to implement the use of innovative technology to improve services, efficiency, and transparency.

Strategy C: Maintain an innovative General Plan to ensure responsible growth while preserving El Segundo's quality of life and small-town character.

Goal 2: Optimize Community Safety and Preparedness

**PREPARED BY:**

Cheryl Ebert, City Engineer

**REVIEWED BY:**

Elias Sassoon, Public Works Director

**APPROVED BY:**

**Continue Emergency Action for the Permanent Repair of the City of El Segundo  
Wiseburn Aquatics Center Pool Heaters  
April 1, 2025  
Page 3 of 3**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

None



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.12

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### TITLE:

Amendment to Agreement with LM Investigations LLC for Background Investigations for Pre-Employment Investigations and Background Screenings

### RECOMMENDATION:

1. Authorize the City Manager to execute a Second Amendment to Agreement No. 6772 with LM Investigations LLC to increase the contract amount by \$30,000 for a total not-to-exceed amount of \$80,000 per fiscal year pursuant to El Segundo Municipal Code § 1-7-9(A). The contract term will remain unchanged and expires October 22, 2027.
2. Alternatively, discuss and take other possible action related to this item.

### FISCAL IMPACT:

Included in the Police Department's FY 2024-25 Adopted Budget.

Amount Budgeted: \$80,000.00

Additional Appropriation: No

Account Number(s): 001-400-3101-6206 (Contractual Services)

### BACKGROUND:

In October 2023, the Police Department entered into [Agreement No. 6772](#) with Gallatin Investigations LLC ("Gallatin") to provide pre-employment investigations and background screenings for sworn and non-sworn applicants with a sum not to exceed \$50,000 per fiscal year. The department added Gallatin to enhance the employment process in anticipation of additional sworn personnel and upcoming retirements.

In October 2024, Gallatin Investigations LLC went through a legal change in business name to LM Investigations LLC ("LMI") and Agreement No. 6772 was amended to reflect this name change. LMI conducts thorough applicant background screenings that

## **Agreement with LM Investigations LLC**

**April 1, 2025**

**Page 2 of 3**

may take 45 days or less. LMI does not give opinions in the background report; however, all facts, good and bad, are presented to the agency.

The following is an abbreviated list of what LMI includes in background investigations: all law enforcement employment, and disqualified backgrounds will be visited in person, neighborhood checks and interviews done by Peace Officer Standards and Training (POST) rules. Most importantly, POST guidelines, legal case law, and government codes are always observed and followed.

Under El Segundo Municipal Code (ESMC) § 1-7-6, contract expenditures of more than \$50,000 per fiscal year require City Council approval. ESPD seeks to increase the annual fiscal year not-to-exceed amount of the agreement to \$80,000.

### **DISCUSSION:**

On June 20, 2023, City Council authorized an additional 10 sworn personnel to attain a total of 72 sworn personnel. The Police and Human Resources Departments have been diligently working together to fill the additional 10 positions to achieve the goal of 72 sworn personnel.

Although additional personnel were approved, at the end of 2023, the Police Department anticipated a total of eight retirements. Already struggling with police officer recruitment and the time constraints in completing a background packet, the Police Department hired an additional background company, LMI, to increase the number of applicants going through background screenings. The report from LMI may take 45 days or less, but there are other components to the background process. The applicant's steps include the application, physical fitness and written test, oral interview, background investigation, psychological evaluation, and medical evaluation. A minimum of 11 weeks is anticipated to complete the hiring process.

In Fiscal Year 2024-25, LMI conducted 33 background investigations for various police personnel positions. Out of the 33 candidates, seven successfully completed the remaining stages of the hiring process and were offered positions.

To accommodate the ongoing need for hiring police officers, the Police Department recommends the City Council find that, pursuant to ESMC § 1-7-9(A), the City's best interests are served by waiving a competitive selection process and increasing the annual fiscal year not-to-exceed amount for the agreement to \$80,000.

### **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 2: Optimize Community Safety and Preparedness

Strategy C: Protect and prepare the El Segundo community and staff for any

**Agreement with LM Investigations LLC**

**April 1, 2025**

**Page 3 of 3**

emergency, disaster, or environmental violations.

**PREPARED BY:**

Julissa Solano, Sr. Management Analyst

**REVIEWED BY:**

Saul Rodriguez, Police Chief

**APPROVED BY:**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

None



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.13

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### **TITLE:**

Purchase of Additional Lockers for the El Segundo Police Department

### **RECOMMENDATION:**

1. Authorize the un-designation of \$55,000 from account 001-254-0000-1254 (Designated Police General Fund Balance) and authorize a budget appropriation of \$55,000 to account 001-400-3101-6206 (Contractual Services).
2. Alternatively, discuss and take other action related to this item.

### **FISCAL IMPACT:**

The fiscal impact on acquiring patrol lockers and charging lockers for uniformed personnel within the Police Department is \$55,000. The cost will be paid out of the Developer Impact Fees collected in account 001-254-0000-1254 (Designated Police General Fund Balance). These funds were not budgeted in FY 2024-25 and require un-designating \$55,000 from account 001-254-0000-1254 (Designated Police General Fund Balance) and appropriating \$55,000 to account 001-400-3101-6206 (Contractual Services).

### **BACKGROUND:**

Throughout the year the Developer Impact Fees (DIF) are posted to the revenue account 001-300-8132-3972 and at year end the funds are moved to Designated Police General Fund Balance, 001-254-0000-1254. DIFs are one-time charges that local governments impose on new development projects to help fund the infrastructure and public services needed to support growth. These funds were not included in the budget process, and are managed separately, in line with older DIF guidelines.

On June 20, 2023, the City Council authorized the addition of 10 sworn personnel, bringing the total number of sworn officers to 72. This increase in personnel necessitates additional resources, including equipment, lockers, uniforms, and space.

## **Purchase of Lockers for PD**

**April 1, 2025**

**Page 2 of 2**

Police officers are provided with three types of lockers: uniform lockers, patrol lockers, and charging lockers. Uniform lockers are used to store uniforms, vests, boots, and personal items, while patrol lockers are designated for storing officers' daily equipment bags. Charging lockers are specifically designed to charge electronic devices such as body cameras, radios, and flashlights.

### **DISCUSSION:**

The allocated funds will be used to purchase additional patrol and charging lockers for the Police Department. To maintain consistency in design, we have contacted the same vendors from previous acquisitions. Fasco provided a quote of \$13,316 for 24-8" wide by 11 1/4" high charging lockers. Charging lockers are used by both non-sworn and sworn staff. McMurray Stern provided a quote for \$41,398 for 24" wide by 24" high patrol lockers. Due to limited availability, patrol lockers are used exclusively by patrol officers. With additional patrol lockers, others on special assignments, like detectives or motor officers, will now have a patrol locker when working patrol duties. The combined total for the charging and patrol lockers is \$54,715.

As of today, all locker space has been fully utilized, and we have exhausted available capacity in each category. To accommodate the growing number of officers, some personnel with designated offices have been temporarily relocated to make room for new incoming officers. This situation underscores the pressing need for additional storage and workspace to ensure the efficient operation of the department and to provide adequate resources for all personnel.

### **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 2: Optimize Community Safety and Preparedness

Strategy B: Provide cost-effective and excellent fire protection and emergency response services.

#### **PREPARED BY:**

Julissa Solano, Sr. Management Analyst

#### **REVIEWED BY:**

Saul Rodriguez, Police Chief

#### **APPROVED BY:**

Barbara Voss, Deputy City Manager

### **ATTACHED SUPPORTING DOCUMENTS:**

None



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Consent

Item Number: B.14

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### TITLE:

Reject All Construction Bids for Main Street Banner Poles Replacement Project No. PW 25-01

### RECOMMENDATION:

1. Reject all bids for removal and replacement of two existing Main Street Banner Poles in the 600 block of Main Street, Project No. PW 25-01.
2. Alternatively, discuss and take alternative action.

### FISCAL IMPACT:

Included in the Adopted FY 2024-25 Budget. If all construction bids are rejected, a portion of the budgeted \$100,000 will be used to remove the existing two structurally deficient banner poles and the remainder will be returned to the General Fund.

Amount Budgeted: \$100,000

Additional Appropriation: None

Account Number: 301-400-8203-8102

### BACKGROUND:

On January 21, 2025, the City Council adopted the plans and specifications for the Main Street Banner Poles' removal and replacement of the two structurally deficient banner poles in the 600 block of Main Street, project No. PW 25-01 (the "Project"). The Project's scope is to remove and replace the existing two banner poles in this block of Main Street due to confirmed structural stability concerns. The banner poles are used seasonally to promote and bring awareness about various city and non-profit organizational events, helping foster community engagement and city pride.

On January 30, 2025, the Public Works Department solicited bids from contractors for the Project. On February 19, 2025, the City Clerk received and opened one from Corner Keystone Construction Corporation: \$141,000.

**Reject all bids for removal and replacement of the existing two Main Street Banner Poles in the 600 block of Main Street, Project No. PW 25-01.**

**April 1, 2025**

**Page 2 of 2**

**DISCUSSION:**

Due to the high cost of the only bid received, City staff respectfully recommend rejecting all bids based on a staff cost estimate of \$60,000 for this project.

For the completion of the work, the City may directly award a contract for the Project for an amount up to \$75,000, pursuant to El Segundo Municipal Code (ESMC) § 1-7C-4(A) and California Public Contract Code § 22032(a). Should the ultimate cost exceed \$75,000, staff will proceed with informal bidding protocols as authorized under ESMC § 1-7C-4 and California Public Contract Code § 22032(b) to carry out the Project. It is to be noted that currently, there are two banner poles (one on either side of Main Street) for use on the 300 block of Main Street, directly in front of Fire Station #1.

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 1: Develop and Maintain Quality Infrastructure and Technology

Strategy A: Seek opportunities to implement and expedite the projects in the Capital Improvement Program and ensure that City-owned infrastructure is well maintained, including streets, entryways, and facilities.

**PREPARED BY:**

Cheryl Ebert, City Engineer

**REVIEWED BY:**

Elias Sassoon, Public Works Director

**APPROVED BY:**

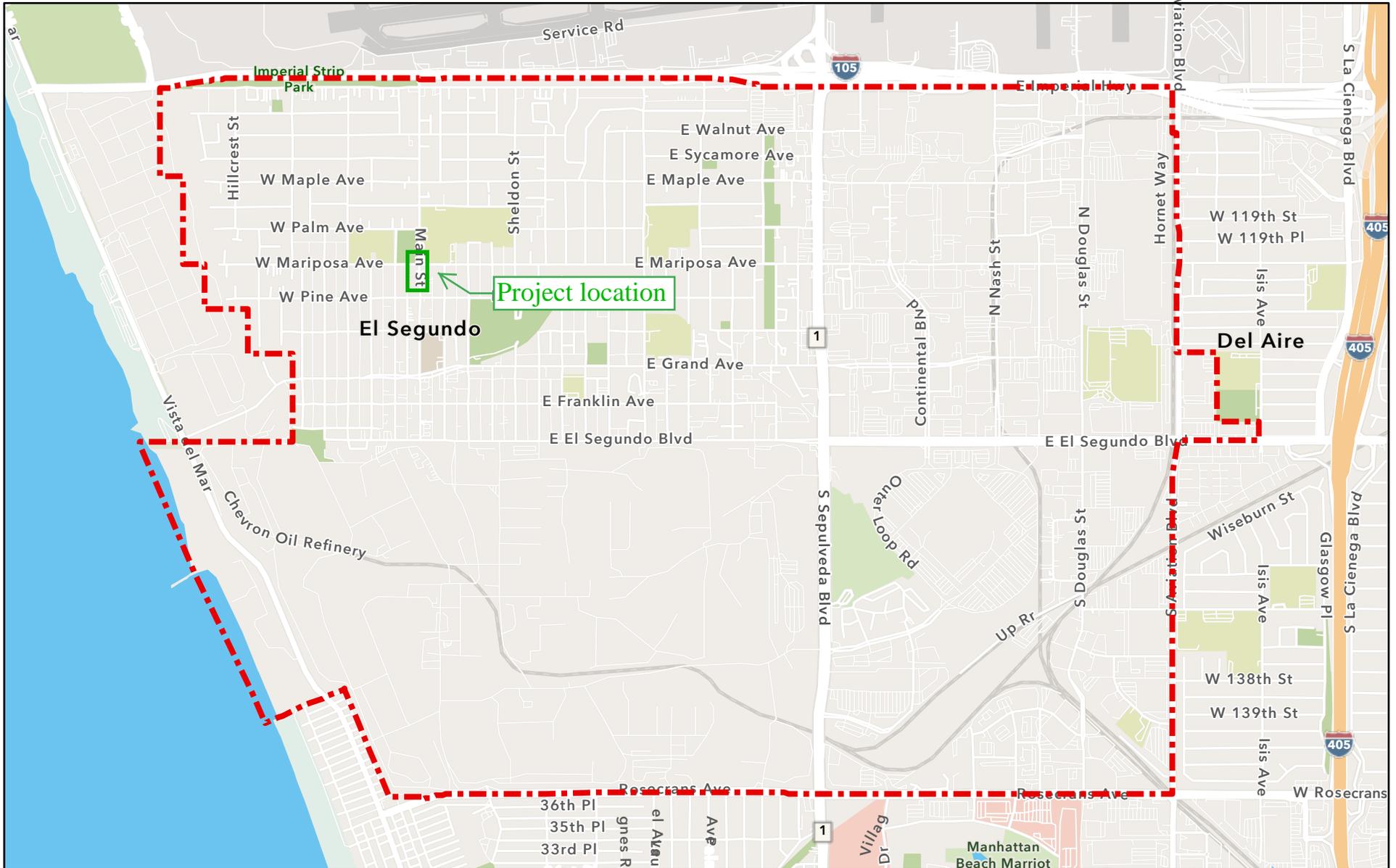
Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

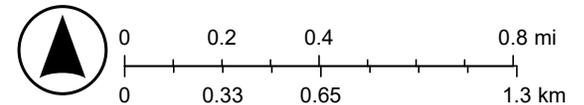
1. Banner Pole Vicinity Map
2. Banner Pole Project Location Map



# PW 25-01: Banner Poles Replacement Project Vicinity Map

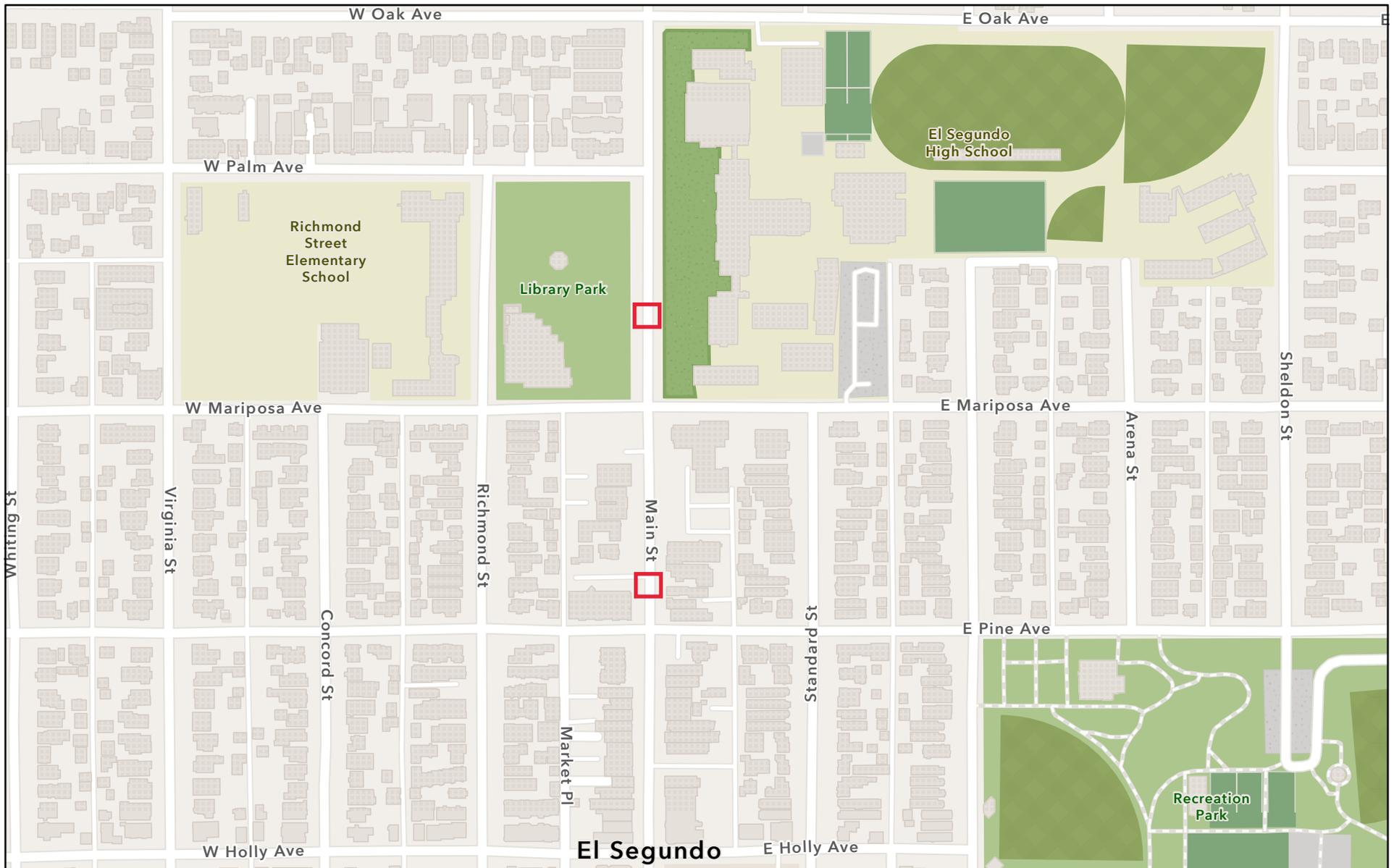


1:30,000

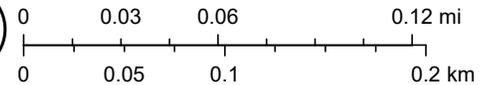




# PW 25-01 Banner Poles Replacement Project Location Map



1:4,500





## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Staff Presentations

Item Number: D.15

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### TITLE:

Modifications to the Salary Ranges for Part-Time Aquatics Classifications Including Lifeguard Trainee, Lifeguard, Swim Instructor, and Senior Lifeguard

### RECOMMENDATION:

1. Adopt a resolution modifying the basic salary range for the Lifeguard Trainee, Lifeguard, Swim Instructor, and Senior Lifeguard job classifications.
2. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

The annual fiscal impact of adopting the recommended salary ranges is dependent on the City's ability to hire staff to work all projected budgeted hours. The total annual maximum fiscal impact is approximately \$43,593. The total includes the following: Lifeguard Trainee Program (20 participants) - \$235, Lifeguard (79 current employees) - \$36,884, Swim Instructor (1 current employee) - \$349, and Senior Lifeguard (11 current employees) - \$6,125.

The projected fiscal impact for the remainder of FY 2024-25 is approximately \$10,898, which represents the three months left in the year. This cost can be absorbed within the current Recreation, Parks and Library (RPL) department budget. No additional funding is required for FY 2024-25.

### BACKGROUND:

Salaries for the Lifeguard Trainee, Lifeguard, Swim Instructor, and Senior Lifeguard were last adjusted by Resolution No. 5482 on May 7, 2024. These adjustments included increasing the Lifeguard Trainee to reflect the change in minimum wage and collapsing the remaining positions in the part-time Aquatics classification series to a one-step salary hourly rate.

## Modifications to Part-time Aquatics Classifications Salary Ranges

April 1, 2025

Page 2 of 3

### DISCUSSION:

The changes to the hourly rates approved by the City Council in 2024 greatly improved the recruitment and retention efforts for the part-time Aquatics positions. Although the City conducts ongoing recruitment for Lifeguards, we are approaching the summer hiring season and will need to remain competitive in the labor market to attract new staff while retaining existing staff. The re-opening of Urho Saari Swim Stadium (“The Plunge”) is expected later this year, which will require the City to hire additional Lifeguards to staff all facilities.

A salary survey was conducted of established comparison agencies which include Culver City, Gardena, Hawthorne, Inglewood, Manhattan Beach, Redondo Beach, Santa Monica, and Torrance. The current top step salary rate, median, and recommended one-step rate are displayed in the chart below:

Position	Current Rate	Median	Proposed Rate
Lifeguard Trainee	\$16.00	-	\$16.50
Lifeguard	\$21.00	\$22.33	\$22.00
Swim Instructor	\$23.16	\$23.21	\$24.20
Senior Lifeguard	\$25.48	\$25.00	\$26.62

The increase to the Lifeguard Trainee reflects the January 1, 2025 change in minimum wage. Although this classification is not currently being utilized, it may be necessary should the City not be able to fill all positions in anticipation of the re-opening of the Urho Saari Swim Stadium. The proposed rates above include a one dollar per hour increase for the Lifeguard classification while maintaining a ten percent differential between the three classifications.

Current staff in these classifications will receive a salary increase in the first full pay period following City Council approval and adoption of the new hourly rates.

### CITY STRATEGIC PLAN COMPLIANCE:

Goal 4: Promote and Celebrate a Quality Workforce Through Teamwork and Organizational Excellence

Strategy A: Enhance staff recruitment, retention, and training to ensure delivery of unparalleled City services and implementation of City Council policies.

### PREPARED BY:

Rebecca Redyk, Human Resources Director

### REVIEWED BY:

Rebecca Redyk, Human Resources Director

### APPROVED BY:

**Modifications to Part-time Aquatics Classifications Salary Ranges**

**April 1, 2025**

**Page 3 of 3**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

1. Resolution Modifying Basic Hourly Salary Ranges

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION MODIFYING BASIC HOURLY SALARY RANGE FOR  
VARIOUS PART TIME JOB CLASSIFICATIONS**

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

SECTION 1: The City Council approves the following basic salary range:

Classification	Salary Range
Lifeguard Trainee	\$16.50 Hourly
Lifeguard	\$22.00 Hourly
Swim Instructor	\$24.20 Hourly
Senior Lifeguard	\$26.62 Hourly

SECTION 2: *Authority.* The City Manager or his designee is authorized to take any steps necessary in order to effectuate this Resolution.

SECTION 3: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. 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 Resolution.

SECTION 4: *Severability.* If any part of this Resolution 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 5: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions and make a minute of this adoption of the Resolution in the City Council's records and the minutes of this meeting.

SECTION 6: This Resolution is effective April 5, 2025 and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 1<sup>st</sup> day of April, 2025.

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Chris Pimentel,  
Mayor

ATTEST:

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES        )        SS  
CITY OF EL SEGUNDO             )

I, Susan Traux, 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 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 \_\_\_\_\_, 2025, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Susan Traux, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark D. Hensley, City Attorney



## **City Council Agenda Statement**

**Meeting Date:** April 1, 2025

**Agenda Heading:** Staff Presentations

**Item Number:** D.16

---

### **TITLE:**

El Segundo Senior Citizens Housing Corporation Board Annual Report and 2025 Operating Budget for Park Vista Senior Housing Facility

### **RECOMMENDATION:**

1. Receive and file an annual report and presentation from the El Segundo Senior Citizens Housing Corporation Board.
2. Approve the El Segundo Senior Citizens Housing Corporation Board 2025 Operating Budget for the Park Vista senior housing facility located at 615 East Holly Avenue.
3. 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 a third party, Cadman Group. Provided in the summary breakdown below, the facility generated positive net operating revenue of \$850,601.54 in 2024, and is projected to generate positive net operating revenue of \$942,782.28 in 2025. The current annual revenue supports operating costs, and therefore, operation of the facility does not impact the City's General Fund.

### **BACKGROUND:**

The El Segundo Senior Citizens Housing Corporation Board is comprised of five members. The Board meets monthly, providing oversight of the City's Park Vista senior housing facility. The Board's oversight includes monitoring expenses and revenues throughout the year and culminates in an annual operating budget prepared by the Cadman Group, the facility's management company. On October, 23, 2024, the Board considered an annual rental market rate survey, and approved rental rate increases for new, incoming tenants at 60-percent of market rate that took effect on January 1, 2025.

# Senior Citizens Housing Corporation Board Annual Budget and Report

April 1, 2025

Page 2 of 3

On January 22, 2025, the Board approved rental rate increases for existing tenants by the Council-approved 2-percent, which will commence on June 1, 2025. At its regular meeting on January 22, 2025, the El Segundo Senior Citizens Housing Corporation Board approved the 2025 Annual Operating Budget for the Park Vista senior housing apartments. After approval of the budget, it has been the Board's practice to forward the operating budget to City Council for approval.

## DISCUSSION:

The attached operating budget reflects increases in operating expenses for earthquake insurance, elevator service, gardening service, and management fees. Operating income increases resulted from an influx of new tenants subject to the new higher rental rates, as well as the adjustment of rental rates for existing tenants.

Other operating income increases are from parking rate increases and from laundry, a result of a new contract with a new laundry provider. The increases result in a positive forecast of \$24,957.28 in operating income for 2025. The following table is a summary of income and expenses for 2024, and the amounts budgeted for 2025.

	2024 (Budgeted)	2024 (Actual)	2025 (Budget)
Operating Income	\$939,619.97	\$850,601.54	\$942,782.28
Operating Expenses	\$816,475.00	\$669,379.10	\$917,825.00
Net Operating Income	\$123,144.97	\$181,222.44	\$24,957.28

## CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy A: Identify opportunities for new revenues, enhancement of existing revenues, and exploration of potential funding options to support programs and projects.

Strategy B: Utilize the City's long-term financial plan to make financial decisions that support the goals of the strategic plan.

### PREPARED BY:

Michael Allen, Community Development Director

### REVIEWED BY:

Michael Allen, Community Development Director, Agnes Ho, Administrative Analyst

### APPROVED BY:

Barbara Voss, Deputy City Manager

**Senior Citizens Housing Corporation Board Annual Budget and Report**

**April 1, 2025**

**Page 3 of 3**

**ATTACHED SUPPORTING DOCUMENTS:**

1. PROPOSED 2025 Budget
2. Budget Comparative 2024-2023
3. PV Status Report 2025

# Budget Detail

Exported On: 11/04/2024 11:36 AM

## Cadman Group

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Period Range: Jan 2025 to Dec 2025

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025
<b>Income</b>							
RENT							
Rent Income	80,325.00	80,325.00	80,325.00	80,325.00	80,325.00	80,325.00	80,325.00
Parking Income	1,654.44	1,654.44	1,654.44	1,654.44	1,654.44	1,654.44	1,654.44
<b>Total RENT</b>	<b>81,979.44</b>						
Vacancy	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25
Laundry Income	602.00	602.00	602.00	602.00	602.00	602.00	602.00
<b>Total Budgeted Income</b>	<b>78,565.19</b>						
<b>Expense</b>							
Fire Service	833.34	833.34	833.34	833.34	833.33	833.33	833.33
Fire Extinguisher Service	83.34	83.34	83.34	83.34	83.33	83.33	83.33
Maintenance	24,583.34	24,583.34	24,583.34	24,583.34	24,583.33	24,583.33	24,583.33
Elevator service	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
Gardening	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00
Management Fees	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00
Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00
Insurance - Property	2,708.34	2,708.34	2,708.34	2,708.34	2,708.33	2,708.33	2,708.33
Earthquake Insurance	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67
Licenses and Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Electricity	2,083.34	2,083.34	2,083.34	2,083.34	2,083.33	2,083.33	2,083.33
Gas	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67
Water	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00
Telephone/Internet	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00
Cable/Television	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00
Office Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00
Advertising & Promotion	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67
Entertainment	416.67	416.67	416.67	416.67	416.67	416.67	416.67
Legal Expenses (Expense)	300.00	300.00	300.00	300.00	300.00	300.00	300.00
Bank Service Fees	6.25	6.25	6.25	6.25	6.25	6.25	6.25
Postage	20.84	20.84	20.84	20.84	20.83	20.83	20.83
Professional Fees	708.34	708.34	708.34	708.34	708.33	708.33	708.33
<b>Total Budgeted Expense</b>	<b>76,443.81</b>	<b>76,443.81</b>	<b>76,443.81</b>	<b>76,443.81</b>	<b>76,443.74</b>	<b>76,443.74</b>	<b>76,443.74</b>
Total Budgeted Income	78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	78,565.19
Total Budgeted Expense	76,443.81	76,443.81	76,443.81	76,443.81	76,443.74	76,443.74	76,443.74
<b>Net Operating Income</b>	<b>2,121.38</b>	<b>2,121.38</b>	<b>2,121.38</b>	<b>2,121.38</b>	<b>2,121.45</b>	<b>2,121.45</b>	<b>2,121.45</b>
<b>Other Income</b>							
Interest on Bank Accounts	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67
<b>Total Budgeted Other Inco</b>	<b>4,166.67</b>						

Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Percent
80,325.00	80,325.00	80,325.00	80,325.00	80,325.00	963,900.00	102.24
1,654.44	1,654.44	1,654.44	1,654.44	1,654.44	19,853.28	2.11
<b>81,979.44</b>	<b>81,979.44</b>	<b>81,979.44</b>	<b>81,979.44</b>	<b>81,979.44</b>	<b>983,753.28</b>	<b>104.35</b>
-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-48,195.00	-5.11
602.00	602.00	602.00	602.00	602.00	7,224.00	0.77
<b>78,565.19</b>	<b>78,565.19</b>	<b>78,565.19</b>	<b>78,565.19</b>	<b>78,565.19</b>	<b>942,782.28</b>	<b>100.00</b>
833.33	833.33	833.33	833.33	833.33	10,000.00	1.09
83.33	83.33	83.33	83.33	83.33	1,000.00	0.11
24,583.33	24,583.33	24,583.33	24,583.33	24,583.33	295,000.00	32.14
1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	1.63
1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00	2.29
16,500.00	16,500.00	16,500.00	16,750.00	16,750.00	198,500.00	21.63
500.00	500.00	500.00	500.00	500.00	6,000.00	0.65
2,708.33	2,708.33	2,708.33	2,708.33	2,708.33	32,500.00	3.54
7,916.67	7,916.66	7,916.66	7,916.66	7,916.66	95,000.00	10.35
50.00	50.00	50.00	50.00	50.00	600.00	0.07
2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	25,000.00	2.72
1,666.67	1,666.66	1,666.66	1,666.66	1,666.66	20,000.00	2.18
4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00	5.88
2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00	3.60
6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	75,000.00	8.17
400.00	400.00	400.00	400.00	400.00	4,800.00	0.52
1,166.67	1,166.66	1,166.66	1,166.66	1,166.66	14,000.00	1.53
416.67	416.66	416.66	416.66	416.66	5,000.00	0.54
300.00	300.00	300.00	300.00	300.00	3,600.00	0.39
6.25	6.25	6.25	6.25	6.25	75.00	0.01
20.83	20.83	20.83	20.83	20.83	250.00	0.03
708.33	708.33	708.33	708.33	708.33	8,500.00	0.93
<b>76,443.74</b>	<b>76,443.70</b>	<b>76,443.70</b>	<b>76,693.70</b>	<b>76,693.70</b>	<b>917,825.00</b>	<b>100.00</b>
78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	942,782.28	100.00
76,443.74	76,443.70	76,443.70	76,693.70	76,693.70	917,825.00	100.00
<b>2,121.45</b>	<b>2,121.49</b>	<b>2,121.49</b>	<b>1,871.49</b>	<b>1,871.49</b>	<b>24,957.28</b>	<b>100.00</b>
4,166.67	4,166.66	4,166.66	4,166.66	4,166.66	50,000.00	100.00
<b>4,166.67</b>	<b>4,166.66</b>	<b>4,166.66</b>	<b>4,166.66</b>	<b>4,166.66</b>	<b>50,000.00</b>	<b>100.00</b>

## Budget - Comparative

**Properties:** Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

**Period Range:** Jan 2024 to Dec 2024

**Comparison Period Range:** Jan 2023 to Dec 2023

**Additional Account Types:** Asset, Cash, Liability, Capital

**Accounting Basis:** Cash

**Level of Detail:** Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
<b>Income</b>								
<b>RENT</b>								
Rent Income	830,426.33	944,280.00	-113,853.67	-12.06%	890,175.73	828,000.00	62,175.73	7.51%
Parking Income	16,892.30	19,464.00	-2,571.70	-13.21%	19,121.70	18,600.00	521.70	2.80%
Passthrough Charges	-30.00	0.00	-30.00	0.00%	0.00	0.00	0.00	0.00%
<b>Total RENT</b>	<b>847,288.63</b>	<b>963,744.00</b>	<b>-116,455.37</b>	<b>-12.08%</b>	<b>909,297.43</b>	<b>846,600.00</b>	<b>62,697.43</b>	<b>7.41%</b>
Maintenance Charge (Income Account)	831.95	0.00	831.95	0.00%	101.00	0.00	101.00	0.00%
Vacancy	0.00	-34,444.03	34,444.03	100.00%	0.00	-35,000.00	35,000.00	100.00%
Prepayment	-2,903.36	0.00	-2,903.36	0.00%	-2,853.40	0.00	-2,853.40	0.00%
NSF Bank Fees Collected	25.00	0.00	25.00	0.00%	125.00	0.00	125.00	0.00%
Application Fee Income	20.00	0.00	20.00	0.00%	-40.00	0.00	-40.00	0.00%
Laundry Income	5,339.32	10,320.00	-4,980.68	-48.26%	10,403.88	5,500.00	4,903.88	89.16%
Miscellaneous Income	0.00	0.00	0.00	0.00%	19,400.00	0.00	19,400.00	0.00%
<b>Total Budgeted Operating Income</b>	<b>850,601.54</b>	<b>939,619.97</b>	<b>-89,018.43</b>	<b>-9.47%</b>	<b>936,433.91</b>	<b>817,100.00</b>	<b>119,333.91</b>	<b>14.60%</b>
<b>Expense</b>								
Fire Service	2,032.26	10,000.00	7,967.74	79.68%	14,227.55	10,000.00	-4,227.55	-42.28%
Fire Extinguisher Service	838.71	0.00	-838.71	0.00%	1,412.78	0.00	-1,412.78	0.00%
Maintenance	241,799.20	210,000.00	-31,799.20	-15.14%	196,198.29	210,000.00	13,801.71	6.57%
Elevator service	11,952.72	15,000.00	3,047.28	20.32%	14,380.28	12,000.00	-2,380.28	-19.84%
Gardening	12,690.90	21,000.00	8,309.10	39.57%	20,342.96	17,500.00	-2,842.96	-16.25%
Management Fees	162,000.00	198,000.00	36,000.00	18.18%	182,842.72	187,500.00	4,657.28	2.48%
Pest Control	2,815.76	6,000.00	3,184.24	53.07%	3,270.20	6,000.00	2,729.80	45.50%
Insurance - Property	21,810.97	25,000.00	3,189.03	12.76%	19,972.86	50,000.00	30,027.14	60.05%
Earthquake Insurance	80,885.00	85,000.00	4,115.00	4.84%	76,578.00	65,000.00	-11,578.00	-17.81%
Licenses and Permits	450.00	600.00	150.00	25.00%	120.00	650.00	530.00	81.54%
Electricity	18,629.06	28,200.00	9,570.94	33.94%	25,411.97	27,000.00	1,588.03	5.88%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Gas	12,007.77	24,000.00	11,992.23	49.97%	20,701.86	27,000.00	6,298.14	23.33%
Water	32,996.66	54,000.00	21,003.34	38.90%	43,959.55	55,000.00	11,040.45	20.07%
Telephone/Internet	1,419.13	33,000.00	31,580.87	95.70%	25,146.52	30,000.00	4,853.48	16.18%
Cable/Television	48,106.42	75,000.00	26,893.58	35.86%	41,699.69	75,000.00	33,300.31	44.40%
Office Supplies	4,866.45	4,800.00	-66.45	-1.38%	3,557.53	3,000.00	-557.53	-18.58%
Advertising & Promotion	7,266.14	11,950.00	4,683.86	39.20%	10,901.69	8,750.00	-2,151.69	-24.59%
Entertainment	0.00	3,500.00	3,500.00	100.00%	0.00	3,500.00	3,500.00	100.00%
Legal Expenses (Expense account)	811.95	3,600.00	2,788.05	77.45%	890.00	0.00	-890.00	0.00%
Bank Service Fees	0.00	75.00	75.00	100.00%	36.00	75.00	39.00	52.00%
Postage	0.00	250.00	250.00	100.00%	175.57	250.00	74.43	29.77%
Janitorial Service	0.00	0.00	0.00	0.00%	61.20	0.00	-61.20	0.00%
Professional Fees	6,000.00	7,500.00	1,500.00	20.00%	5,875.00	7,500.00	1,625.00	21.67%
<b>Total Budgeted Operating Expense</b>	<b>669,379.10</b>	<b>816,475.00</b>	<b>147,095.90</b>	<b>18.02%</b>	<b>707,762.22</b>	<b>795,725.00</b>	<b>87,962.78</b>	<b>11.05%</b>
Total Budgeted Operating Income	850,601.54	939,619.97	-89,018.43	-9.47%	936,433.91	817,100.00	119,333.91	14.60%
Total Budgeted Operating Expense	669,379.10	816,475.00	147,095.90	18.02%	707,762.22	795,725.00	87,962.78	11.05%
<b>NOI - Net Operating Income</b>	<b>181,222.44</b>	<b>123,144.97</b>	<b>58,077.47</b>	<b>47.16%</b>	<b>228,671.69</b>	<b>21,375.00</b>	<b>207,296.69</b>	<b>969.81%</b>
<b>Other Income</b>								
Interest on Bank Accounts	51,105.52	30,000.00	21,105.52	70.35%	62,299.00	22,500.00	39,799.00	176.88%
<b>Total Budgeted Other Income</b>	<b>51,105.52</b>	<b>30,000.00</b>	<b>21,105.52</b>	<b>70.35%</b>	<b>62,299.00</b>	<b>22,500.00</b>	<b>39,799.00</b>	<b>176.88%</b>
<b>Other Expense</b>								
<b>Capital Expenditures</b>								
Plumbing	0.00	0.00	0.00	0.00%	13,254.37	0.00	-13,254.37	0.00%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>13,254.37</b>	<b>0.00</b>	<b>-13,254.37</b>	<b>0.00%</b>
<b>Total Budgeted Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>13,254.37</b>	<b>0.00</b>	<b>-13,254.37</b>	<b>0.00%</b>
<b>Net Other Income</b>	<b>51,105.52</b>	<b>30,000.00</b>	<b>21,105.52</b>	<b>70.35%</b>	<b>49,044.63</b>	<b>22,500.00</b>	<b>26,544.63</b>	<b>117.98%</b>

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Income	901,707.06	969,619.97	-67,912.91	-7.00%	998,732.91	839,600.00	159,132.91	18.95%
Total Budgeted Expense	669,379.10	816,475.00	147,095.90	18.02%	721,016.59	795,725.00	74,708.41	9.39%
<b>Net Income</b>	<b>232,327.96</b>	<b>153,144.97</b>	<b>79,182.99</b>	<b>51.70%</b>	<b>277,716.32</b>	<b>43,875.00</b>	<b>233,841.32</b>	<b>532.97%</b>
<b>Cash</b>								
Cash in Bank	-612,632.56	0.00	612,632.56	0.00%	221,128.32	0.00	-221,128.32	0.00%
Park Vista Reserve Account - LAIF	851,105.52	0.00	-851,105.52	0.00%	62,299.00	0.00	-62,299.00	0.00%
<b>Total Budgeted Cash</b>	<b>238,472.96</b>	<b>0.00</b>	<b>-238,472.96</b>	<b>0.00%</b>	<b>283,427.32</b>	<b>0.00</b>	<b>-283,427.32</b>	<b>0.00%</b>
<b>Liability</b>								
Pet Deposit	600.00	0.00	600.00	0.00%	-200.00	0.00	-200.00	0.00%
Key Deposit	-30.00	0.00	-30.00	0.00%	140.00	0.00	140.00	0.00%
Security Deposit	5,485.00	0.00	5,485.00	0.00%	6,666.00	0.00	6,666.00	0.00%
Passthrough Cash Account	90.00	0.00	90.00	0.00%	-895.00	0.00	-895.00	0.00%
<b>Total Budgeted Liability</b>	<b>6,145.00</b>	<b>0.00</b>	<b>6,145.00</b>	<b>0.00%</b>	<b>5,711.00</b>	<b>0.00</b>	<b>5,711.00</b>	<b>0.00%</b>

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# Park Vista: State of the Union

Paul Lanyi for the PV Board  
April 1, 2025

# Overview

Background

Current State

Future Challenges

Options

City Council To Consider

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# — Park Vista Background

- Senior living facility owned by the City of El Segundo
- Built in 1987
- 97 residential units
- Rent for **new** rentals at 60% of market rate per month (changed from 50% three years ago)
  - 1 bedroom monthly = now \$1635 vs \$1142 in 2024 vs \$960 in 2023
  - Studio monthly = now \$1295 vs \$846 in 2024 vs \$705 in 2023
- On average 10 units turn each year (10 in 2024 and 2023, 8 in 2022, 12 in 2021)
- Approximately 85% of 97 units not paying 50 % of market rates

## — Park Vista Background (2)

- Rent increases of 1 - 2% have been passed annually in the last 15 years (except two years)
- With Public Works, Cadman Group and Board agreement major plumbing projects expected to happen in 2022/2023 pushed out to 2033/2034 and another approximately \$1.1M in CIP from 2024 moved to 2032
- Wait list of over 90 people
- What is the Park Vista charter? Affordable city-sponsored housing or self-sufficiency?

# — Park Vista

## The Good News?

- Financially stable until 2031

## The Bad News?

- If the City does not act now and in ensuing years, PV will likely be deep in the red within a decade

## — Future Challenges 1

- A city wide facility assessment including Park Vista was conducted in 2019.
  - Over \$5.7M worth of projects identified in the prior Replacement Reserves Report developed for the City by a third party needed to be accomplished by 2035
  - Another facility assessment is scheduled to be completed in 2027. This is the most important report for Park Vista as it will determine the financial requirements for the facility and directly impact the lives of 100+ senior El Segundo residents.

## — Future Challenges 2

- Expenses have gone up dramatically in the past three years. In this year's budget, earthquake insurance is \$94K annually and \$48K in maintenance has been added. ~\$150K per year = 1.2 months rent income.
- Park Vista, under current practices and plans will stay within/near the City Finance recommended reserves until 2031 and then **fall precipitously below recommended reserves**

# Financials 1 - assumes 2% CPI and \$200K from the City-held 504 funds in 2025

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Revenue	\$1,027,716	\$1,038,366	\$1,092,935	\$1,146,050	\$1,200,226	\$1,217,486	\$1,276,251	\$1,337,344	\$1,399,658	\$1,463,219	\$1,525,651	\$1,591,779	\$1,659,230	\$1,728,031	\$1,798,207	\$1,869,786	\$1,942,798	\$2,017,269	\$2,093,230	\$2,170,710
Expenses	(\$764,075)	(\$917,826)	(\$953,896)	(\$987,776)	(\$1,025,087)	(\$1,062,987)	(\$1,102,462)	(\$1,143,580)	(\$1,186,417)	(\$1,231,049)	(\$1,277,556)	(\$1,326,048)	(\$1,376,565)	(\$1,429,218)	(\$1,484,264)	(\$1,541,655)	(\$1,605,679)	(\$1,663,900)	(\$1,728,984)	(\$1,796,695)
Net	\$263,641	\$120,540	\$139,040	\$158,273	\$175,139	\$154,499	\$173,790	\$193,763	\$213,241	\$232,170	\$248,094	\$265,731	\$282,666	\$298,812	\$313,942	\$328,131	\$337,119	\$353,369	\$364,246	\$374,015
Capital Expense	\$0	(\$36,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$131,319)	(\$380,436)	(\$1,509,250)	(\$1,297,789)	(\$1,297,789)	(\$916,326)	(\$1,045,970)	(\$761,387)	(\$770,242)	(\$588,117)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
Transfer in From Fund 504	\$0	\$26,250	\$35,272	\$0	\$234,868	\$0	\$131,139	\$0	\$26,250	\$125,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Return to Equity	\$263,641	\$110,790	\$124,312	\$108,273	\$360,007	\$104,499	\$173,609	(\$186,673)	(\$1,269,739)	(\$940,619)	(\$949,695)	(\$550,595)	(\$663,304)	(\$462,574)	(\$456,300)	(\$259,985)	\$87,119	\$103,369	\$114,246	\$124,015
Beginning Equity	\$1,996,227	\$2,259,868	\$2,370,658	\$2,494,969	\$2,603,243	\$2,963,250	\$3,067,749	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)
Ending Equity	\$2,259,868	\$2,370,658	\$2,494,969	\$2,603,243	\$2,963,250	\$3,067,749	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)	(\$2,069,397)
Transfer in From Fund 001	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City's 504 Fund (\$886,493 in 2021)	\$1,037,266	\$1,211,016	\$1,175,744	\$1,175,744	\$940,876	\$940,876	\$809,737	\$809,737	\$763,487	\$658,487	\$558,487	\$458,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487
Total Funds Available to Park Vista	\$3,297,134	\$3,581,674	\$3,670,713	\$3,778,987	\$3,904,126	\$4,008,625	\$4,051,095	\$3,864,423	\$2,568,414	\$1,502,794	\$453,100	(\$197,495)	(\$960,799)	(\$1,423,373)	(\$1,879,673)	(\$2,139,658)	(\$2,052,540)	(\$1,949,171)	(\$1,834,925)	(\$1,710,910)
Recommended Reserve: 10% of operating expense + 2 years of capital Over or (under) recommended reserves	\$112,408	\$177,783	\$195,390	\$198,778	\$202,509	\$287,618	\$622,001	\$2,004,044	\$2,925,681	\$2,718,683	\$2,341,871	\$2,094,900	\$1,945,013	\$1,674,551	\$1,506,785	\$992,282	\$660,568	\$666,390	\$422,898	\$429,669
	\$3,184,727	\$3,403,891	\$3,475,324	\$3,580,209	\$3,701,617	\$3,721,007	\$3,429,094	\$1,860,378	(\$357,267)	(\$1,215,888)	(\$1,888,771)	(\$2,292,396)	(\$2,905,811)	(\$3,097,924)	(\$3,386,458)	(\$3,131,940)	(\$2,713,108)	(\$2,615,561)	(\$2,257,823)	(\$2,140,579)

# Financials 1 - assumes 2% CPI and \$200K from the City-held 504 funds in 2025

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Revenue	\$1,337,344	\$1,399,658	\$1,463,219	\$1,525,651	\$1,591,779	\$1,659,230	\$1,728,031	\$1,798,207	\$1,869,786	\$1,942,798	\$2,017,269	\$2,093,230	\$2,170,710
Expenses	(\$1,143,580)	(\$1,186,417)	(\$1,231,049)	(\$1,277,556)	(\$1,326,048)	(\$1,376,565)	(\$1,429,218)	(\$1,484,264)	(\$1,541,655)	(\$1,605,679)	(\$1,663,900)	(\$1,728,984)	(\$1,796,695)
Net	\$193,763	\$213,241	\$232,170	\$248,094	\$265,731	\$282,666	\$298,812	\$313,942	\$328,131	\$337,119	\$353,369	\$364,246	\$374,015
Capital Expense	(\$380,436)	(\$1,509,250)	(\$1,297,789)	(\$1,297,789)	(\$916,326)	(\$1,045,970)	(\$761,387)	(\$770,242)	(\$588,117)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
Transfer in From F 504	\$0	\$26,250	\$125,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Return to Equity	(\$186,673)	(\$1,269,759)	(\$940,619)	(\$949,695)	(\$550,595)	(\$663,304)	(\$462,574)	(\$456,300)	(\$259,985)	\$87,119	\$103,369	\$114,246	\$124,015
Beginning Equity	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)
Ending Equity	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)	(\$2,069,397)
Transfer in From F 001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City's 504 Fund (\$886,493 in 2021)	\$809,737	\$783,487	\$658,487	\$558,487	\$458,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487
Total Funds Availab Park Vista	\$3,864,423	\$2,568,414	\$1,502,794	\$453,100	(\$197,495)	(\$960,799)	(\$1,423,373)	(\$1,879,673)	(\$2,139,658)	(\$2,052,540)	(\$1,949,171)	(\$1,834,925)	(\$1,710,910)
Recommended Reserve: 10% of operating expense years of capital	\$2,004,044	\$2,925,681	\$2,718,683	\$2,341,871	\$2,094,900	\$1,945,013	\$1,674,551	\$1,506,785	\$992,282	\$660,568	\$666,390	\$422,898	\$429,669
Over or (under) recommended reserves	\$1,860,378	(\$357,267)	(\$1,215,888)	(\$1,888,771)	(\$2,292,396)	(\$2,905,811)	(\$3,097,924)	(\$3,386,458)	(\$3,131,940)	(\$2,713,108)	(\$2,615,561)	(\$2,257,823)	(\$2,140,579)

# Financials 2 - assumes 2% CPI and \$200K annually from the City-held 504 funds

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Revenue	\$1,027,716	\$1,038,366	\$1,092,935	\$1,146,050	\$1,200,226	\$1,217,486	\$1,276,251	\$1,337,344	\$1,399,658	\$1,463,219	\$1,525,651	\$1,591,779	\$1,659,230	\$1,728,031	\$1,798,207	\$1,869,786	\$1,942,798	\$2,017,269	\$2,093,230	\$2,170,710
Expenses	(\$764,075)	(\$917,826)	(\$953,896)	(\$987,776)	(\$1,025,087)	(\$1,062,987)	(\$1,102,462)	(\$1,143,580)	(\$1,186,417)	(\$1,231,049)	(\$1,277,556)	(\$1,326,048)	(\$1,376,565)	(\$1,429,218)	(\$1,484,264)	(\$1,541,655)	(\$1,605,679)	(\$1,663,900)	(\$1,728,984)	(\$1,796,695)
Net	\$263,641	\$120,540	\$139,040	\$158,273	\$175,139	\$154,499	\$173,790	\$193,763	\$213,241	\$232,170	\$248,094	\$265,731	\$282,666	\$298,812	\$313,942	\$328,131	\$337,119	\$353,369	\$364,246	\$374,015
Capital Expense	\$0	(\$36,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$131,319)	(\$380,436)	(\$1,509,250)	(\$1,297,789)	(\$1,297,789)	(\$916,326)	(\$1,045,970)	(\$761,387)	(\$770,242)	(\$588,117)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
Transfer in From Fund 504	\$0	\$26,250	\$35,272	\$0	\$234,868	\$0	\$131,139	\$0	\$26,250	\$125,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Return to Equity	\$263,641	\$110,790	\$124,312	\$108,273	\$360,007	\$104,499	\$173,609	(\$186,673)	(\$1,269,759)	(\$940,619)	(\$949,695)	(\$550,595)	(\$663,304)	(\$462,574)	(\$456,300)	(\$259,985)	\$87,119	\$103,369	\$114,246	\$124,015
Beginning Equity	\$1,996,227	\$2,259,868	\$2,370,658	\$2,494,969	\$2,603,243	\$2,963,250	\$3,067,749	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)
Ending Equity	\$2,259,868	\$2,370,658	\$2,494,969	\$2,603,243	\$2,963,250	\$3,067,749	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)	(\$2,069,397)
Transfer in From Fund 001	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
City's 504 Fund (S886,493 in 2021)	\$1,037,266	\$1,211,016	\$1,375,744	\$1,575,744	\$1,540,876	\$1,740,876	\$1,809,737	\$2,009,737	\$2,183,487	\$2,258,487	\$2,358,487	\$2,458,487	\$2,558,487	\$2,758,487	\$2,958,487	\$3,158,487	\$3,358,487	\$3,558,487	\$3,758,487	\$3,958,487
Total Funds Available to Park Vista	\$3,297,134	\$3,581,674	\$3,870,713	\$4,178,987	\$4,504,126	\$4,808,625	\$5,051,095	\$5,064,423	\$3,968,414	\$3,102,794	\$2,253,100	\$1,802,505	\$1,239,201	\$976,627	\$720,327	\$660,342	\$947,460	\$1,250,829	\$1,565,075	\$1,889,090
Recommended Reserve: 10% of operating expense + 2 years of capital Over or (under) recommended reserves	\$112,408	\$177,783	\$195,390	\$198,778	\$202,509	\$287,618	\$622,001	\$2,004,044	\$2,925,681	\$2,718,683	\$2,341,871	\$2,094,900	\$1,945,013	\$1,674,551	\$1,506,785	\$992,282	\$660,568	\$666,390	\$422,898	\$429,669
	\$3,184,727	\$3,403,891	\$3,675,324	\$3,980,209	\$4,301,617	\$4,521,007	\$4,429,094	\$3,060,378	\$1,042,733	\$384,112	(\$88,771)	(\$292,396)	(\$705,811)	(\$697,924)	(\$786,458)	(\$531,940)	\$286,892	\$584,439	\$1,142,177	\$1,459,421

# Financials 2 - assumes 2% CPI and \$200K annually from the City-held 504 funds

	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Revenue	\$1,337,344	\$1,399,658	\$1,463,219	\$1,525,651	\$1,591,779	\$1,659,230	\$1,728,031	\$1,798,207	\$1,869,786	\$1,942,798
Expenses	(\$1,143,580)	(\$1,186,417)	(\$1,231,049)	(\$1,277,556)	(\$1,326,048)	(\$1,376,565)	(\$1,429,218)	(\$1,484,264)	(\$1,541,655)	(\$1,605,679)
Net	\$193,763	\$213,241	\$232,170	\$248,094	\$265,731	\$282,666	\$298,812	\$313,942	\$328,131	\$337,119
Capital Expense	(\$380,436)	(\$1,509,250)	(\$1,297,789)	(\$1,297,789)	(\$916,326)	(\$1,045,970)	(\$761,387)	(\$770,242)	(\$588,117)	(\$250,000)
Transfer in From Fund 504	\$0	\$26,250	\$125,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0
Return to Equity	(\$186,673)	(\$1,269,759)	(\$940,619)	(\$949,695)	(\$550,595)	(\$663,304)	(\$462,574)	(\$456,300)	(\$259,985)	\$87,119
Beginning Equity	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)
Ending Equity	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)
Transfer in From Fund 001	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
City's 504 Fund (\$886,493 in 2021)	\$2,009,737	\$2,183,487	\$2,258,487	\$2,358,487	\$2,458,487	\$2,558,487	\$2,758,487	\$2,958,487	\$3,158,487	\$3,358,487
Total Funds Available to Park Vista	\$5,064,423	\$3,968,414	\$3,102,794	\$2,253,100	\$1,802,505	\$1,239,201	\$976,627	\$720,327	\$660,342	\$947,460
Recommended Reserve: 10% of operating expense + 2 years of capital	\$2,004,044	\$2,925,681	\$2,718,683	\$2,341,871	\$2,094,900	\$1,945,013	\$1,674,551	\$1,506,785	\$992,282	\$660,568
Over or (under) recommended reserves	\$3,060,378	\$1,042,733	\$384,112	(\$88,771)	(\$292,396)	(\$705,811)	(\$697,924)	(\$786,458)	(\$331,940)	\$286,892

# Financials 1 vs 2 - one time \$200K in 2025 vs \$200K each year

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Revenue	\$1,337,344	\$1,399,658	\$1,463,219	\$1,525,651	\$1,591,779	\$1,659,230	\$1,728,031	\$1,798,207	\$1,869,786	\$1,942,798	\$2,017,269	\$2,093,230	\$2,170,710
Expenses	(\$1,143,580)	(\$1,186,417)	(\$1,231,049)	(\$1,277,556)	(\$1,326,048)	(\$1,376,565)	(\$1,429,218)	(\$1,484,264)	(\$1,541,655)	(\$1,605,679)	(\$1,663,900)	(\$1,728,984)	(\$1,796,695)
Net	\$193,763	\$213,241	\$232,170	\$248,094	\$265,731	\$282,666	\$298,812	\$313,942	\$328,131	\$337,119	\$353,369	\$364,246	\$374,015
Capital Expense	(\$380,436)	(\$1,509,250)	(\$1,297,789)	(\$1,297,789)	(\$916,326)	(\$1,045,970)	(\$761,387)	(\$770,242)	(\$588,117)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
Transfer in From Fund 504	\$0	\$26,250	\$125,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Return to Equity	(\$186,673)	(\$1,269,759)	(\$940,619)	(\$949,695)	(\$550,595)	(\$663,304)	(\$462,574)	(\$456,300)	(\$259,985)	\$87,119	\$103,369	\$114,246	\$124,015
Beginning Equity	\$3,241,358	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)
Ending Equity	\$3,054,686	\$1,784,927	\$844,307	(\$105,387)	(\$655,982)	(\$1,319,286)	(\$1,781,860)	(\$2,238,160)	(\$2,498,145)	(\$2,411,027)	(\$2,307,658)	(\$2,193,412)	(\$2,069,397)
Transfer in From Fund 001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City's 504 Fund (\$886,493 in 2021)	\$809,737	\$783,487	\$658,487	\$558,487	\$458,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487	\$358,487
Total Funds Available to Park Vista	\$3,864,423	\$2,568,414	\$1,502,794	\$453,100	(\$197,495)	(\$960,799)	(\$1,423,373)	(\$1,879,673)	(\$2,139,658)	(\$2,052,540)	(\$1,949,171)	(\$1,834,925)	(\$1,710,910)
Recommended Reserve: 10% of operating expense + 2 years of capital	\$2,004,044	\$2,925,681	\$2,718,683	\$2,341,871	\$2,094,900	\$1,945,013	\$1,674,551	\$1,506,785	\$992,282	\$660,568	\$666,390	\$422,898	\$429,669
Over or (under) recommended reserves	\$1,860,378	(\$357,267)	(\$1,215,888)	(\$1,888,771)	(\$2,292,396)	(\$2,905,811)	(\$3,097,924)	(\$3,386,458)	(\$3,131,940)	(\$2,713,108)	(\$2,615,561)	(\$2,257,823)	(\$2,140,579)
			\$2,004,044	\$2,925,681	\$2,718,683	\$2,341,871	\$2,094,900	\$1,945,013	\$1,674,551	\$1,506,785	\$992,282	\$660,568	
			\$3,060,378	\$1,042,733	\$384,112	(\$88,771)	(\$292,396)	(\$705,811)	(\$697,924)	(\$786,458)	(\$331,940)	\$286,892	

# Next Steps

Public Works has agreed that in the next City facility assessment (2027) Park Vista will be called out separately with specific, line by line item needs

PARK VISTA SENIOR LIVING CENTER Replacement Reserves Report																					
4/23/2019																					
Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
5.2	Exterior Parking Lot	<a href="#">1034711</a>	Vehicle Control Gate w/ Controller, , Replace	15	7	8	1	EA	\$9,293.63	\$9,294									\$9,294		
5.2	1st Floor Garage	<a href="#">1034722</a>	Vehicle Control Gate w/ Controller, , Replace	15	6	9	1	EA	\$9,293.63	\$9,294										\$9,294	
5.2	2nd Floor Garage	<a href="#">1034739</a>	Vehicle Control Gate w/ Controller, , Replace	15	6	9	1	EA	\$9,293.63	\$9,294										\$9,294	
5.2	Exterior Parking Lot	<a href="#">1034692</a>	Roadways, Asphalt Pavement, Seal & Stripe	7	0	7	7400	SF	\$0.43	\$3,172								\$3,172			
5.4	Throughout the Site	<a href="#">1036695</a>	Irrigation System, , Replace	25	8	17	8500	SF	\$3.57	\$30,322											
5.5	North elevation	<a href="#">1036636</a>	Fences & Gates, Vinyl, 4' High, Replace	20	6	14	60	LF	\$58.88	\$3,533											
5.5	Exterior Parking Lot	<a href="#">1034786</a>	Fences & Gates, Chain Link, 6' High, Replace	30	14	16	380	LF	\$42.34	\$16,090											
5.5	Building Exterior	<a href="#">1034688</a>	Fences & Gates, Wrought Iron, 6' High, Replace	30	12	18	160	LF	\$51.52	\$8,243											
5.5	West elevation	<a href="#">1036641</a>	Retaining Wall, Brick/Stone (per SF Face), Repair	0	31	0	16	SF	\$12.85	\$206	\$206										
5.5	West elevation	<a href="#">1036640</a>	Retaining Wall, Brick/Stone (per SF Face), Replace	40	31	9	160	SF	\$147.33	\$23,573										\$23,573	
5.5	Exterior Parking Lot	<a href="#">1034767</a>	Pole Light, 80 - 100 WATT, Replace/Install Ballard Lights, Exterior, 80 to 100 W LED, Replace	20	14	6	2	EA	\$3,069.29	\$6,139							\$6,139				
5.5	Site	<a href="#">1034738</a>	Exterior Wall, Painted Surface, 3+ Stories, Prp. & Paint	20	12	8	10	EA	\$3,069.29	\$30,693										\$30,693	
6.3	Roof	<a href="#">1036693</a>	Roof, Cool Reflective Coating, Replace	10	4	6	20500	SF	\$7.59	\$155,625							\$155,625				
6.3	Units Balconies	<a href="#">1036689</a>	Awning, Fabric 32 SF, Replace	10	2	8	32	EA	\$1,489.68	\$47,670										\$47,670	
6.4	Building exterior	<a href="#">1036690</a>	Exterior Wall, Painted Surface, 3+ Stories, Prp. & Paint	10	2	7	30000	SF	\$4.22	\$1,266,000										\$1,266,000	

# Request of City Council

- **Financial Step 1: Until the next facility assessment has been completed in 2027, release \$200K per year to Park Vista reserves to help stave off being in the reserve red.**
  - There is ~\$2.2M in the GF that is dedicated to “Senior Housing”
- **Financial Step 2: Within 90 days of the delivery of the facility assessment have the Public Works, Finance, Community Development, Cadman Group and the Board recalibrate the CIP needs and the 20 year forecast**
- **Financial Step 3: In the subsequent “Park Vista State of the Union” (2027 or 2028), the Board and City will return with changes and further suggestions**



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Staff Presentations

Item Number: D.17

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### **TITLE:**

El Segundo Cultural Arts Master Plan

### **RECOMMENDATION:**

1. Approve the El Segundo Cultural Arts Master Plan.
2. Alternatively, discuss and take other action related to this item.

### **FISCAL IMPACT:**

None.

### **BACKGROUND:**

The City of El Segundo ("City") established an art in public places fee through the City Council's adoption of Ordinance No. 1594 on November 19, 2019. The City's Cultural Development Program (CDP) applies to commercial or industrial development projects with a construction cost of \$2 million or more. Residential development projects are exempt from the CDP. For a development subject to the City's fee, the developer has the option to install artwork onsite equal to 1% of the project's construction cost or contribute the equivalent to the CDP Cultural Development Fund.

Over the past five years, the Cultural Development Program has supported the creation of public art installations, cultural events, and initiatives that have brought new energy to El Segundo.

In 2024, at the request of the City Council, staff began a comprehensive review of the CDP. After several months of research, discussion with Arts and Culture Committee (ACC) members and consultants, the former Cultural Arts Coordinator, Randy Niessen, drafted a Cultural Arts Master Plan. The Plan is designed to establish a clear vision for the City's Cultural Arts Division and provide a strategic roadmap for implementing key initiatives. Staff conducted a thorough analysis of past programs, evaluated current

## El Segundo Cultural Arts Master Plan

April 1, 2025

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processes and administrative documents, and examined program models and strategic plans from other municipalities to inform the development of El Segundo's plan.

With guidance from a consultant involved in the Recreation, Parks, and Library (RPL) Department's strategic plan, a workshop was held with the ACC. During this session, participants collaboratively drafted a vision, mission, purpose statement, and goals for the Plan. Several additional meetings were conducted with members of the ACC to refine the Plan which was subsequently approved by the ACC.

A final draft of the plan has been completed and is now ready for City Council's review and approval. The Plan highlights the need to bridge gaps in arts and culture offerings. Key recommendations include strategies to achieve greater financial stability, foster more effective collaborations with developers, build a City-owned public art collection, and enhance the impact of arts programming. Additionally, the plan offers actionable recommendations to improve the functionality, processes, and outcomes of the Cultural Arts Division.

It is important to note that the Cultural Arts Coordinator resigned his position in February 2025 to accept a position with another local municipality. Since that time, the position has been vacant and a recruitment for a replacement has not been initiated.

### **DISCUSSION:**

The El Segundo Cultural Arts Master Plan reflects the City's commitment to integrating arts and culture into the fabric of civic life. It provides a strategic framework for expanding access to cultural opportunities, supporting artists, enhancing public spaces through public art, and fostering partnerships with organizations and stakeholders who share our vision for a creative and inclusive community.

The plan outlines clear goals, priorities, and actionable strategies that align with the City's broader vision for economic development, community engagement, and quality of life. It is grounded in the belief that arts and culture are essential drivers of a strong local economy, vibrant neighborhoods, and personal well-being. Included in the plan are a Vision, Mission and Purpose as follows:

**Vision:** To be an internationally recognized arts destination where creative ideas take off.

**Mission:** The mission of the Cultural Arts Plan is to engage community, civic, business, and artistic partners in providing captivating experiences, programs, and public art that elevate the City of El Segundo.

**Purpose:** The purpose of this Cultural Arts Plan is to create the framework for structuring, prioritizing, and delivering Arts and Culture experiences for the community of El Segundo.

The Master Plan establishes four goals:

## **El Segundo Cultural Arts Master Plan**

**April 1, 2025**

**Page 3 of 4**

Goal 1: Cultural Arts is Stable, Sustainable, and Well-Resourced

Goal 2: Create a standardized methodology for identifying and implementing Cultural Arts initiatives utilizing the appropriate funding sources

Goal 3: Cultural Arts builds a cultural legacy for El Segundo and establishes a reputation as an arts destination

Goal 4: Cultural Arts sparks cultural investment in El Segundo

In addition to these four goals, the Master Plan identifies several proposed Public Art projects to beautify and enhance public spaces in El Segundo. Among the proposed projects is a public art installation at the Plunge which will feature a mosaic tile mural to be installed within the interior of the aquatic facility along a 788 sqft wall measuring 8 ft 3 in. x 99 ft.

The ability to implement the Cultural Arts Master Plan and related objectives will depend on an experienced staff member being hired to do this critical work. Current Recreation, Parks and Library staff cannot effectively absorb these duties nor do they have the subject matter expertise that is necessary to implement a robust public art program.

### **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 3: Deliver Solution-Oriented Customer Service, Communication, Diversity, Equity, and Inclusion

Strategy B: Implement Diversity, Equity, and Inclusion (DEI) initiatives to cultivate representation and opportunities for all the members of the community.

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

### **PREPARED BY:**

Aly Mancini, Recreation, Parks and Library Director

### **REVIEWED BY:**

Aly Mancini, Recreation, Parks and Library Director

### **APPROVED BY:**

Barbara Voss, Deputy City Manager

### **ATTACHED SUPPORTING DOCUMENTS:**

1. Cultural Arts Master Plan Final



## Vision, Mission, and Purpose of the Cultural Arts Division

**Vision:** To be an internationally recognized arts destination where creative ideas take off.

**Mission:** The mission of the Cultural Arts Division is to engage community, civic, business, and artistic partners in providing captivating experiences, programs, and public art that elevate the City of El Segundo.

**Purpose:** The purpose of the Cultural Arts Division is to create the framework for structuring, prioritizing, and delivering Arts & Culture experiences for the community of El Segundo.

## City of El Segundo Cultural Arts Master Plan

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### Executive Summary

The City of El Segundo’s Cultural Arts Master Plan (hereafter referred to as “the Plan”) addresses four key areas for the future of the Cultural Development Program.

The Plan outlines multi-year goals, priorities, and actionable strategies that align with the City's broader vision for economic development and community engagement, along with its mission to provide a great place to live, work, and visit.

Arts & Culture are essential drivers of a strong local economy, vibrant neighborhoods, and personal well-being. This is evident in their economic impact—contributing \$507.4 billion to California’s \$3.4 trillion economy and generating nearly \$980 billion in spending in 2021.<sup>1</sup>

With the leadership and oversight of the City's Cultural Arts Division and the Arts & Culture Advisory Committee (ACC), the Plan brings greater structure to the creation, sustainability, and accountability of public art and programs.

### Four Key Areas

#### 1. Building a Sustainable Future for Arts & Culture

- The Plan outlines public art installations and programs over the next five years and seeks to establish a reserve fund to ensure sustainability.

#### 2. Creating Awareness and Accountability

- Creating greater awareness for the program ensures its long-term viability. This primarily includes collaborating with City staff on marketing efforts such as enhancing the website, expanding social media reach, and boosting event promotion while proving the program’s value by tracking content, attendance, audience engagement, and impact.

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<sup>1</sup> Otis College Report on the Creative Economy 2023, p. 38.

### **3. Boosting Visibility for Cultural Development Fund Partners**

- Strengthen the City-Business partnership to foster a shared purpose and sense of pride by recognizing the accomplishments of the art installations and programs made possible through corporate participation.

### **4. Hiring Staff to Ensure Program Stability**

- An experienced and knowledgeable staff member to oversee the program in collaboration with the City's Cultural Arts Division and the ACC is imperative to the success of the program. From identifying high-caliber artists to partnering with local business leaders, the position requires a skilled professional who can negotiate, identify talent, and execute outstanding programs and art installations. Further strategies for ensuring the sustainability of the position and the program are addressed in the Plan.

El Segundo's innovative spirit positions it as a global cultural leader, where creativity and entrepreneurship intersect. By leveraging our proximity to LAX as a cultural gateway to Los Angeles County, the City can attract international recognition.

A world-class public art collection, dynamic public programs, and cross-cultural exchanges will further strengthen El Segundo's identity as both a thriving community and a premier destination for creative tourism.<sup>2</sup>

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<sup>2</sup> The arts are the fourth largest driver of tourism and influence decisions made when planning travel. Experiences can include brick-and-mortar establishments (e.g., museums and theaters) along with transitory events (e.g., festivals and community projects). They appeal not only to domestic audiences but also to foreign ones, with a significant number traveling specifically to experience new cultures. [www2.Americansforthearts.org](http://www2.Americansforthearts.org).

# Cultural Arts Master Plan

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# 1. Introduction

The City of El Segundo is a vibrant and dynamic community that values creativity, innovation, and cultural expression. As we continue to grow and evolve, the arts are becoming a vital force in shaping our identity, enriching our lives, and fostering a sense of place.

Recognizing the power of Arts & Culture to transform communities, making them more attractive to residents, businesses, employees, and visitors alike, the ACC has developed this five-year Cultural Arts Master Plan to serve as a roadmap for cultivating a thriving and sustainable cultural environment.

The Plan affirms the City's commitment to integrating Arts & Culture into civic life, providing a strategic framework with clear strategies and performance indicators aligned with the City's goal of enhancing community engagement (Goal 3, Strategy A). By expanding cultural access, supporting artists, enriching public spaces with art, and fostering partnerships with businesses and organizations that champion a creative and inclusive community, the Plan advances the City's vision of becoming a global innovation leader

### Why Now?

In 2019, the City of El Segundo adopted the 1% for Arts Ordinance (Ordinance 1594), establishing a Cultural Development Program aimed at creating public art and cultural initiatives to benefit the community of El Segundo. The ordinance requires that 1% of eligible development project costs be allocated to Arts & Culture, providing a dedicated funding source to enhance the City's cultural identity.

Over the past six years, the Cultural Development Program has supported numerous public art installations and cultural events, including the Festival of Holidays, the Poet Laureate program, Visual Artists in Community initiatives, and collaborations with El Segundo schools, all of which have brought new energy to the City.

The Plan comes at a pivotal time for the City. It builds upon the successes of the past six years while addressing challenges and optimizing future opportunities. By showcasing the impact of the 1% for Arts Ordinance and leveraging its potential to foster business connections and community engagement—as outlined in the City's Strategic Plan (Goal 5, Strategy C) to attract, retain, and grow businesses—El Segundo is poised to strengthen its role as a regional leader in Arts & Culture.

The Plan sets forth a strategic vision to expand cultural programming, foster creative partnerships, and elevate the role of the arts in enhancing community identity and economic vitality.

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## 2. Economic Impact of Arts & Culture

Arts & Culture are a proven economic engine, driving investment, increasing property values, attracting businesses, and generating revenue through tourism and local spending. Strategic

investments in cultural programming and public art have demonstrated their ability to transform communities into vibrant economic hubs.

### Arts & Culture: Driving Economic Growth & Business Attraction

Research has shown that cities that integrate public art and cultural initiatives experience measurable economic benefits<sup>3</sup>, including:

- **Increased foot traffic** in commercial districts, benefiting local businesses and restaurants.
- **Higher property values** and greater desirability for new developments.
- **Enhanced tourism revenue** driven by cultural attractions and events.
- **Expanded tax revenue**, as spending in arts-related districts leads to growth in sales and property taxes.
- **Strengthened local business ecosystem**, as arts-related industries stimulate creative entrepreneurship and small business growth.

Beyond direct economic contributions, a robust Arts & Culture scene is a critical factor in attracting and retaining businesses. Studies have shown that corporations prioritize cities with a strong cultural identity and cultural amenities when choosing office locations, as these areas are more desirable to employees.<sup>4</sup>

The Plan aims to harness these benefits, creating a vibrant and economically dynamic cultural landscape consistent with the City's Strategic Plan for ensuring that City-owned infrastructure is well maintained, including streets, entryways, and facilities (Goal 1, Strategy A).

### Arts & Culture as Economic Catalyst: Lessons from Leading Cities

- **Santa Monica's Bergamot Station**
  - o Transformed a former industrial site into a thriving arts district.
  - o Attracts over **100,000 visitors annually**, significantly increasing foot traffic for surrounding businesses.
  - o Has become a **model for integrating cultural spaces into economic development**.
- **Culver City's Arts District Revitalization**
  - o Helped attract major employers such as **Amazon Studios and HBO**.
  - o Boosted real estate development and increased property values in the surrounding area.
  - o Demonstrates how a strong arts identity can **make a city more attractive to creative and technology industries**.
- **City of Manhattan Beach's Creative Hub for Film, Art, & Community**
  - o **Manhattan Beach Studios** has established itself as a rising film and media production hub, drawing major productions such as *The Mandalorian* and *Avatar: The Way of Water*.

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<sup>3</sup> Salvesen, David, and Henry Renski. *The Importance of Quality of Life in the Location Decisions of New Economy Firms*. ResearchGate, 2003. [Available here](#).

<sup>4</sup> Wardner, Peter. *Understanding the Role of 'Sense of Place' in Office Location Decisions*. Pacific Rim Real Estate Society (PRRES), 2012. [Available here](#).

- The presence of high-profile productions has **increased local business revenue** through accommodations, dining, and retail spending from production crews and visitors.
- **The Manhattan Beach Art Center** supports the **local creative economy** by attracting visitors, increasing foot traffic, and providing a platform for emerging and established artists.
- The City's **cultural programming enhances the City's appeal** as an arts destination, contributing to long-term economic and community growth.

Successes such as these reflect broader regional trends, where investment in creative industries has positioned our area as a leader in both entertainment and digital media.

El Segundo has already taken steps in this direction, demonstrating the potential of arts-driven innovation. In August 2023, the City partnered with the El Segundo Art Walk and Snap Inc. to launch the El Segundo AR initiative, integrating augmented reality (AR) to enhance public art. Featuring eleven interactive pieces accessible via Snapchat, this project highlights El Segundo's commitment to creativity and technology. By leveraging AR, the initiative not only enriches public spaces but also positions the city as a forward-thinking hub for digital and creative industries, attracting businesses and fostering economic growth.

To remain competitive and fully capture the economic benefits of Arts & Culture, the City of El Segundo must continue investing in creative initiatives or risk being left behind as other cities seize these opportunities.

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### 3. Focusing on Art & Culture in El Segundo

#### Access to Arts and Culture

Access to Arts & Culture is a cornerstone of a thriving community.<sup>5</sup> In El Segundo, ensuring residents of all ages and backgrounds can participate in and benefit from cultural activities is a top priority.

Over the past few years, El Segundo has experienced an exodus of cultural institutions that have been pillars in the City's cultural landscape. ESMoA, a critically-acclaimed contemporary art space that focused on community engagement, left El Segundo to operate in satellite spaces outside of the City. The American Youth Symphony and the Zimmerman Automobile Driving Museum have both closed their doors permanently. Since El Segundo already had a limited offering of cultural spaces, these losses are especially devastating to the community.

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<sup>5</sup> 72% of Americans believe “the arts unify our communities regardless of age, race, and ethnicity” and 73% agree that the arts “helps me understand other cultures better”—a perspective observed across all demographic and economic categories. Arts Action Fund.org. 2023.

### Investment in Community

Investing in the community through the arts strengthens social bonds and enhances quality of life. By prioritizing creative investment and community-led initiatives, the City can build a cultural legacy while fostering a sense of ownership and pride among residents.<sup>6</sup>

### Capacity of the Arts Sector

A robust arts sector requires strong infrastructure and leadership. Strengthening resources and staffing for the Cultural Arts Division will enhance the City of El Segundo's capacity to appropriately interface business partners and attract arts organizations, practitioners, and creative-minded companies and organizations.

Following the growing success of the El Segundo Art Walk, the Cultural Arts Division can establish additional partnerships that will draw audiences and increase tourism benefiting local restaurants, merchants, and entrepreneurs.

### Commitment to Sustainability of the Arts

Sustainability is critical to the success of El Segundo's cultural initiatives. Currently, the Cultural Arts Division's only source of revenue is the 1% for the Arts fees collected through the Cultural Development Program. Because this funding is tied to private development—and businesses have the option to produce public art on site instead of contributing the full amount to the Cultural Development Fund—it does not provide a consistently stable revenue source for the Division's long-term operations.

To ensure sustainability, the City should explore diverse income sources and long-term partnerships in addition to using the 1% for the Arts fees as a revenue source. Embedding strategies for continuous improvement in arts planning and execution will fortify the program's longevity and resilience.

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## 4. Goals of the Cultural Arts Master Plan

### Goal 1: Establish a Lasting Cultural Legacy for El Segundo and Position the City as a Premier Arts Destination

*Key Indicator of Success: El Segundo receives regular press highlighting the City's Cultural Development Program along with data demonstrating its capacity for enhancing tourism.*

- **Objective A:** Cultivate a best-practice public art collection that features local and international artists while positioning El Segundo as a premier cultural destination.

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<sup>6</sup> “City leaders across the nation are seeking to revitalize and grow their cities into vibrant communities — and the Arts are part of a larger set of tools to accomplish that goal. For example, many citizens — especially from younger generations — often place a premium on the ability to live and work in the same (walkable) area. “National League of Cities. June 9, 2017. nlc.org

- **Objective B:** Invest in impactful programming that promotes Arts & Culture and engages the community.
- **Objective C:** Ensure Cultural Arts initiatives are culturally relevant to El Segundo, promote diversity and inclusion, and offer equitable opportunities for artists reflecting Goal 3, Strategy B of the City’s Strategic Plan.

**Goal 2: Arts & Culture Spark Investment in El Segundo**

*Key Indicator of Success: Data demonstrates Cultural Development Program as a motivator for operating in or partnering with the City of El Segundo.*

- **Objective A:** Leverage the City’s Arts & Culture initiatives to attract businesses and organizations to operate in El Segundo.
- **Objective B:** Build partnerships with other arts organizations locally and nationally to support new and diverse programming for El Segundo.

**Goal 3: Arts & Culture is Stable, Fiscally Sustainable, and Well-Resourced**

*Key Indicator of Success: Cultural Arts has the resources to operate without interruption and consistently deliver impactful initiatives every year.*

- **Objective A:** Establish a collective understanding among the City Council and City Executive Team related to the purpose of the Cultural Development Fund and the Administrative Guidelines that govern its use and stewardship.
- **Objective B:** Establish a Cultural Arts Reserve Fund to support the division during economic downturns and unforeseen circumstances.
- **Objective C:** Create a process for ensuring the retention of the Cultural Arts Coordinator in accordance with the City’s Strategic Plan Goal 4, Strategy A for the recruitment and retention of top-quality staff. In addition, explore possibilities for funding the Cultural Arts Coordinator through the General Fund. Retaining an experienced and well-qualified Cultural Arts Coordinator also addresses Goal 3, Strategy A of the City’s Strategic Plan: to “deliver unparalleled City Services.”

**Goal 4: Develop a Standardized Approach to Identify and Fund Arts & Culture Initiatives**

*Key Indicator of Success: El Segundo becomes recognized for the breadth and quality of its programs and public art.*

- **Objective A:** Amend Ordinance 1594 to clarify roles, definitions, and processes, minimizing varying interpretations that impact enforcement and execution.
- **Objective B:** Establish a process for the City to collaborate with the ACC on the use of Cultural Development Funds for City-led initiatives to ensure best outcomes.

- **Objective C:** Better integrate Cultural Arts programming into the City's communications and PR strategies to highlight programs, artworks, and the contributions of businesses that support or create site-specific art, aligned with Goal 3, Strategy A of the City's Strategic Plan to educate and inform the Public about City programs.
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## 5. Optimizing the 1% for the Arts Fund

El Segundo's 1% for Arts Ordinance (Ordinance 1594) serves as a cornerstone for fostering collaboration between the City and private developers. By leveraging private investments, the ordinance ensures Arts & Culture are integrated into the City's growth and development, enhancing El Segundo's image as a pro-business City that provides a quality of life attractive to businesses, employees, and visitors.

Since its adoption in 2019, Ordinance 1594 has provided a funding stream to support a wide array of cultural initiatives, from public art installations to community events to various capital improvement projects. Developers have embraced the opportunity to leave a lasting cultural legacy in El Segundo, working alongside the Cultural Arts Division to create projects that reflect the City's unique character and values.

The ordinance has not only enhanced the visual landscape of El Segundo but has also strengthened the partnership between the public and private sectors, fostering a shared commitment to cultural enrichment.<sup>7</sup>

Under the Plan, the Cultural Development Fund is a strategic investment that benefits both developers and the City. It serves as a flexible tool that empowers developers to contribute to El Segundo's cultural and economic vitality while supporting their business objectives.

To maximize the impact of Ordinance 1594, the City needs to create a strategy that incentivizes developers to contribute to the Cultural Development Fund rather than installing on-site public art. The City has made progress towards this goal by recently amending the Ordinance 1594 to allow developers to divide their contribution between art on site and by paying into the fund. The ordinance could be further amended allowing for individuals, small businesses, corporations, and other organizations to have the ability to voluntarily contribute to the fund.

By directing funds into the Cultural Development Fund, the City can allocate resources more strategically, ensuring projects align with broader cultural goals and community needs.

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<sup>7</sup> *The Arts & Culture sector can have a larger impact on your city's economy (in terms of GDP) than other industries like tourism and transportation — but city leaders often don't recognize the economic value and impact of the arts in their community.* National League of Cities, June 9, 2017, [nic.org](http://nic.org).

Additionally, this approach can add greater stability to program staffing, which serves Goal 4, Strategy A of the City's Strategic Plan of retaining the best staff.

### **Objectives and Key Indicators of this Incentive Strategy:**

- **Streamlined Approval Process:** Offering developers a more efficient and expedited approval process when they opt to pay the 1% fee in-lieu to the Cultural Development Fund and implement a payment process that will allow for less up-front costs to developers. This reduces the complexity and time required for planning and executing on-site art projects while providing more flexibility in financing for the company.
- **Recognition and Branding Opportunities:** Providing public recognition for developers who contribute to the Cultural Development Fund, including naming opportunities for major projects or events, press releases, ribbon cutting ceremonies, recognition at City Council meetings, and features in City communications. Acknowledgement of the developers who contribute to the Cultural Development Fund will be featured on the Cultural Arts webpage.
- **Reporting and Accountability:** Creating a yearly Cultural Development Fund revenue, expenditure, and impact report. The report will include payments into the fund, expenditures for public art and programs, and the benefits to businesses, residents, and visitors by capturing attendance, website views, social media impressions, and survey feedback.
- **Collaborative Vision:** Engaging developers in the broader vision for cultural development through regular forums, planning sessions, and partnerships that align their investments with the City's cultural objectives. Develop campaigns for social media that profile partnering developers, highlighting their commitment to Arts & Culture in El Segundo.

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## **6. Partnerships & Community Support**

Strong partnerships and community support form the backbone of a thriving cultural landscape. Collaboration among the City, local organizations, businesses, and residents has driven the success of past initiatives. By optimizing these partnerships, El Segundo can amplify its cultural impact and ensure Arts & Culture remain an integral aspect of civic life. This section outlines strategies to cultivate and strengthen these vital connections.

### **Current and Future Partnership Initiatives**

#### **El Segundo Art Walk**

A hallmark event, the El Segundo Art Walk (ESAW) continues to grow in attendance and impact.

- **Objective A:** While the Cultural Development Fund currently provides most of the funding, transitioning to a more balanced partnership model will ensure sustainability and alignment with divisional objectives.
- **Objective B:** Enhance the quality of the art component of the ESAW event and use it to highlight business-funded art installations.
- **Objective C:** Partner with local businesses to identify ways in which the ESAW can further benefit them and their customers.
- **Objective D:** Provide key indicators of success in terms of attendance, revenue, and social impact and disseminate this information to stakeholders and residents.

### Create an El Segundo Film Festival and Music Festival

With its numerous venues suitable for film screenings and concerts, the City of El Segundo is well-positioned to host these types of annual festivals.

- **Objective A:** Partner with experienced organizations to curate and manage these events.
- **Objective B:** Use the festival as a platform to drive awareness, attendance, and financial support for local institutions like the Old Town Music Hall, helping to ensure their long-term sustainability.
- **Objective C:** Position the festivals as economic drivers that attract tourism, benefit local businesses, and provide measurable impact indicators.

### Small Community Grants

Strategically allocate Cultural Development Funds to support nonprofit and community organizations to deliver a diverse range of cultural experiences for residents, employees, and visitors.

- **Objective A:** The ACC will provide a limited number of grants ranging from \$500 to \$6,000 to support Arts & Culture-related activities in El Segundo.
- **Objective B:** Ensure programming benefits the community with minimal impact on City resources.
- **Objective C:** Document outcomes including expenditures, attendance, audience demographics, and social impact.

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## 7. Recommendations

The Cultural Arts Plan establishes a foundation for sustainable, impactful community engagement while reinforcing El Segundo's identity as a business-friendly city.

The Plan recognizes the untapped economic and social potential of Arts & Culture initiatives to benefit businesses, employees, residents, and visitors alike. By strategically integrating arts-driven programs into the City's long-term vision, El Segundo can enhance quality of life, stimulate economic growth, and position itself as a premier destination for creativity and innovation.

### **Policy & Program Recommendations**

With a clear strategy in place, the following recommendations outline the key actions needed to ensure the successful implementation and long-term sustainability of this vision:

1. Update and revise the Cultural Arts Administrative Guidelines to streamline processes for City-led public art commissions and artist selection.
2. Direct Cultural Arts Coordinator to seek grant funding for public art and programming as well as to develop a plan for fundraising opportunities to generate additional revenue sources.
3. Expand and enhance communication through website, social media, and City communications to better inform residents, employees, and visitors regarding programs and initiatives through the Culture Development Fund.
4. Develop key performance indicators for measuring program outcomes, including impact on property values, retail spending, and ability to attract top-tier companies.
5. Document, and disseminate program findings and successes, demonstrating El Segundo's leadership in City-business cultural partnerships.



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Staff Presentations

Item Number: D.18

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### **TITLE:**

Cultural Development Fund Budget and Programming for Fiscal Year 2025-26

### **RECOMMENDATION:**

1. Approve the proposed budget and programming for the Cultural Development Fund, including funding for the Arts and Culture Committee, for FY 2025-26.
2. Alternatively, discuss and take other action related to this item.

### **FISCAL IMPACT:**

The proposed budget for FY 2025-26 is \$267,000. The estimated fund starting balance for FY 2025-26 is \$1,005,626.

### **BACKGROUND:**

The City of El Segundo ("City") established the Cultural Development Program (the "Program") with an associated fee and fund through the City Council's adoption of Ordinance No. 1594 on November 19, 2019. The Program, which is codified in El Segundo Municipal Code (ESMC) Chapter 15-34 and associated Program Guidelines, applies to commercial or industrial development projects with a construction cost of \$2 million or more. Residential development projects are exempt from the Program.

Pursuant to ESMC § 15-34-7(D), the City Council requests the Arts and Culture Advisory Committee (ACC) to make recommendations to City Council for expenditures from the Program fund, in accordance with the Program's requirements. ESMC § 15-34-7(B) requires the City Manager or designee to "provide an annual accounting to the City Council regarding the use of all fees collected and deposited in the Cultural Development Fund . . . ." Accordingly, the Recreation, Parks, and Library Director, as designee, presents this report and proposes Program fund expenditures for the next Fiscal Year 2025-2026.

## **Cultural Development Fund Budget and Programming for FY 2025-26**

**April 1, 2025**

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### **DISCUSSION:**

#### **SUMMARY OF APPROVED ART INITIATIVES FOR FISCAL YEAR 2024-2025**

On May 6, 2024, the City Council approved the following Cultural Development Fund allocations for Fiscal Year 2024-25: Literary Arts Fund (\$13,000), Operating Fund (\$10,000), Arts and Culture Community Engagement Fund (\$30,000), Festival of Holidays (\$25,000), El Segundo Art Walk (\$56,000), Cultural Arts Coordinator (\$110,000). The total approved budget was \$244,000.

#### **PROPOSED RENEWAL AND NEW INITIATIVES FOR FISCAL YEAR 2025-26**

With the success of the past year's initiatives, the ACC is presenting the following initiatives for City Council's review and direction for the Fiscal Year 2025-26. These initiatives are detailed below. It is important to note that the Cultural Arts Coordinator position remains vacant and there are currently no staff assigned to support the initiatives being proposed. The Recreation, Parks and Library Director will continue to work with the Community Development Director to ensure developer requirements are met; however, staff are recommending the recruitment of a full-time Cultural Arts Coordinator to work with the ACC to implement proposed initiatives and programming for the community.

#### **PROPOSED INITIATIVES FOR FY 2025-26**

1. Operating Fund: Requesting \$7,500

Including:

- Collections management such as documentation, record keeping, maintenance and conservation/restoration
- Physical supplies supporting approved art and cultural programs (art supplies, framing, matting, exhibition preparation supplies, paints, etc.)
- Marketing/promotion of art and cultural programs (printing expenses, advertising, etc.)

2. Festival of Holidays: Requesting \$25,000.

Including:

- Multicultural performances and exhibits
- Craft activities for children highlighting multiple holidays recognized around the world
- Holiday market

## Cultural Development Fund Budget and Programming for FY 2025-26

April 1, 2025

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- Multicultural food vendors

### 3. Arts and Culture Community Engagement Fund: Requesting \$30,000.

Including:

- Performing arts including Summer Concerts and other cultural musical performances and experiences
- Social and Cultural celebrations
- Grants for local non-profits to host cultural events and activities such as PRIDE celebrations
- Arts education including Cultural Excursions for the senior community and ESUSD students
- Artist talks and presentations

### 4. El Segundo Art Walk: Placeholder \$57,000

Including:

- \$45,000 for a full-day community art event on a date to be determined in August 2025.
- \$12,000 for art installation to be installed during Art Walk event.

### 5. Literary Arts Fund: Requesting \$13,000

Including:

- \$9,500 for Poet Laureate
- \$3500 for community programming including

### 6. Cultural Arts Coordinator: Requesting \$110,000

- The Cultural Arts Coordinator is the only staff member assigned to the Cultural Development Program's administration.
- The Cultural Arts Coordinator plans and implements public art programming in conjunction with the City's Arts and Culture Committee.

### 7. Visual Artists in Community: Requesting \$15,000

Including:

**Cultural Development Fund Budget and Programming for FY 2025-26**

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- Selection of three artists to represent El Segundo to engage residents in collaborative art projects such as community murals, 2D public art works
- Each selected artist donates one artwork (public mural or hard art) to the City at the end of term totaling three acquisitions for City's permanent art collection.

8. Donor Recognition & Engagement: Requesting \$7,500

Including:

- Donor reception at Art Walk Kickoff event
- Donor recognition materials (Plaques, brochure, etc)
- Other donor recognition and engagement events

**ACC'S FY 2025-26 CONTRIBUTIONS TO CAPITAL IMPROVEMENT PROJECTS, PREVIOUSLY APPROVED BY COUNCIL**

8. Public Art installation at the Urho Saari Swim Stadium, \$127,500

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 3: Deliver Solution-Oriented Customer Service, Communication, Diversity, Equity, and Inclusion

Strategy B: Implement Diversity, Equity, and Inclusion (DEI) initiatives to cultivate representation and opportunities for all the members of the community.

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy A: Identify opportunities for new revenues, enhancement of existing revenues, and exploration of potential funding options to support programs and projects.

**PREPARED BY:**

Aly Mancini, Recreation, Parks and Library Director

**REVIEWED BY:**

Aly Mancini, Recreation, Parks and Library Director

**APPROVED BY:**

Barbara Voss, Deputy City Manager

**Cultural Development Fund Budget and Programming for FY 2025-26**

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**ATTACHED SUPPORTING DOCUMENTS:**

None



## City Council Agenda Statement

Meeting Date: April 1, 2025

Agenda Heading: Reports - Council Members

Item Number: G19

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### **TITLE:**

Discussion of Threshold for Developments That Require California Environmental Quality Act Review

### **RECOMMENDATION:**

1. Discussion of threshold for developments that require California Environmental Quality Act review.
2. Alternatively, discuss and take other action related to this item.

### **FISCAL IMPACT:**

None.

### **BACKGROUND:**

Request from Councilmember Boyles to discuss the City-imposed requirement that any development over 50,000 square feet requires CEQA review.

### **DISCUSSION:**

### **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**Development Threshold Requiring CEQA Review**

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**PREPARED BY:**

Barbara Voss, Deputy City Manager

**REVIEWED BY:**

Darrell George, City Manager

**APPROVED BY:**

Barbara Voss, Deputy City Manager

**ATTACHED SUPPORTING DOCUMENTS:**

None