



AGENDA

EL SEGUNDO CITY COUNCIL
REGULAR MEETING
TUESDAY, DECEMBER 2, 2025

5:30 PM CLOSED SESSION
6:00 PM OPEN SESSION

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

Via Teleconference:

Mayor Pimentel – Westin St. Francis – Business Center
335 Powell Street, San Francisco CA, 94102

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.
Rebecca Redyk, HR/Risk Management Dir.
Aly Mancini, Recreation, Parks & Library Dir.

Mark Hensley, City Attorney
Paul Chung, CFO/City Treasurer
George Avery, Fire Chief
Elias Sassoon, Public Works Dir.
Paul Silverstein, Interim IT Director

MISSION STATEMENT:

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

VISION STATEMENT:

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

The City Council, with certain statutory exceptions, can only act upon properly posted and listed agenda items. Any writings or documents given to a majority of City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk's Office during normal business hours. Such documents may also be posted on the City's website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the agenda during the Public Communications portions of the Meeting. Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

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

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.

5:30 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 LEGAL COUNSEL – ANTICIPATED LITIGATION

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

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

INVOCATION – Rabbi Dovid Lisbon, Jewish Community Center

PLEDGE OF ALLEGIANCE – Council Member Boyles

SPECIAL PRESENTATIONS

1. Candy Cane Lane Proclamation
2. 61st Annual Holiday Parade
3. Christmas Dinner Commendation

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

4. City Council Meeting Minutes

Recommendation -

1. Approved Special Council Meeting minutes of November 13, 2025 (State of the City) and Regular City Council Meeting minutes of November 18, 2025.
2. Alternatively, discuss and take other action related to this item.

5. Second Reading of an Ordinance Amending Development Agreement No. 5751 for Beach Cities Media Campus

Recommendation -

1. Waive second reading and adopt Ordinance No. ____ for Environmental Assessment No. EA-1391, amending Development Agreement No. 5751 to modify certain sections of Development Agreement No. 5751, and include a Professional Sports Team and Training Facility as a permitted use and include a fourth alternative Conceptual Site Plan.
2. Alternatively, discuss and take other action related to this item.

6. 2026 City Council Meeting Calendar

Recommendation -

1. Approve the 2026 City Council Meeting Calendar with staff's recommended meeting cancelations.
2. Alternatively, discuss and take other action related to this item.

7. Second Reading and Adoption of an Ordinance Regulating Electric Bicycles, Off-Highway Motorcycles, Motorized Bicycles, Pocket Bikes, Motorized Scooters, and Other Electric or Motorized Conveyances

Recommendation -

1. Waive second reading and adopt the proposed ordinance.
2. Alternatively, discuss and take other action related to this item.

8. Change Order for the Replacement of Fire Station #2 HVAC System, Project No. PW 25-15

Recommendation -

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1. Authorize the City Manager to execute Change Order No. 1 with ACCO Engineering Systems in the amount of \$43,260 for the replacement of the HVAC unit at Fire Station #2, Project No. PW 25-15, and authorize an additional \$15,000 as contingency funds for potential unforeseen issues and costs for bonds.
 2. Alternatively, discuss and take other action related to this item

9. **Fifth Amended and Restated Joint Powers Agreement for the South Bay Cities Council of Governments**

Recommendation -

1. Approve and authorize the Mayor to execute the Fifth Amended and Restated Joint Powers Agreement (JPA) of the South Bay Cities Council of Governments (SBCCOG), which allows the City of Los Angeles to designate a non-elected senior staff member as an alternate to the SBCCOG Governing Board representative.
2. Alternatively, discuss and take other action related to this item.

C. PUBLIC HEARINGS

10. **Second Reading and Adoption of Two Ordinances Amending El Segundo Municipal Code Title 13 (Building Regulations) to Adopt by Reference, with Certain Local Amendments, all Relevant Parts of the 2025 California Building Standards Code, the 2024 International Property Maintenance Code and 2024 Swimming Pool and Spa Codes, and the 2025 California Fire Code (CFC).**

Recommendation -

1. Conduct a public hearing to consider two ordinances to amend El Segundo Municipal Code Title 13 to adopt by reference, with certain local amendments, chapters 1 through 11, 19 and 23 of the El Segundo Municipal Code and Adopting the 2025 Title 24 California Code of Regulations, the 2025 California Building Standards Code and 2024 International Property Maintenance Code and Swimming Pool and Spa Codes, and the 2025 Fire Code.
2. Adopt both resolutions justifying the local amendments to the Building and Fire Code ordinances.
3. Waive second reading and adopt the ordinance and find that is exempt from further environmental review under 14 Cal. Code Regs. §§ 5308, 15061(b)(3) and 5060(c)(2).
4. Alternatively, discuss and take other action related to this item.

D. STAFF PRESENTATIONS

11. Candy Cane Lane (1100-1200 blocks of East Acacia Avenue) Policy Recommendations

Recommendation -

1. Review and provide direction on recommended policies for the Candy Cane Lane event regarding street closures, food and beverage sales, and duration of the City sponsoring the event, which is shorter than the actual time that residents in the area display their holiday lights and other decorations.
2. Consider options for vehicular traffic/road closures on E. Acacia Avenue and sales of food and beverages.
3. Alternatively, discuss and take other action related to this item.

12. Side Letter Agreement Between the City of El Segundo and the El Segundo City Employees' Association, AFSCME, Local 3519

Recommendation -

1. Approve a Side Letter Agreement Between the City of El Segundo and the El Segundo City Employees' Association (CEA) revising the Standby Pay provision in the Memorandum of Understanding (MOU) to increase the compensation from two (2) hours to three (3) hours per day.
2. Appropriate \$17,500 from General Fund Reserves for FY 2025-26 to the various payroll budget accounts.
3. Alternatively, discuss and take other action related to this item.

13. Introduction of Ordinance Amending the City's Existing Anti-Camping Ordinance to Include Certain Portions of Private Property and to Ensure Access to Nonresidential Buildings

Recommendation -

1. Introduce and waive the first reading of an Ordinance amending Sections 7-8-3 and 7-8-4 of Chapter 8 (Prohibited Camping) to Title 7 (Nuisances and Offenses) of the El Segundo Municipal Code ("ESMC") to expand current anti-camping prohibitions and find that such actions are exempt from the California Environmental Quality Act, pursuant to Guidelines §§ 15060(c)(3), 15061(b)(3), and 15378.
2. Schedule a second reading of the ordinance for the December 16 regular City Council meeting or as soon thereafter it may be considered.

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3. Receive and file an update from ESPD on the City's homeless outreach program "PATCHES."
 4. 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

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: November 26, 2025

TIME: 9:00AM

BY: Susan Truax, City Clerk

Proclamation

City of El Segundo, California



WHEREAS, Great and wonderful events are many times the inspiration of one person, like Ken Bailey, whose simple idea that a decorated tree be placed at the end of the cul-de-sac on the 1200 Block of East Acacia Avenue in celebration of a neighborhood Christmas in 1949, is 76 years later an annual holiday tradition in El Segundo, worthy of national media coverage, and known as **Candy Cane Lane**; and

WHEREAS, **Candy Cane Lane** features Santa Claus arriving on top of a horn-blowing El Segundo Fire Engine to light the beautifully decorated homes on **Candy Cane Lane** as he makes his way into his sleigh in a Christmas Village situated at the end of the cul-de-sac, from which he sends good cheer each year to thousands of boys and girls, residents and tourists; and

WHEREAS, Homes, yards and trees are brightly decorated while property owners dress up their homes for all the oohs and aahs and the tradition of **Candy Cane Lane**. A few good merry men of **Candy Cane Lane**, have given their merry Ho, Ho, Ho's, year after year, in the Santa suit donated by Chevron. A big thanks to Spring Cleaners for generously making sure Santa's suit is sparkling for the season. The El Segundo Police Department, the El Segundo Volunteer Program and the El Segundo Recreation, Parks and Library Department who make sure the crowds maneuver down the Lane in a safe and orderly fashion; and

WHEREAS, Least we forget, we herein list the names of the folks that are synonymous with **Candy Cane Lane**: Eyres, Cohens, Stocks, Esdin and Saleh, McEwan, Lees, Moores, Turnbills, McCulloughs, de Lambertye, Guidone, Laughlin and Barre, Mitchells, Gans, Hudspeths, Harts, Doukakis', Brunnenkants, Phillips, Stosser and Szeto, Rogers, Kehls, Wongs, Schlendering, Wisiniakowski, Armacost and Hogs.

NOW, THEREFORE, on this 2nd day of December 2025, the Mayor and Members of the City Council of the City of El Segundo, California, proclaim the 1200 Block of East Acacia Avenue as **CANDY CANE LANE** from December 13, 2025 at 7:00 p.m., through December 23, 2025 and invite the young and young at heart to experience the wonders of this El Segundo holiday tradition.

Ryan Baldino
Mayor Pro Tem

Chris Pimentel
Mayor

Drew Boyles
Councilmember



Lance Giroux
Councilmember

Michelle Keldorf
Councilmember

Proclamation

City of El Segundo, California



WHEREAS, The El Segundo Chamber of Commerce has given El Segundo the **Annual Holiday Parade** for the past 61 years, a tradition which both celebrates El Segundo and calls forth the Holiday Season; and

WHEREAS, The parade, to be held Sunday, December 14, 2025 from 1:00 p.m. to 3:00 p.m., with a theme of **Santa's Workshop**, will assemble on the corner of Imperial Avenue and Main Street, and continue down Main Street, disbanding at El Segundo Boulevard; and

WHEREAS, The parade will kick-off with the El Segundo High School Eagle Pride Marching Band & Color Guard, end with the traditional Grand Finale - the Chevron Fire Truck, bringing Santa Claus through downtown El Segundo, and in between, the crowds will be treated to a few surprises.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby proclaim Sunday, December 14, 2025, as the **61th Annual El Segundo Holiday Parade**, and invite the community to all the traditional El Segundo holiday events and wish the Chamber of Commerce many more years of marching down Main Street.



Ryan Baldino
Mayor Pro Tem

Chris Pimentel
Mayor

Drew Boyles
Councilmember

Lance Giroux
Councilmember

Michelle Keldorf
Councilmember

Commendation

City of El Segundo, California



WHEREAS, The El Segundo Community Christmas Dinner was conceived by El Segundo resident Bill Coffman in 1983; Bill solicited the help of local businesses, residents and organizations to fund, cook, and serve a traditional Christmas dinner that brought people together to share the holiday spirit; and

WHEREAS, The El Segundo Community Christmas Dinner has become a hometown tradition that has served the community for over 41 years; and

WHEREAS, The Annual Christmas Dinner will be provided this season sponsored by the El Segundo Rotary Club along with the time and effort of many individual volunteers along with the support of the Recreation, Parks and Library Department's Outreach Office; and

WHEREAS, The El Segundo Community Christmas Dinner will be held at 12:00 p.m. on December 24th at the Joslyn Center, for the benefit of all those in the community who wish to participate in fellowship and share in some Christmas cheer.

NOW, THEREFORE, on this 2nd day of December, 2025, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby commend and thank all sponsors, supporters and volunteers, for their unselfish community service in keeping this hometown holiday tradition alive in El Segundo.



Ryan Baldino
Mayor Pro Tem

Chris Pimentel
Mayor

Drew Boyles
Councilmember

Lance Giroux
Councilmember

Michelle Keldorf
Councilmember

SPECIAL MEETING MINUTES OF THE EL SEGUNDO CITY COUNCIL
THURSDAY, NOVEMBER 13, 2025
11:30 AM

OPEN SESSION – Mayor Pimentel called the meeting to order at 11:30 AM

ROLL CALL

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

SPECIAL PRESENTATION:

1. Receive and file Presentation of the State of the City including City Budget, New Developments, Economic Development, Parks & Infrastructure, Community Engagement, and Public Safety.

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

Adjourned at 1:30 PM

Susan Truax, City Clerk

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

CLOSED SESSION – Mayor Pro Tem Baldino called the meeting to order at 5:03 PM

ROLL CALL

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

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

SPECIAL ORDER OF BUSINESS:

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

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

Employee Organizations: Police Officers’ Association (POA)

Agency Designated Representative: Laura Drottz Kalty (virtual), City Manager, Darrell George, and Human Resources Director, Rebecca Redyk (virtual)

Adjourned at 5:31 PM.

Minutes are prepared and ordered to correspond to the agenda.

OPEN SESSION – Mayor Pro Tem Baldino called the meeting to order at 6:01 PM

ROLL CALL

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

INVOCATION – Pastor Rob McKenna, The Bridge

PLEDGE OF ALLEGIANCE – Council Member Giroux

SPECIAL PRESENTATIONS:

Commendation for Deputy City Manager Barbara Voss and her team for executing El Segundo's 2025 State of the City luncheon – presented by Mia Thiagarajan, Field Representative and Constituent Services Representative for Congressman Ted W. Lieu (CA-36)

El Segundo Youth Drama performed Another One Bites the Dust from the musical Queen

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

Reagan Pebley, Manhattan Beach resident and LA Sparks General Manager, spoke about the team's new practice facility

Tim Katt, Brooklyn, NY resident, represented the LA Sparks

Edward Quinn, resident, spoke about the negative neighborhood impact from Candy Cane Lane

Michael Paolillo, resident, spoke about the negative neighborhood impact from Candy Cane Lane

Ron and Annamaria Miller, residents, spoke about the negative neighborhood impact from Candy Cane Lane

Chad Hahn, resident, spoke in favor of selling hot cocoa during Candy Cane Lane

CITY MANAGER FOLLOW-UP COMMENTS:

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

MOTION by Council Member Boyles, SECONDED by Council Member Giroux to read all ordinances and resolutions on the agenda by title only.

MOTION PASSED 3/0

AYES: Baldino, Boyles, and Giroux

NOES: None

ABSTAIN: None

ABSENT: Pimentel and Keldorf

B. CONSENT:

1. Approve Special and Regular City Council Meeting minutes of November 4, 2025:

(Fiscal Impact: None.)

2. Warrant Demand Register for October 20, 2025 through November 2, 2025:

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 8C-EFT, 8C-Manual Checks, 8C-Payroll

Warrant, and 9A: warrant numbers 3057634 through 3057640, 3070080 through 3070288, 9003426, and 9100002 through 9100007.

(Fiscal Impact: The warrants presented were drawn in payment of demands included within the FY 2025-2026 Adopted Budget. The total of \$2,695,396.73 (\$1,893,468.72 in check warrants and \$801,928.01 in wire warrants) are for demands drawn on the FY 2025-2026 Budget.)

3. Replacement of a Subcontractor for the Construction of the Urho Saari Swim Stadium/Plunge Renovation Project: Approve the substitution of a subcontractor other than that designated in the original bid on Agreement No. 6864 for the Urho Saari Swim Stadium/Plunge Renovation Project.

(Fiscal Impact: No fiscal impact due to replacement of subcontractor.)

MOTION by Council Member Giroux, SECONDED by Council Member Boyles to approve Consent Items 1, 2, and 3.

MOTION PASSED 3/0

AYES: Baldino, Boyles, and Giroux

NOES: None

ABSTAIN: None

ABSENT: Pimentel and Keldorf

C. PUBLIC HEARING:

4. Public Hearing for the Introduction of Ordinance No. 1678 to Amend Development Agreement No. 5751A for Beach Cities Media Campus: Find the Project exempt from further environmental review pursuant to the California Environmental Quality Act ("CEQA") Guidelines §15060(c)(3) and §15061(b)(3), as the ordinance does not constitute a "project" within the meaning of CEQA §15378 and the "common sense" exemption as the action of amending the language has no potential result in a direct or reasonably foreseeable indirect physical change to the environment and the action is limited to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may result in a significant effect on the environment. Introduce and waive the first reading of an ordinance amending certain sections of Development Agreement No. 5751, most notably the allowed uses at the site to include a Professional Sports Team Headquarters and Training Facility use, and a fourth alternative Conceptual Site Plan. Schedule a second reading of the ordinance for the December 2, 2025 regular City Council Meeting or as soon thereafter it may be considered.

(Fiscal Impact: None.)

Mayor Pro Tem Baldino stated this was the time and place to conduct a public hearing.

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

Michael Allen, Community Development Director, gave a presentation.

Public Input: None

MOTION by Council Member Boyles, SECONDED by Council Member Giroux to close Public Hearing Item C.4.

MOTION PASSED 3/0

AYES: Baldino, Boyles, and Giroux

NOES: None

ABSTAIN: None

ABSENT: Pimentel and Keldorf

Council Discussion

City Attorney Mark Hensley read by title only:

ORDINANCE NO. 1678

AN ORDINANCE APPROVING AND ADOPTING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 5751, TO AMEND THE ALLOWABLE USES AND ITS CONCEPTUAL SITE PLAN AS ALTERNATIVE NO. 4 FOR BEACH CITIES MEDIA CAMPUS

MOTION by Council Member Boyles to schedule a second reading of Ordinance No. 1678.

MOTION PASSED 3/0

AYES: Baldino, Boyles, and Giroux

NOES: None

ABSTAIN: None

ABSENT: Pimentel and Keldorf

D. STAFF PRESENTATIONS:

5. Fiscal Year 2025-26 1st Quarter Financial Report: Receive and file the City's fiscal year 2025-26 1st quarter financial report.

(Fiscal Impact: There is no fiscal impact associated with this presentation, and no fiscal impact to receive and file this financial report.)

Paul Chung, CFO and City Treasurer presented the item. He made a correction to the staff report, which misstated the fiscal year as 2024-25, rather than fiscal year 2025-26.

Council Discussion

Council consensus to receive and file the City's fiscal year 2025-26 1st quarter financial report.

6. Resolution No. 5572 Requesting Membership in the California Intergovernmental Risk Authority for Participation in the Liability and Workers'

Compensation Programs and Authorization to Enter into Their Joint Powers Agreement No. 7471; and Authorization to Provide Confirmation of the City's Withdrawal from the Independent Cities Risk Management Authority: Adopt Resolution No. 5572 requesting membership in the California Intergovernmental Risk Authority and participation in the Liability and Workers' Compensation Programs and authorizing the City Manager to enter into their Joint Powers Agreement. Authorize the City Manager to confirm the City's Notice of Intent to leave the Independent Cities Risk Management Authority risk pool for coverage year beginning July 1, 2026. (Fiscal Impact: Transitioning to California Intergovernmental Risk Authority (CIRA) will result in approximate net savings of \$54,551 for insurance premiums and third-party administrator costs for FY 2026-27. This savings includes the required exit fees paid to ICRMA, direct contracting costs with the City's third-party administrator for workers' compensation claims administration, and insurance premiums and membership in CIRA.

The estimated total premiums for the workers' compensation, general liability, property (including auto physical damage, flood), crime, cyber, underground storage tank, and terrorism are based on the City of El Segundo payroll, Property Program Total Insured Value, and the CIRA FY 2025-26 budget. Estimated premiums for FY 2026-27 are based on an annual actuarial study and estimates from CIRA's broker for excess and group insurance programs. Final rates for FY 2026-27 will be approved by the CIRA Board at the May 2026 meeting.

Funds budgeted for ICRMA coverages would be utilized to pay these premiums and the cost of the City's workers' compensation third-part administrator. CIRA will provide an invoice in mid-July which is due by August 31, 2026. No additional appropriation is required.)

Mark Hensley, City Attorney presented the item.

Council Discussion

City Attorney Mark Hensley read by title only:

RESOLUTION NO. 5572
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO
REQUESTING MEMBERSHIP IN THE CALIFORNIA INTERGOVERNMENTAL RISK
AUTHORITY AND PARTICIPATION IN THE LIABILITY AND WORKERS'
COMPENSATION PROGRAMS

MOTION by Council Member Giroux, SECONDED by Council Member Boyles to adopt Resolution No. 5572 requesting membership in the California Intergovernmental Risk Authority and participation in the Liability and Workers' Compensation Programs and authorizing the City Manager to enter into their Joint Powers Agreement No. 7471 Authorize the City Manager to confirm the

City's Notice of Intent to leave the Independent Cities Risk Management Authority risk pool for coverage year beginning July 1, 2026.

MOTION PASSED 3/0

AYES: Baldino, Boyles, and Giroux

NOES: None

ABSTAIN: None

ABSENT: Pimentel and Keldorf

7. Introduction of Ordinance No. 1679 Regulating Electric Bicycles, Off-Highway Motorcycles, Motorized Bicycles, Pocket Bikes, Motorized Scooters, and Other Electric or Motorized Conveyances: Introduce and waive first reading of the ordinance and schedule second reading of the ordinance.

(Fiscal Impact: None. If the ordinance is introduced and adopted, the Police Department would enforce the ordinance; the cost of enforcement is currently included in the Police Department's budget. Accordingly, there is no fiscal impact associated with the recommended action.

El Segundo Police Chief Saul Rodriguez and City Attorney Mark Hensley presented the item.

Council Discussion

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1679

AN ORDINANCE AMENDING TITLES 1 AND 8 OF THE EL SEGUNDO MUNICIPAL CODE TO REGULATE ELECTRIC BICYCLES, OFFHIGHWAY MOTORCYCLES, MOTORIZED BICYCLES, MOTORIZED SCOOTERS, POCKET BIKES AND ANY OTHER ELECTRIC OR MOTORIZED CONVEYANCE IN THE CITY

Motion by Council Member Giroux to introduce Ordinance No. 1679 and schedule the second reading.

8. Introduction of Two Ordinances Amending El Segundo Municipal Code Title 13 to Adopt by Reference, with Certain Local Amendments, all Relevant Parts of the 2025 California Building Standards Code, the 2024 International Property Maintenance Code and the 2024 Swimming Pool and Spa Codes, and the 2025 California Fire Code (CFC): Read by title only, waive further reading, and introduce the proposed two ordinances. Schedule a public hearing for December 2, 2025, for the second reading and adoption of the two ordinances. Adopt two resolutions making certain findings to support local amendments to codes adopted by reference. (Fiscal Impact: None.)

Michael Allen, Community Development Director, Arturo Ramirez, Senior Building Inspector, and JC Reinis, ESFD Fire Inspector presented the item.

Council Discussion

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1680

AN ORDINANCE ADOPTING THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH CERTAIN APPENDICES AND AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

MOTION by Mayor Pro Tem Baldino to introduce the Ordinance.

A Public Hearing is scheduled for December 2, 2025 for the second reading and adoption of the Ordinance.

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 5573

A RESOLUTION MAKING EXPRESS FINDINGS AND DETERMINATIONS SUPPORTING CITY MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

MOTION by Mayor Pro Tem Baldino to introduce the Resolution.

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1681

AN ORDINANCE ADOPTING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE (PART 9 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) WITH CERTAIN APPENDICES AND AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

MOTION by Mayor Pro Tem Baldino to introduce the Ordinance.

A Public Hearing is scheduled for December 2, 2025 for the second reading and adoption of the Ordinance.

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 5574
A RESOLUTION MAKING EXPRESS FINDINGS AND DETERMINATIONS
SUPPORTING CITY MODIFICATIONS TO THE CALIFORNIA FIRE CODE BECAUSE
OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

MOTION by Mayor Pro Tem Baldino to introduce the Resolution.

E. COMMITTEES, COMMISSIONS, AND BOARDS PRESENTATION:

9. Announce appointments to the Investment Advisory Committee and Senior Citizen Housing Corporation Board Members:

(Fiscal Impact: None.)

These candidates have been appointed to the following Committees, Commissions, and Boards:

Investment Advisory Committee:

Roger Nieves* - Full Term to expire October 31, 2028

Senior Citizen Housing Corporation Board:

George Funk – Partial Term to expire June 30, 2029

* - Incumbent to this CCB

F. REPORTS – CITY CLERK – Thanked the El Segundo Chamber of Commerce, CaliSmash and City Staff for their tremendous efforts to produce and host the 2025 State of the City address. Last week the Clerk’s office attended the 2025 City Clerks New Law and Elections Seminar hosted by Cal Cities.

G. REPORTS – COUNCIL MEMBERS

Council Member Keldorf – No report (absent).

Council Member Giroux – No report.

Council Member Boyles – No report

Mayor Pro Tem Baldino – Attended LAWA (Los Angeles World Airports) Roundtable Meeting. The new liaison from DWP was introduced at the recent Hyperion Environmental Subcommittee meeting. Attended Aquatics Subcommittee meeting; he encouraged donations to the Plunge fundraising efforts. There will be a Dive-in Movie event at the Aquatics Center next week. There will be a lap competition in December called the Holiday Hustle. Reported there are additional Olympic teams exploring the use of our facilities for their practices during the LA28 Olympics.

Mayor Pimentel – No report (absent).

I. REPORTS – CITY ATTORNEY – He will report at the next meeting the highlights from recently passed legislation.

J. REPORTS/FOLLOW-UP – CITY MANAGER – The November 6 meeting at Hyperion with Heal the Bay representatives and City staff was cancelled. Reported the AQMD received 14 odor complaints and issued no notices of violation since November 4. There was an electrical component failure on November 14; damaged equipment was quickly replaced.

MEMORIAL: None

Adjourned at 7:29 PM.

Susan Truax, City Clerk



City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Consent

Item Number: B.5

TITLE:

Second Reading of an Ordinance Amending Development Agreement No. 5751 for Beach Cities Media Campus

RECOMMENDATION:

1. Waive second reading and adopt Ordinance No. ____ for Environmental Assessment No. EA-1391, amending Development Agreement No. 5751 to modify certain sections of Development Agreement No. 5751, and include a Professional Sports Team and Training Facility as a permitted use and include a fourth alternative Conceptual Site Plan.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On November 18, 2025, City Council considered a draft ordinance amending certain sections of Development Agreement No. 5751, most notably amending the allowable uses at the site to include a Professional Sports Team and Training Facility use, along with including a fourth alternative Conceptual Site Plan. At the conclusion of the public hearing, the City Council introduced the draft ordinance and scheduled a second reading for December 2, 2025.

DISCUSSION:

City Council may waive the second reading of the Ordinance and its title, and adopt the Ordinance as introduced on November 18, 2025. If the ordinance is adopted by City Council at its December 2, 2025, meeting, the effective date of the ordinance will be January 1, 2026, 30 days from the adoption date.

Second Reading and Adoption of Ordinance Amending DA No. 5751

December 2, 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:

Jazmin Farias, Planning Technician

REVIEWED BY:

Michael Allen, Community Development Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. EA-1391 City Council Proposed Ordinance

ORDINANCE NO. ____

AN ORDINANCE APPROVING AND ADOPTING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 5751, TO AMEND THE ALLOWABLE USES AND ITS CONCEPTUAL SITE PLAN AS ALTERNATIVE NO. 4 FOR BEACH CITIES MEDIA CAMPUS

(Environmental Assessment No. EA-1391 and Amendment No. 1 to Development Agreement No. DA 5751)

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

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

- A. On August 6, 2019, the City of El Segundo City Council approved Environmental Assessment No. EA-1201, General Plan Amendment No. GPA 17-01, Zone Change No. ZC 17-01, and Development Agreement No. DA 5751. This action changed the land use designation and zoning of the property from Commercial Center (C-4) to Urban Mixed Use South (MU-S), allowed a development concept that included a mixture of alternatives for creative office, retail/café, and studio and production facility uses, and certified an Environmental Impact Report (EIR) for the development of the property and authorized the City to enter into a development agreement with the property owner;
- B. Development Agreement No. 5751 and Conditions of Approval were originally approved (EA-1201) by the City Council on August 6, 2019;
- C. Through the Development Agreement, the property owner voluntarily waived its rights to develop the property with certain uses which are allowed or conditionally allowed in the MU-S zone, and limited the FAR to 1.13, which is less than the 1.3 FAR allowed in the MU-S Zone;
- D. On August 20, 2025, Andrew Brady on behalf of property owner LA RE DEVELOPMENT HOLDINGS, LLC (hereinafter Applicant) filed request to amend certain section of Development Agreement No. 5751, including the allowed uses at the site;
- E. The proposed Development Agreement (DA) Amendment modifies the allowed uses to include a Professional Sports Team Headquarters and Training Facility use and its Conceptual Site Plan as alternative no. 4;
- F. The amendment request was reviewed by the City's Community Development Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code (ESMC);
- G. The City reviewed the amendments environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA")

and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);

- H. On October 6, 2025, public notices were mailed to all property owners and occupants within a 300-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC § 15-28-6(A);
- I. On October 9, 2025, a public notice was published in the El Segundo Herald newspaper, providing a 10-day time period for the submittal of comments in accordance with ESMC § 15-28-6(A);
- J. The item was duly noticed for the October 23, 2025, Planning Commission meeting. However, due to the lack of quorum this item was continued to be considered by the Planning Commission on November 13, 2025;
- K. On November 13, 2025, the Planning Commission held a duly noticed 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. 2973 recommending that the City Council approve this Ordinance;
- L. On November 3, 2025 public notices were mailed to all property owners and occupants within a 300-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC Section 15-28-6(A);
- M. On November 6, 2025 a public notice was published in the El Segundo Herald newspaper, providing a 10-day time period for the submittal of comments in accordance with ESMC Section 15-28-6(A);
- N. On November 18, 2025 the City Council held a duly noticed public hearing and considered the information provided by City staff and public testimony regarding the Ordinance; and
- O. 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 December 2, 2025 hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The proposed amendments to Development Agreement No. 5751 are listed in Exhibit A, attached hereto, and incorporated herein by this reference.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860, the City Council finds as follows:

- A. The approved Development Agreement No. 5751 was found to be consistent with the General Plan per Ordinance No. 1587. The proposed amendments do not alter

any of the General Plan findings made in the original approval. Approval of the Development Agreement amendment will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment.

SECTION 4: Amendment to Development Agreement Findings. In accordance with Government Code §§ 65867.5 and 65868 and Resolution No. 3268, adopted June 26, 1984, the City Council finds as follows:

- A. The Development Agreement Amendment is consistent with the General Plan of El Segundo and there are no applicable Specific Plans. The amended Development Agreement continues to be a 10-year agreement that provides the following public benefits in exchange for vested development rights:
- Consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
 - Promotes a balance of land uses that provide for a range of employment opportunities while maintaining compatibility with surrounding development.
 - Encourages development that contributes to El Segundo's role as a major employment and business center in the South Bay.
 - Foster land uses that enhance El Segundo's identity as a destination for business, recreation, and entertainment.
 - The Development Agreement amended uses are compatible with the uses authorized in and regulations prescribed for the Mixed-Use South (MU-S) zone in which the real property is located.
 - The Development Agreement Amendment is in conformity with the public convenience, general welfare, and good land use practice as it provides expanded commercial opportunities in a synergistic manner with the previously approved site plan review and adjacent land uses.
 - The proposed amendment will not be detrimental to the health, safety and general welfare.
 - The proposed amendment to the Development Agreement will not adversely affect the orderly development of property or the preservation of property values.
 - The development standards prescribed in the MU-S zone and development agreement will result in the orderly development in the future. All mitigation measures will be implemented at the time and place impacts occur.

SECTION 5: *Environmental Assessment.* In accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines, the proposed Ordinance is exempt from further environmental review pursuant to CEQA Guidelines §15060(c)(3), as the Ordinance does not constitute a “project” within the meaning of CEQA §15378 and the action of amending the language has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. In addition, the Ordinance is exempt under CEQA Guidelines §15061(b)(3), the “common sense” exemption, as the action is limited to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may result in a significant effect on the environment. Any future development proposed pursuant to the Development Agreement would be subject to separate site plan review pursuant to Development Agreement No. 5751, Section 4.15, and City Code Chapter 25 (Site Plan Review). Pursuant to City Code § 15-25-3, site plan review is a discretionary action that requires separate environmental review in accordance with CEQA and the CEQA Guidelines when a site plan review application is submitted for a development project. Accordingly, no further environmental review is required for the DA Amendment pursuant to CEQA Guidelines §15168(c)(2).

SECTION 6: *Approvals and Authorization.* The City Council hereby approves and adopts the First Amendment to Development Agreement No. 5751, attached to this ordinance as Exhibit "A". Upon the effective date of this Ordinance, the Mayor is authorized to execute the amendment on behalf of the City. The City Manager is hereby authorized and directed to perform all acts and execute all documents needed to effectuate this Ordinance.

SECTION 7: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the amendment. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The City Council's analysis and evaluation of the amendment is based on the best information currently available. It is inevitable that in evaluating a amendment that absolute and perfect knowledge of all possible aspects of the amendment will not exist. One of the major limitations on analysis of the amendment is the City Council's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City' s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: *Summaries of Information.* All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 10: Effectiveness of ESMC. Repeal or amendment of any provision of the ESMC will 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: 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 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: Effective Date. This Ordinance will become effective 30 days following its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

Chris Pimentel, Mayor

ATTEST:

Susan Truax, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Certification

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:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this ____ day of November 2025.

Susan Truax, City Clerk
of the City of El Segundo, California

Exhibit A

Amendment No. 1 to Development Agreement (DA) No. 5751

**FIRST AMENDMENT TO DEVELOPMENT
AGREEMENT**

BEACH CITIES MEDIA CAMPUS
(FORMER AIR PRODUCTS SITE)

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the “Amendment”) is dated as of _____, 2025 by and between the CITY OF EL SEGUNDO, a municipal corporation (the “City”), and LA RE DEVELOPMENT HOLDINGS, LLC, a Delaware limited liability company (the “Developer”), collectively, the “Parties.”

RECITALS

A. City and Rosecrans-Sepulveda Partners 4, LLC entered into a Development Agreement dated August 20, 2019 (the “Agreement”) and recorded on December 11, 2019 in the official records of Los Angeles County as Instrument No. 20191380759.

B. On or about September 15, 2025, pursuant to Sections 3.2 and 3.3 of the Agreement, Rosecrans-Sepulveda Partners 4, LLC assigned all of its rights, interests, duties, obligations and requirements under the Agreement to Developer, and Developer assumed all rights, interests, duties, obligations and requirements of Rosecrans-Sepulveda Partners 4, LLC under the Agreement.

C. The Parties now wish to amend the Agreement to allow for an additional development alternative that would allow for professional sports team headquarters and practice facility uses within the Project.

D. Each of the initially capitalized terms used in this Amendment and not otherwise defined in this Amendment shall have the meaning given to it in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The definitions of “Beach Cities Media Campus,” “Media Campus,” “Alternatives,” “Project,” and “Site Plan” set forth in Section 1 of the Agreement are hereby deleted in their entirety and replaced with the following, respectively:

“Beach Cities Media Campus” or “Media Campus” means development of the Property with a development of a mixture of creative office, retail/café, and studio and production facilities, professional sports team headquarters and training facility that would consist of a maximum of: 240,000 square feet of creative office/professional sports team headquarters and training facility with the option to incorporate a roof deck; 66,000 square feet of studio and production facilities building; 7,000 square feet of retail/café uses for a total of 313,000 square feet of floor area with an associated FAR of 1.13 to 1; and the provision of parking

spaces in a combination of surface parking, underground parking, and a parking structure all as shown in the Conceptual Site Plan attached hereto as Exhibit B.

“Alternatives” means Alternatives 1, 2, 3, or 4 as described below:

Alternative 1 shall consist of the following development components: (a) 25,000 square feet of retail space; (b) 100,000 square feet of general office space with the option to incorporate a roof deck; and (c) 188,000 square feet of studio and production facilities, as shown in the Site Plan attached to the Agreement as Exhibit C.

Alternative 2 shall consist of the following development components: (a) 100,000 square feet of research and development; (b) 10,000 square feet of retail; and (c) 100,040 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached to the Agreement as Exhibit D.

Alternative 3 shall consist of the following development component: (a) 261,990 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached to the Agreement as Exhibit E.

Alternative 4 shall consist of the following development component: (a) up to 65,000 square feet of professional sports team headquarters and practice facilities uses with the option to incorporate a roof deck; (b) 200,000 square feet of office facility uses; and (c) 7,000 square feet of retail/cafe uses.

“Project” means the development of the Property for the Beach Cities Media Campus or one of the Alternatives in substantial conformance with the site plans attached to the Agreement and this Amendment as Exhibits B through F, in accordance with the Project Approvals and Applicable Rules.

“Site Plan” refers to the conceptual development plans for the Beach Cities Media Campus and each of the four Alternatives as shown on Exhibits B through F, attached hereto and incorporated herein by reference.

2. Section 2.6 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

2.6 This Agreement is intended to provide flexible entitlements to develop the Media Campus or one of the four Alternatives, within the parameters set forth herein and subject to the terms and conditions hereof, to meet the changing market demands that are likely to occur throughout the Term of this Agreement.

3. Section 4.13.1(a) of the Development Agreement is hereby deleted in its entirety and replaced with the following:
 - a. Minor Modifications include:
 - i. A modification to the Site Plan for the Media Campus, or the Alternatives, provided the Director determines, in his/her discretion, that the Site Plan is substantially similar to the approved Site Plans attached hereto as Exhibits B through F; the modification complies with the Development Constraints; and there is no change which would qualify as a Major Modification under section 4.13.2 below;
 - ii. A different mix of retail space, general or creative office space, studio and production facilities, research and development uses, or professional sports team headquarters and practice facilities uses provided that it meets the Development Constraints and the Director determines that no subsequent or supplemental EIR is required and any new impacts can be mitigated; and
 - iii. Any other change that does not qualify as a Major Modification as defined below.
4. Exhibit F (“Assignment and Assumption Agreement”) to the Agreement is hereby redesignated as Exhibit G.
5. A new Exhibit F (“Site Plan for Alternative 4”), copy of which is attached hereto and incorporated herein by this reference, is hereby added to the Agreement.
6. Section 19 of the Agreement is deleted in its entirety and replaced with the following:

Notices. Any notice that a party is required or may desire to give the other must be in writing and must be sent by: (i) personal delivery; (ii) deposit in the United States Mail, postage prepaid; (iii) registered or certified mail, return receipt requested; (iv) overnight delivery using a nationally recognized overnight courier providing proof of delivery; or (v) electronic delivery, evidenced by confirmed receipt, addressed as follows:

If to City: City of El Segundo
 350 Main Street
 El Segundo, CA 90245
 Attn: City Manager
 Email: dgeorge@elsegundo.org

With a Copy to: City of El Segundo
 350 Main Street
 El Segundo, CA 90245
 Attn: Director of Planning and Building Safety

Email: mallen@elsegundo.org

With a Copy to: Hensley Law Group
2600 W. Olive Street, Suite 500
Burbank, California 95105
Attn: Mark D. Hensley, Esq.
Email: mhensley@hensleylawgroup.com

To Developer: LA RE DEVELOPMENT HOLDINGS, LLC
Attn: Tim Katt
1900 W Loops #1300
Houston, TX 77027
Email: tim.katt@transwestern.com

With a Copy to: DLA Piper LLP (US)
Attn: Andrew Brady
2000 Avenue of the Stars Suite 400
Los Angeles, CA 90067
Email: Andrew.brady@us.dlapiper.com

7. **Recognition of Assignment.** Pursuant to Sections 3.2 and 3.3 of the Agreement, all rights duties and obligations under the Agreement were assigned from Rosecrans-Sepulveda Partners, 4 LLC to LA RE Development Holdings, LLC, a Delaware limited liability company on or about September 15, 2025 (“**Assignment**”). The Parties hereby recognize that LA RE Development Holdings, LLC has assumed all rights, interests, duties, obligations and requirements of Developer under the Agreement. The Parties further recognize that the Assignment also includes an assignment and assumption of all rights, interests, duties and obligations to LA RE Development Holdings, LLC with respect to entitlements, permits and approvals for the Project, and to any and all applications for permits, inclusive of all plans, submittals and fees submitted and paid to City related to same. The Parties agree to hereafter work in good faith to take any reasonably required steps to ensure the assignment and assumption of all rights, duties, obligations and requirements under the Agreement are fully and properly effectuated.
8. **Ratification.** Except as expressly amended by this Amendment, the Agreement is in full force and effect and is hereby ratified and confirmed by the Parties in all respects.
9. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall be deemed to be one and the same instrument. A facsimile transmission of an original signature shall be deemed to be an original signature.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed as of the day and year first above written.

CITY:

The City of El Segundo, a municipal corporation.

By: _____
Chris Pimentel, Mayor

DEVELOPER:

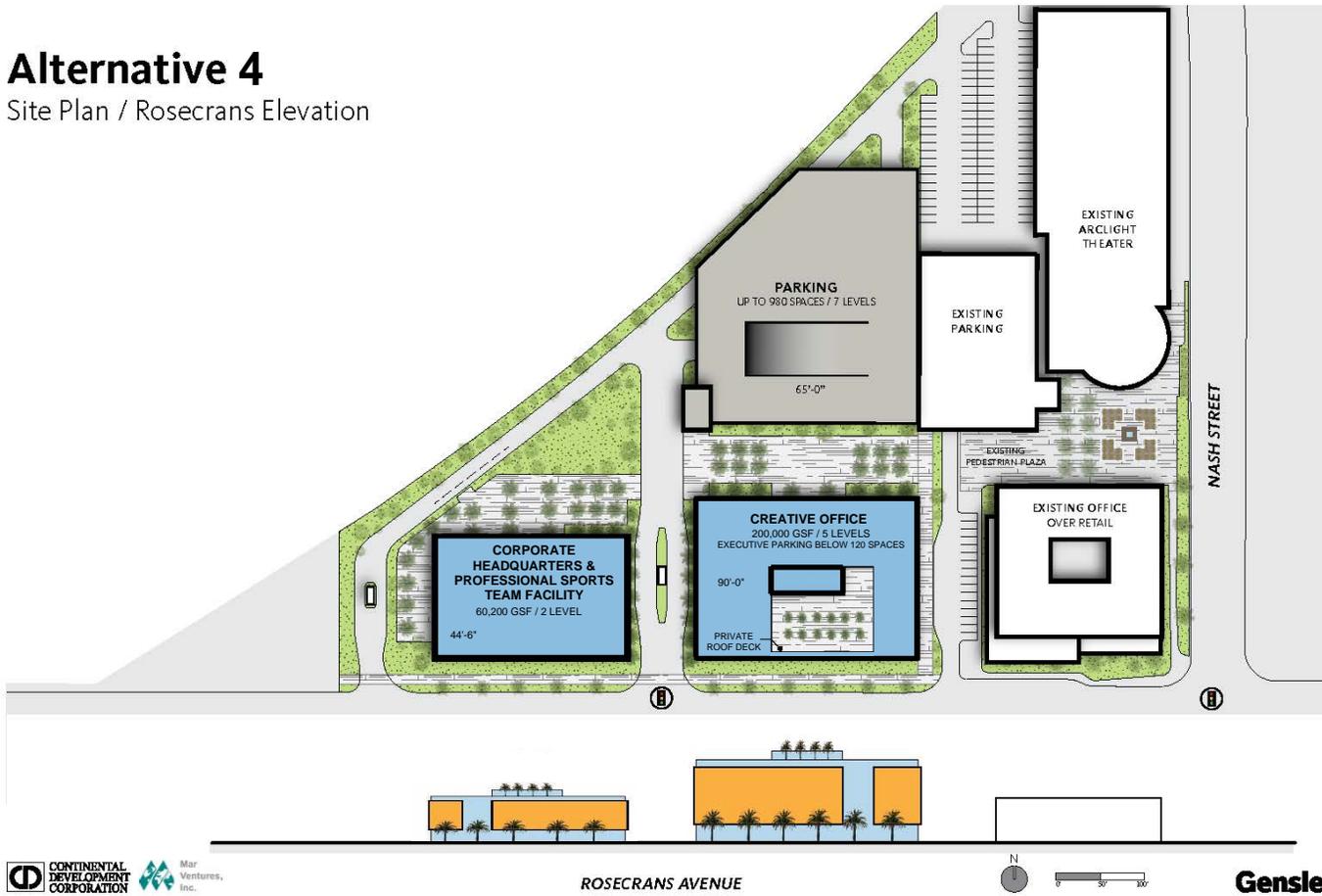
LA RE Development Holdings, LLC

By: _____

Its: _____

Alternative 4
Site Plan / Rosecrans Elevation

EXHIBIT F
SITE PLAN FOR ALTERNATIVE 4



ROSECRANS AVENUE



Gensler 5



TITLE:

2026 City Council Meeting Calendar

RECOMMENDATION:

1. Approve the 2026 City Council Meeting Calendar with staff's recommended meeting cancelations.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None

BACKGROUND:

Since December 2019, the City Clerk's Office has annually presented a proposed City Council meeting calendar for adoption, including a list of anticipated meeting cancelations within the calendar year. Adoption of an annual calendar provides structure for long-term agenda planning and supports timely communication of scheduled City Council meetings to the community.

DISCUSSION:

2026 Proposed Meeting Cancelations for City Council Meetings

January 6th	Winter Recess
April 7th	ESUSD Spring Recess
July 21st	Summer Recess
August 4th	National Night Out — National PD Event
January 5th	Winter Recess

Traditionally, a meeting occurring around a holiday is canceled due to the fact that

2026 City Council Calendar

December 2, 2025

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certain city facilities are closed. More recently, the first meeting in August has been canceled due to National Night Out, an event held by Police Departments all across the nation. The proposed cancelations result in a total of 2 meetings in the summer months, versus 3 meetings which have occurred in the past. City Council may discuss other options other than staff's recommendation.

*Per ESMC 1-4-4, if a Council Meeting falls on a holiday, the meeting will be scheduled for the next day.

CITY STRATEGIC PLAN COMPLIANCE:

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

Strategy A: Enhance proactive community engagement program to educate and inform the public about City services, programs, and issues.

PREPARED BY:

Lili Sandoval, Assistant City Clerk

REVIEWED BY:

Susan Truax, City Clerk

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. 2026 CC Prep Calendar - draft

**CITY OF EL SEGUNDO
2026 COUNCIL CALENDAR - DRAFT**

City Council Meeting 4PM/6PM	Executive Team Meeting Executive Conference Room Every Tuesday at 9:00 AM	Final Agenda Staff Reports & Attachments Due Noon (Wednesday)	Deputy City Manager - Final Review (Wednesday)
1/6/2026	Winter Recess	*12/26/2026	*1/2/2026
1/20/2026 - Day after MLK Jr. Day		1/7/2026	1/14/2026
2/3/2026		1/21/2026	1/28/2026
2/17/2026 - Day after Presidents' Day		2/4/2026	2/11/2026
3/3/2026		2/18/2026	2/25/2026
3/17/2026		3/4/2026	3/11/2026
4/7/2026	ESUSD Spring Break	3/25/2026	4/1/2026
4/21/2026		4/8/2026	4/15/2026
5/5/2026		4/22/2026	4/29/2026
5/19/2026		5/6/2026	5/13/2026
6/2/2026		5/20/2026	5/27/2026
6/16/2026		6/3/2026	6/10/2026
7/7/2026		6/24/2026	7/1/2026
7/21/2026	Summer Recess	7/8/2026	7/15/2026
8/4/2026	Police National Night Out	7/22/2026	7/29/2026
8/18/2026		8/5/2026	8/12/2026
9/1/2026		8/19/2026	8/26/2026
9/15/2026		9/2/2026	9/9/2026
10/6/2026		9/23/2026	9/30/2026
10/20/2026		10/7/2026	10/14/2026
11/3/2026		10/21/2026	10/28/2026
11/17/2026		11/4/2026	**11/12/2026 (Thursday)
12/1/2026		11/18/2026	11/25/2026 - Day before Thanksgiving
12/15/2026		12/2/2026	12/9/2026
1/5/2027	Winter Recess	12/23/2026	12/30/2026
Meeting Canceled			
* Staff Report and Final Review due Friday because of Wednesday and Thursday Holiday.			
** Staff Report Review on Thursday due to Wednesday Holiday			



City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Consent

Item Number: B.7

TITLE:

Second Reading and Adoption of an Ordinance Regulating Electric Bicycles, Off-Highway Motorcycles, Motorized Bicycles, Pocket Bikes, Motorized Scooters, and Other Electric or Motorized Conveyances

RECOMMENDATION:

1. Waive second reading and adopt the proposed ordinance.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

In the last few years, production and popularity of e-bikes have increased, while the costs have decreased, making e-bikes easier to purchase. Due to the popularity and increased affordability of purchasing an e-bike, the El Segundo Police Department has seen a significant increase in their usage throughout the community. This increase in e-bike usage has become an ever-increasing public safety concern in the South Bay and the greater Southern California region. The City of El Segundo has not been immune.

Since 2022, the El Segundo Police Department has seen a significant increase in community member complaints and traffic crashes involving e-bikes. Of the traffic crashes involving e-bikes, there has also been an increase in serious injuries associated with those crashes, with most involving juveniles. The Department has also seen an increase in daily calls for service regarding e-bikes, including illegal e-bikes, unlawful operation, and safety concerns on public roadways. Due to these increases, the Police Department has adopted a three-prong approach that includes awareness, education, and enforcement. This approach has positively impacted our community by reducing our e-bike calls for service and e-bike-related crashes.

E-Bike Ordinance
December 2, 2025
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However, unsafe e-bike riding continues to be a concern. Case in point, off-highway electric motorcycles are still being operated unlawfully on our public roadways and parks. Unfortunately, there are not any regulations that allow police officers to impound illegal offroad electric motorcycles because they are defined in the California Vehicle Code as a "conveyance" rather than a vehicle. It is similarly difficult to enforce unsafe e-bike violations, especially when the riders are juveniles. To dissuade unsafe e-bike and illegal offroad electric motorcycle riding throughout South Bay, the cities of Manhattan Beach, Hermosa Beach, Redondo Beach, and Torrance have passed ordinances to address the inapplicability of the California Vehicle Code.

Based on the above, the Department recognized the unsafe usage of e-bikes in the community as a critical issue. Although, the steps taken have reduced the negative impact on the community, more can be done. The proposed ordinance would allow El Segundo police officers to impound those e-bikes, electric scooters, and illegal off-highway electric motorcycles ridden unsafely.

DISCUSSION:

The proposed ordinance was introduced by the City Council at its November 18, 2025 meeting. The ordinance is now presented to the City Council for second reading and adoption. If adopted by the City Council, the proposed ordinance would do the following:

First, it amends ESMC Section 8-4-24 to expressly prohibit off-highway motorcycles, electric bicycles, motorized bicycles, pocket bikes, motorized scooters, and "any other electric or motorized conveyance," from being ridden or operated on a sidewalk in any City business district, public park or recreation area. The amended Section 8-4-24 would also exempt electric or motorized wheelchairs and 4-wheel mobility scooters.

Second, it creates a new section (ESMC Section 8-4-25) that regulates the above-referenced conveyances. That section would prohibit such conveyances from being ridden in an unsafe manner, or being operated while the operator is under the influence of alcohol or drugs, and also requires passengers to be seated on a separate seat. If a juvenile violates the section, an ESPD officer would be authorized to impound the vehicle, to be released later to a responsible adult and upon payment of the impound fee.

The penalty for violating either section would be an infraction. An infraction is punished by fines ranging from \$100 (for the first violation), \$200 (for the second violation of the same provision within one year) and \$500 (for each additional violation within one year).

If adopted by the City Council, the ordinance will take effect in 30 days.

CITY STRATEGIC PLAN COMPLIANCE:

E-Bike Ordinance
December 2, 2025
Page 3 of 3

Goal 2: Support Community Safety and Preparedness

Objective - El Segundo is a safe and prepared community.

Strategy H: Ensure that Police Services are provided in a cost-effective manner, including meeting unfunded state mandates.

PREPARED BY:

David King, Assistant City Attorney

REVIEWED BY:

Saul Rodriguez, Police Chief

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Proposed Ordinance Regarding E-Bikes

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLES 1 AND 8 OF THE EL SEGUNDO MUNICIPAL CODE TO REGULATE ELECTRIC BICYCLES, OFF-HIGHWAY MOTORCYCLES, MOTORIZED BICYCLES, MOTORIZED SCOOTERS, POCKET BIKES AND ANY OTHER ELECTRIC OR MOTORIZED CONVEYANCE IN THE CITY

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

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

- A. Since 2022, the El Segundo Police Department has seen a significant increase in community member complaints and traffic crashes involving e-bikes;
- B. Manufacturers such as Sur-Ron, Talaria, Segway, and E Ride Pro sell electric off-highway motorcycles that are often inaccurately referred to as electrical bicycles, commonly called “E-Bikes” and have often been sold and advertised by retailers as such;
- C. Although California state law prohibits off-highway motorcycles from being operated on public roadways or sidewalks (VC § 38025), illegal offroad electric motorcycles are still being operated unlawfully on the City’s public roadways and parks;
- D. The California Vehicle Code (“VC”) authorizes police officers to impound vehicles for various reasons, such as street racing, DUIs, and driving without a valid license, because the California Vehicle Code defines off-highway motorcycles as a conveyance rather than a vehicle, El Segundo police officers lack the authority to impound such conveyances;
- E. The City’s existing code is not up to date considering the proliferation of off-highway motorcycles and electric bikes in the City;
- F. The California Constitution provides that a city may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general law (Cal. Const. art. XI, § 7);
- G. The California Vehicle Code defines Bicycle (VC § 231), Off-Highway Motorcycle (VC §§ 400, 436), Electric Bicycle (VC § 312.5), Motorized Bicycle or MOPED (VC § 406), Motorized Scooter (VC § 407.5), and Pocket Bike (VC § 473);
- H. El Segundo Municipal Code (ESMC) section 8-1-1 provides that “[w]henver any words or phrases used herein are not defined but are defined in the Vehicle Code of the state and amendments thereto, those definitions shall apply”; and

- I. The City Council desires to protect the health, safety and welfare of the residents of El Segundo and the public.

SECTION 3: Environmental Review. Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), it has been determined that the adoption and implementation of this ordinance is not a project for purposes of CEQA in that it is a general policy regarding the operation of off-highway motorcycles, electric bicycles and motorized bicycles. Even if it were a project, the proposed ordinance does not have the potential to cause significant effects to the environment and, therefore, it is exempt from CEQA pursuant to 14 Cal. Code Regs. § 15061(b)(3). This proposed ordinance would not result in any development or changes to the physical environment.

SECTION 4. Section 8-4-24 of the El Segundo Municipal Code (“ESMC”) is amended as follows:

8-4-24: COASTERS AND SKATEBOARDS SIDEWALKS IN BUSINESS DISTRICT, PUBLIC PARK OR RECREATION AREA¹:

- A. Use Restricted: No person shall **ride, operate, coast** or propel himself **themselves** down, along, upon or over any sidewalk in or on any skateboard, rollerblades, in-line skates, wagon, cart, hand wagon, coaster, bicycle, **off-highway motorcycle, electric bicycle, motorized bicycle, pocket bike, motorized scooter, or any other electric or motorized conveyance**, or other vehicle in any business district, public park or recreation area.
- B. Exception: Skateboarding¹ and freestyle bicycling shall only be permitted in areas designated by the city.
- C. **This section is not intended to apply to or otherwise restrict electric or motorized wheelchairs or 4-wheel mobility scooters being operated in a safe manner by an individual with a disability, as that term is defined under the Americans with Disabilities Act (42 U.S.C. Section 12101 et seq.) and Appendix II Federal Regulations.**

1. See also title 10, chapter 4 of this code for provisions relative to skateboard parks.

SECTION 5. Chapter 4 of Title 8 of the El Segundo Municipal Code (“ESMC”) is amended to add the following section:

“8-4-25: OFF-HIGHWAY MOTORCYCLES, ELECTRIC BICYCLES, AND OTHER BIKES AND CONVEYANCES.

- A. It is unlawful for any person to ride or operate any bicycle, off-highway motorcycle, electric bicycle, motor-driven cycle, pocket bike, motorized scooter, or any other electric or motorized conveyance upon any street, highway, path, lane or any area of the City in an unsafe manner. "Unsafe manner" means operating in such a way as to constitute a danger to the operator, a passenger, other motorists, other riders, or pedestrians in the area.
- B. It is unlawful for any person to ride or operate any bicycle, off-highway motorcycle, electric bicycle, motor-driven cycle, pocket bike, motorized scooter, or any other electric or motorized conveyance upon any street, path, lane or any area of the City while under the influence of an alcoholic beverage or any drug or under the combined influence of an alcoholic beverage and any drug.
- C. No person riding or operating a bicycle, off-highway motorcycle, electric bicycle, motor-driven cycle, pocket bike, motorized scooter, or any other electric or motorized conveyance shall transport another person upon such vehicle or conveyance unless such passenger is seated upon a separate seat attached to the bike or conveyance.
- D. If a juvenile is cited for violating this section, the City officer issuing the citation may impound the bike or conveyance. The officer shall provide written notice to the juvenile of the place to which the bike or conveyance has been removed. Such impounded bike or conveyance may only be released to an adult responsible for the juvenile upon payment of the impound fee established by the City Council."

SECTION 6. Section 1-2-4 (Provisions Punishable as Infractions) is amended to add the following code sections to the list of violations punishable as infractions:

8-4-25: Off-Highway Motorcycles, Electric Bicycles, and other Bikes and Conveyances.

SECTION 7. *Validity of Previous Code Sections.* If the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other regulation by this Ordinance will be rendered void and cause such ESMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 8. *Enforceability.* Repeal or amendment of any previous Code Sections 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 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 10. The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11. Effective Date. This Ordinance will become effective on the 31st day following its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chris Pimentel, Mayor

ATTEST:

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

CERTIFICATION

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

I, _____, 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: December 2, 2025

Agenda Heading: Consent

Item Number: B.8

TITLE:

Change Order for the Replacement of Fire Station #2 HVAC System, Project No. PW 25-15

RECOMMENDATION:

1. Authorize the City Manager to execute Change Order No. 1 with ACCO Engineering Systems in the amount of \$43,260 for the replacement of the HVAC unit at Fire Station #2, Project No. PW 25-15, and authorize an additional \$15,000 as contingency funds for potential unforeseen issues and costs for bonds.
2. Alternatively, discuss and take other action related to this item

FISCAL IMPACT:

Amount Budgeted: \$168,960

Additional Appropriation: None

Account Number: 301-511-4101-1-88400 (Citywide HVAC CIP account)

BACKGROUND:

Fire Station #2, located at 2261 E. Mariposa Avenue, operates continuously to provide fire suppression, rescue operations, and emergency medical services. As the facility has aged, the HVAC system experienced declining performance and ultimately failed, making replacement necessary to maintain a safe and functional working environment for station personnel.

Prior to the equipment failure, Public Works staff proactively obtained three informal quotes for an in-kind replacement of the existing rooftop HVAC unit, with the intent of replacing the system with equipment of similar type, capacity, and configuration. Quotes were received as follows:

ACCO Engineering Systems – \$80,700

Change order for the Replacement of Fire Station #2 HVAC System

Project No. PW 25-15

December 2, 2025

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Johnson Controls, Inc. – \$80,905

Siemens – \$81,165

All three quotes assumed an in-kind replacement approach and were based on the expectation that a comparable commercial rooftop unit could match the existing roof curb, duct layout, and electrical interface.

These quotes were solicited under the informal bid procedures outlined in El Segundo Municipal Code §1-7C-4, which allows staff to obtain informal pricing for projects under \$220,000 but requires City Council authorization for awards exceeding \$75,000. Based on the quotes received, on September 16, 2025, the City Council awarded a contract to ACCO Engineering Systems for the replacement of the HVAC unit for \$80,700 and a contingency of \$30,000.

DISCUSSION:

After the City awarded the contract, ACCO submitted equipment information for the originally quoted Carrier rooftop unit. During the review, it was determined that the proposed unit would not meet current Title 24 energy requirements and consequently would not provide the required performance.

To identify a suitable replacement, ACCO reviewed other available units, including an AAON model. However, that option still did not resolve the compatibility issues with the existing building conditions.

ACCO then evaluated additional manufacturers and recommended using a CaptiveAire unit. The CaptiveAire unit meets current Title 24 energy standards, is compatible with the building's mechanical layout, and is available for installation within the project schedule. This makes it the most practical and code-compliant replacement option.

Because the CaptiveAire unit is different from the existing unit, a custom curb adapter is required. The adapter allows the new unit to properly connect to the existing roof opening and duct system while maintaining needed weather protection and required performance.

This change order includes the cost difference for the CaptiveAire unit and the fabrication of the custom curb adapter. No additional scope beyond the rooftop unit replacement is needed.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Develop and Maintain Quality Infrastructure and Technology

Change order for the Replacement of Fire Station #2 HVAC System

Project No. PW 25-15

December 2, 2025

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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:

Alberto Oliveros, Senior Engineer Associates

REVIEWED BY:

Elias Sassoon, Public Works Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None



City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Consent

Item Number: B.9

TITLE:

Fifth Amended and Restated Joint Powers Agreement for the South Bay Cities Council of Governments

RECOMMENDATION:

1. Approve and authorize the Mayor to execute the Fifth Amended and Restated Joint Powers Agreement (JPA) of the South Bay Cities Council of Governments (SBCCOG), which allows the City of Los Angeles to designate a non-elected senior staff member as an alternate to the SBCCOG Governing Board representative.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

The South Bay Cities Council of Governments (SBCCOG) is a joint powers authority composed of 16 cities and the County of Los Angeles that collaborate on regional and subregional issues, including transportation and land use, energy and sustainability, homelessness, and more. The SBCCOG was originally formed in 1995 through a JPA which has since been amended four times to reflect evolving membership and governance needs.

On August 21, 2025, Los Angeles City Councilmember Tim McOsker (Council District 15) submitted a request to amend the Joint Powers Agreement to allow the City of Los Angeles to designate a non-elected alternate representative. Under the existing JPA, only another elected official could serve as an alternate for city members of the SBCCOG. Council District 15 is the only Los Angeles City Council district within the SBCCOG's jurisdiction. Council District 11 has historically served as the alternate representative, but has no jurisdictional ties to the South Bay subregion.

Fifth Amended and Restated SBCCOG JPA

December 2, 2025

Page 2 of 3

The SBCCOG Steering Committee reviewed this request and recommended approval, with the stipulation that the language mirror the provision for the Los Angeles County Board of Supervisors' alternates, allowing either the chief of staff or a senior staff person to serve in this role.

At its meeting on October 23, 2025, the SBCCOG Board of Directors voted to recommend member agencies adopt the Fifth Amended and Restated Joint Powers Agreement incorporating this amendment.

DISCUSSION:

The proposed changes to the JPA include:

- Adding language expressly stating the City of LA representative will be the "elected city council member from the 15th district"
- Adding language stating that City of LA is exempt from the requirement to designate an alternate representative that serves on the same board/body as them in their absence.
- Adding language stating that the City of Los Angeles, just like LA County, will designate a chief of staff or a senior staff person from their office as their Alternate Governing Board Representative.

Per the SBCCOG, these changes ensure consistent representation of the City of Los Angeles within the SBCCOG Governing Board, even when the elected Councilmember is unavailable to attend meetings. The amendment also maintains parity with the alternate designation provision for the County of Los Angeles. A red-lined version of the JPA is included in this item.

Per the terms of the JPA, amendments require approval by two-thirds (2/3) of all SBCCOG member agencies before they become effective. Each member city's governing body must therefore take formal action to approve the amended agreement.

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.

Fifth Amended and Restated SBCCOG JPA
December 2, 2025
Page 3 of 3

PREPARED BY:

David King, Assistant City Attorney

REVIEWED BY:

Darrell George, City Manager

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. City of Los Angeles Request Letter
2. Red-Lined 5th Amendment to SBCCOG JPA
3. 5th Amendment to SBCCOG JPA



TIM McOSKER
Councilmember, 15th District

August 21, 2025

Ms. Jacki Bacharach
Executive Director
South Bay Cities Council of Governments
357 Van Ness Way, #110
Torrance, CA 90501

RE: City of Los Angeles, Council District 15: Alternate Member Request

Dear Ms. Bacharach:

As the representative of the 15th Council District of the City of Los Angeles, I represent the communities of Watts, Harbor Gateway, Harbor City, San Pedro, and Wilmington. My district is the only one in the City of Los Angeles that falls within the jurisdiction of the South Bay Cities Council of Governments (SBCCOG). As the City's sole voice within this body, it is imperative that a representative of my district is always present at proceedings to advocate for the residents I serve.

The 15th Council District encompasses five distinct neighborhoods and is home to over 260,000 residents. Due to its size and geographic scope, my ability to attend every meeting of the SBCCOG is sometimes limited. Under the current Joint Powers Authority rules, I would be required to have another member of the Los Angeles City Council attend in my place when I must be absent. Still, given that my colleagues' districts are equally large and complex, this is difficult to accomplish.

The responsibilities and scope of my role, as well as the size of my district, are more akin to those of a Los Angeles County Supervisor than my Council counterparts in the other cities on the SBCCOG. To ensure my district has consistent representation on the SBCCOG Board of Directors, I respectfully request that Council District 15 of the City of Los Angeles be allowed to designate a non-elected alternate to attend and vote on matters on my behalf, similar to the system used by the County Supervisors.

I hope that you will consider my request to amend Joint Powers Authority Section 5(a)(2), which governs the South Bay Cities Council of Governments, to allow Council District 15 to appoint a non-elected alternate to the Board of Directors to represent me as the Councilmember when I am not available to attend. Should you have any questions or require further information, please contact Aksel Palacios, my Director of Port & Capital Projects, via email at aksel.palacios@lacity.org.

Sincerely,

Tim McOsker
Councilmember, 15th District

~~FOURTH~~FIFTH AMENDED AND RESTATED JOINT POWERS AGREEMENT
“SOUTH BAY CITIES COUNCIL OF GOVERNMENTS”
(A JOINT POWERS AUTHORITY)

This ~~Fourth~~Fifth Amended and Restated Joint Powers Agreement which is dated for identification purposes ~~August-October 2325~~, 2025~~11~~, is made and entered into by and between the public entities (collectively, “Members”) whose names are set forth on Exhibit A, pursuant to Section 6500 *et seq.* of Government Code and other applicable law:

WITNESSETH:

The parties hereto do agree as follows:

- Section 1. Recitals. This ~~Fourth~~Fifth Amended and Restated Agreement is made and entered into with respect to the following facts.
- a. The South Bay Cities Council of Governments was formed effective as of April 1, 1995. A Notice of Joint Powers Agreement was filed with the California Secretary of State as of June 22, 1995, and assigned file number 1450. The objective of the organization is to explore areas of inter-governmental cooperation and coordination of government programs and provide recommendations and solutions to problems of common and general concern to its Members.
 - b. This joint powers agreement has been amended ~~three~~four times to make various changes to the rules governing the operation of the organization.
 - c. The Members now desire to further amend the joint powers agreement to effectuate additional changes to the rules governing the operation of the organization.
- Section 2. Creation of Separate Legal Entity. A separate legal entity is created within the meaning of Section 6503.5 of the California Government Code; this entity shall exercise its powers in accordance with the provisions of this ~~Fourth~~Fifth Amended and Restated Agreement and applicable law.
- Section 3. Name. The name of this separate legal entity shall be the South Bay Cities Council of Governments (“Council”).
- Section 4. Purpose and Powers of the Council.
- a. Purpose of Council. The purpose of the Council is to provide a vehicle for the Members to engage voluntarily in regional and cooperative planning and coordination of

government services and responsibilities, to assist the Members in the conduct of their affairs. It is the express intent of the members that the Council shall not possess the authority to compel any Member to conduct any activity or to implement any plan or strategy that the Member does not wish to undertake (except for the payment of dues). The goal and intent of the Council is one of voluntary cooperation among cities in the South Bay for the collective benefit of all.

- b. Common Powers. The Council shall have, and may exercise, the following powers:
- (1) Serve as an advocate in representing the Members of the South Bay Cities at the regional, state and federal levels on issues of importance to the South Bay Cities;
 - (2) Serve as a forum for the review, consideration, study, development and recommendation of public policies and plans with subregional or regional significance;
 - (3) Assemble information helpful in the consideration of problems peculiar to the Members;
 - (4) Employ Member resources or presently-existing, single-purpose public/private groups to carry out its programs and projects;
 - (5) Explore practical avenues for voluntary intergovernmental cooperation, coordination, and action in the interest of local public welfare and improving the administration of governmental services;
 - (6) Assist in coordinating subregional planning efforts and in resolving conflicts among the cities in the South Bay as they work toward achieving planning goals;
 - (7) Build consensus among the Members on the implementation of policies and programs for addressing subregional and regional issues;
 - (8) Serve as a mechanism for obtaining regional, state, and federal grants to assist in financing the expenditures of the Council;
 - (9) Make and enter into contracts, including contracts for the services of engineers, consultants, planners, attorneys and single purpose public/private groups;
 - (10) Employ agents, officers and employees;

- (11) Apply for, receive and administer a grant or grants under any regional, state, or federal program;
 - (12) Receive gifts, contributions and donations of property, funds, services and other forms of financial assistance from persons, firms, corporations and any governmental entity;
 - (13) Lease, manage, maintain, and operate any buildings, works, or improvements; and
 - (14) Delegate some or all of its powers to the Executive Director as provided below.
- c. Exercise of Powers. The Council shall, in addition, have all implied powers necessary to perform its functions. It shall exercise its powers only in a manner consistent with the provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement and the Bylaws. For the purpose of determining the restrictions to be imposed on the Council in its manner of exercising its powers pursuant to Government Code Section 6509, reference shall be made to, and the Council shall observe, the restrictions imposed upon the City of Lomita.

Section 5. Creation of Governing Board and General Assembly.

- a. Creation of Governing Board. A Governing Board for the Council ("Governing Board") is created to conduct the affairs of the Council. The Governing Board shall be constituted as follows:
- (1) Designation of Governing Board Representatives. The city council or the Mayor (if the Mayor is so authorized by the Member's charter, ordinances or rules) of each of the city Members except for the City of Los Angeles shall in writing designate one person as the Member's representative on the Governing Board ("Governing Board Representative"). The Governing Board Representative from the City of Los Angeles shall be the elected city councilmember from the 15th District. The Board of Supervisors of the County of Los Angeles shall designate the members of the Board from the 2nd and 4th Supervisorial Districts as its representatives on the Governing Board.
 - (2) Designation of Alternate Governing Board Representatives. The city council or the Mayor (if the Mayor is so authorized by the Member's charter, ordinances or rules) of each of the city Members except for the City of Los Angeles, shall designate one or more persons to serve as the Member's alternate representative

on the Governing Board ("Alternate Governing Board Representative"). The 15th Council District Representative of the City of Los Angeles shall designate their chief of staff or a senior staff person from their office as the City of Los Angeles's Alternate Governing Board Representative. The Supervisors from the 2nd and 4th Supervisorial Districts shall each designate their chief of staff or a senior staff person from their office as the County's Alternate Governing Board Representatives.

(3) Eligibility. No person shall be eligible to serve as a Governing Board Representative or Alternate Governing Board Representative unless that person is, at all times during the tenure of that person as a Governing Board Representative or Alternate Governing Board Representative, a member of the legislative body of one of the appointing Members, except for the City of Los Angeles and the County of Los Angeles Alternate Governing Board Representatives. Should any person serving on the Governing Board fail to maintain the status required by this Section 5, that person's position on the Governing Board shall be deemed vacated as of the date such person ceases to qualify pursuant to the provisions of this Section 5, and the Member shall be entitled to appoint a qualified replacement.

b. Creation of General Assembly. A General Assembly for the Council ("General Assembly") is created to discuss issues and make recommendations to the Governing Board. All elected officials of the legislative bodies of all Members shall be members of the General Assembly. The Chair of the Governing Board shall be the Chair of the General Assembly. A General Assembly may be called by the Chair of the Governing Board or by a majority of the Governing Board representatives.

Section 6. Use of Public Funds and Property. The Council shall be empowered to utilize for its purposes, public and/or private funds, property and other resources received from the Members and/or from other sources. Where applicable, the Governing Board of the Council may permit one or more of the Members to provide in-kind services, including the use of property, in lieu of devoting cash to the funding of the Council's activities.

Section 7. Functioning of Governing Board.

a. Voting and Participation. Through its Governing Board Representative, each Member may cast only one vote for each issue before the Governing Board except for the County of Los Angeles, which shall have two votes – one for District 2 and one for District 4. An Alternate Governing Board Representative may vote in the proceedings of the Governing Board only in the absence of that Member's Governing Board

Representative. A Governing Board Representative or Alternate Governing Board Representative seated on the Governing Board shall be entitled to participate and vote on matters pending before the Governing Board only if such person is physically present at the meeting of the Governing Board and if the Member which that Governing Board Representative of Alternate Governing Board Representative represents is not on inactive status (as defined in Section 21.b of this ~~Fourth~~Fifth Amended and Restated Agreement).

- b. Proxy Voting. No absentee ballot or proxy shall be permitted.
- c. Quorum. A quorum of the Governing Board shall consist of not less than fifty percent (50%) plus one (1) of its total membership excluding inactive and suspended members.
- d. Committees. As needed, the Governing Board may create permanent or ad hoc advisory committees to give advice to the Governing Board on such matters as may be referred to such committees by the Governing Board. All committees shall have a stated purpose before they are formed. Standing committees shall remain in existence until they are dissolved by the Governing Board. Ad hoc committees shall be dissolved upon completion of their designated functions. Committees, unless otherwise provided by law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board, may be composed of representatives to the Governing Board and nonrepresentatives to the Governing Board.
- e. Actions. Actions taken by the Governing Board shall be by not less than fifty percent (50%) plus one (1) of the voting representatives of the Governing Board who are present provided that a quorum has been established, unless by a provision of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board, a higher number of votes is required to carry a particular motion.

Section 8. Duties of the Governing Board. The Governing Board shall be deemed, for all purposes, the policy making body of the Council. All of the powers of the Council, except as may be expressly delegated to others pursuant to the provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board, shall be exercised by and through the Governing Board.

Section 9. Roberts Rules of Order. The substance of Roberts Rules of Order shall apply to proceedings of the Governing Board, except as may otherwise be provided by provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board.

Section 10. Meetings of Governing Board. The Governing Board shall by resolution establish the dates and times of regular meetings of the Governing Board. The location of each such meeting shall be as directed by the Governing Board.

Section 11. Election of Chair and Vice-Chairs. The Chair of the Governing Board shall conduct all meetings of the Governing Board and perform such other duties and functions as required of such person by provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board. The 1st Vice-Chair shall serve as Chair in the absence of the Chair and shall perform such duties as may be required by provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws, or by the direction of the Governing Board or the Chair. The 2nd Vice-Chair shall serve as Chair in the absence of the Chair and the 1st Vice-Chair and shall perform such duties as may be required by provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws, or by the direction of the Governing Board or the Chair. In addition, the 2nd Vice-Chair shall supervise the Treasurer in the performance of the duties assigned to him or her by Section 14 of the ~~Fourth~~Fifth Amended and Restated Agreement.

A Governing Board Representative shall be elected annually to the position of Chair of the Governing Board, a second Governing Board Representative shall be elected to the position of 1st Vice-Chair of the Governing Board and a third Governing Board Representative shall be elected to the position of 2nd Vice-Chair of the Governing Board, at the first regular meeting of the Governing Board held in June of each calendar year. The terms of office of the Chair, 1st Vice-Chair and 2nd Vice-Chair shall commence on July 1 and expire of the succeeding June 30.

If there is a vacancy, for any reason, in the position of Chair, 1st Vice-Chair or 2nd Vice-Chair, the Governing Board shall forthwith conduct an election and fill such vacancy for the unexpired term of such prior incumbent. A vacancy shall be declared in the event the Member represented by Chair, 1st Vice-Chair or 2nd Vice-Chair is suspended or becomes inactive as provided in Section 21.

Section 12. Executive Director. The Governing Board may appoint by a vote of fifty percent (50%) plus one (1) of the total voting membership a qualified person to be Executive Director, on any basis it desires including, but not limited to, a contract or employee basis. The Executive Director shall be neither a Governing Board Representative, nor an Alternate-Governing Board Representative, nor an elected official of any Eligible Public Entity (as defined in Section 21(c) of this ~~Fourth~~Fifth Amended and Restated Agreement). The Executive Director shall be the chief administrative officer of the Council. The Executive

Director shall receive such compensation as may be fixed by the Governing Board. The Executive Director shall serve at the pleasure of the Governing Board and may be relieved from such position at any time, without cause, by a vote of fifty percent (50%) plus one (1) of the total voting membership of the Governing Board taken at a regular, adjourned regular or special meeting of the Governing Board. The Executive Director shall perform such duties as may be imposed upon that person by the provisions of applicable law, this ~~Fourth~~Fifth Amended and Restated Agreement, the Bylaws, or by the direction of the Governing Board.

- Section 13. Designation of Treasurer. The Governing Board shall, in accordance with applicable law, designate a qualified person to act as the Treasurer of the Council. The compensation, if any, of a person or persons holding the office of Treasurer shall be set by the Governing Board.
- Section 14. Duties of Treasurer. The person holding the position of Treasurer of the Council shall have charge of the depositing and custody of all funds held by the Council. The Treasurer shall perform such other duties as may be imposed by provisions of applicable law, including those duties described in Section 6505.5 of the Government Code, and such duties as may be required by the Governing Board. The Governing Board may engage a qualified person to assist the Treasurer in the performance of his or her duties.
- Section 15. Designation of Other Officers and Employees. The Governing Board may appoint or employ such other officers or employees as it deems appropriate and necessary to conduct the affairs of the Council.
- Section 16. Obligations of Council. The debts, liabilities and obligations of the Council shall be the debts, liabilities or obligations of the Council alone. No Member of the Council shall be responsible, directly or indirectly, for any obligation, debt or liability of the Council, whatsoever.
- Section 17. Control and Investment of Council Funds. The Governing Board shall adopt a policy for the control and investment of its funds and shall require strict compliance with such policy. The policy shall comply, in all respects, with all provisions of applicable law.
- Section 18. Implementation Agreements. When authorized by the Governing Board, affected Members may execute an Implementation Agreement for the purpose of authorizing the Council to implement, manage and administer area-wide and regional programs in the interest of the local public welfare. The costs incurred by the Council in implementing a program, including indirect costs, shall be assessed only to those Members who are parties to that Implementation Agreement.

Section 19. Term. The Council created pursuant to this ~~Fourth~~~~Fifth~~ Amended and Restated Agreement shall continue in existence until such time as this ~~Fourth~~~~Fifth~~ Amended and Restated Agreement is terminated. This ~~Fourth~~~~Fifth~~ Amended and Restated Agreement may not be terminated except by an affirmative vote of not less than fifty percent (50%) plus one (1) of the then total voting membership of the Governing Board.

Section 20. Application of Laws to Council Functions. The Council shall comply with all applicable laws in the conduct of its affairs, including, but not limited to, the Ralph M. Brown Act. (Section 54950 et seq. of the Government Code.)

Section 21. Members.

- a. Withdrawal. A member may withdraw from the Council by filing its written notice of withdrawal with the Chair of the Governing Board 60 days before the actual withdrawal. Such a withdrawal shall be effective at 12:00 o'clock a.m. on the last day of that 60-day period. The withdrawal of a Member shall not in any way discharge, impair or modify the voluntarily- assumed obligations of the withdrawn Member in existence as of the effective date of its withdrawal. Withdrawal of a Member shall not affect the remaining Members. A withdrawn Member shall not be entitled to the return of any funds or other assets belonging to the Council, until the effective date of termination of this ~~Fourth~~~~Fifth~~ Amended and Restated Agreement, except that a withdrawn Member shall be entitled to the balance of the annual dues paid for the year by that Member which were intended for the remaining part of that year. Withdrawal from any Implementation Agreement shall not be deemed withdrawal from the Council.
- b. Suspension/Inactive Status. A Member will be placed on Suspension or Inactive Status if the following events occur:
 - (1) Non-Payment of Dues. If a Member fails to pay dues within three months of the annual dues assessment as required under Section 23 of this ~~Fourth~~~~Fifth~~ Amended and Restated Agreement and the Bylaws, and after a 30-day written notice is provided to that Member, the Member shall be deemed to be suspended from this ~~Fourth~~~~Fifth~~ Amended and Restated Agreement and the Council. When a Member is suspended, no representative of that Member shall participate or vote on the Governing Board. Such a Member shall be readmitted only upon the payment of all dues then owed by the Member, including dues incurred prior to the suspension and during the suspension.

(2) Failure to Attend Meetings. If a Member is not represented by its Governing Board Representative or Alternate Governing Board Representative for three consecutive regular meetings of the Governing Board, that Member will be placed on Inactive Status until such time as its Governing Board Representative or Alternate Governing Board Representative next attends a regular meeting of the Governing Board.

c. Admitting Eligible Public Entities. Eligible public entities whose names are set forth on Exhibit C to this ~~Fourth~~Fifth Amended and Restated Agreement ("Eligible Public Entities") shall be admitted to the Council by 1) adopting this ~~Fourth~~Fifth Amended and Restated Agreement by a majority vote of the legislative body of the Eligible Public Entity and 2) properly signing this ~~Fourth~~Fifth Amended and Restated Agreement. An Eligible Public Entity may be admitted regardless of whether it adopted and signed this ~~Fourth~~Fifth Amended and Restated Agreement before or after the Effective Date (as defined in Section 28 of this ~~Fourth~~Fifth Amended and Restated Agreement). No vote of the Governing Board shall be required to admit an Eligible Public Entity.

d. Admitting Additional Members. Additional Members who are not Eligible Public Entities may be admitted to the Council upon an affirmative vote of not less than fifty percent (50%) plus one (1) of the total voting membership of the Governing Board provided that such a proposed new Member is a city whose jurisdiction, or part thereof, lies immediately adjacent to one or more of the Eligible Public Entities. Admission shall be subject to such terms and conditions as the Governing Board may deem appropriate.

Section 22. Non-Interference with Function of Members. The Governing Board shall not take any action that constitutes an interference with the exercise of lawful powers by a Member of the Council.

Section 23. Limitation of Liability. All agreements entered into by the Council shall contain a limitation of liability provision, providing that, except as voluntarily assumed by a particular Member, Members shall not be liable to employees, contractors and other third parties.

Section 24. Dues of Members. The Members of the Council shall be responsible for the payment to the Council, annually, of dues in the amounts periodically budgeted by the Governing Board, as and for the operating costs of the Council ("Dues"), as provided in the Bylaws.

Section 25. Disposition of Assets. Upon termination of this ~~Fourth~~Fifth Amended and Restated Agreement, after the payment of all obligations of the Council, any assets remaining shall

be distributed to the Members in proportion to the then obligation of those Members' obligation to participate in the funding of the Council.

Section 26. Amendment. This ~~Fourth~~Fifth Amended and Restated Agreement may be amended at any time with the consent of two-thirds (2/3) of all of the legislative bodies of the Members.

Section 27. Incorporation by Reference. Each Exhibit to this ~~Fourth~~Fifth Amended and Restated Agreement is incorporated into the agreement by this reference, as though it were fully set forth in the body of the agreement.

Section 28. Effective Date. The effective date ("Effective Date") of this ~~Fourth~~Fifth Amended and Restated Agreement shall be the first day of the first month following the date on which two-thirds (2/3) of the legislative bodies of the Members adopt and sign this ~~Fourth~~Fifth Amended and Restated Agreement.

That the Members of this ~~Fourth~~Fifth Amended and Restated Agreement have caused this agreement to be executed on their behalf, respectively, as follows:

EXHIBIT A

[List of Member Agencies]

Carson	Los Angeles (15 th Council District
County of Los Angeles	Representative)
El Segundo	Manhattan Beach
Gardena	Palos Verdes Estates
Hawthorne	Rancho Palos Verdes
Hermosa Beach	Redondo Beach
Inglewood	Rolling Hills
Lawndale	Rolling Hills Estates
Lomita	Torrance

EXHIBIT B

[List of Member Agencies in the South Bay Corridor JPA]

Carson	City of Los Angeles
El Segundo	Manhattan Beach
Gardena	Palos Verdes Estates
Hawthorne	Rancho Palos Verdes
Hermosa Beach	Redondo Beach
Inglewood	Rolling Hills
Lawndale	Rolling Hills Estates
Lomita	Torrance

EXHIBIT C

[List of Eligible Public Entities]

Carson	Manhattan Beach
El Segundo	Palos Verdes Estates
Gardena	Rancho Palos Verdes
Hawthorne	Redondo Beach
Hermosa Beach	Rolling Hills
Inglewood	Rolling Hills Estates
Lawndale	Torrance
Lomita	County of Los Angeles
Los Angeles (15 th Council District Representative)	

FIFTH AMENDED AND RESTATED JOINT POWERS AGREEMENT
“SOUTH BAY CITIES COUNCIL OF GOVERNMENTS”
(A JOINT POWERS AUTHORITY)

This Fifth Amended and Restated Joint Powers Agreement which is dated for identification purposes October 23, 2025, is made and entered into by and between the public entities (collectively, “Members”) whose names are set forth on Exhibit A, pursuant to Section 6500 *et seq.* of Government Code and other applicable law:

WITNESSETH:

The parties hereto do agree as follows:

- Section 1. Recitals. This Fifth Amended and Restated Agreement is made and entered into with respect to the following facts.
- a. The South Bay Cities Council of Governments was formed effective as of April 1, 1995. A Notice of Joint Powers Agreement was filed with the California Secretary of State as of June 22, 1995, and assigned file number 1450. The objective of the organization is to explore areas of inter-governmental cooperation and coordination of government programs and provide recommendations and solutions to problems of common and general concern to its Members.
 - b. This joint powers agreement has been amended four times to make various changes to the rules governing the operation of the organization.
 - c. The Members now desire to further amend the joint powers agreement to effectuate additional changes to the rules governing the operation of the organization.
- Section 2. Creation of Separate Legal Entity. A separate legal entity is created within the meaning of Section 6503.5 of the California Government Code; this entity shall exercise its powers in accordance with the provisions of this Fifth Amended and Restated Agreement and applicable law.
- Section 3. Name. The name of this separate legal entity shall be the South Bay Cities Council of Governments (“Council”).
- Section 4. Purpose and Powers of the Council.
- a. Purpose of Council. The purpose of the Council is to provide a vehicle for the Members to engage voluntarily in regional and cooperative planning and coordination of

government services and responsibilities, to assist the Members in the conduct of their affairs. It is the express intent of the members that the Council shall not possess the authority to compel any Member to conduct any activity or to implement any plan or strategy that the Member does not wish to undertake (except for the payment of dues). The goal and intent of the Council is one of voluntary cooperation among cities in the South Bay for the collective benefit of all.

- b. Common Powers. The Council shall have, and may exercise, the following powers:
- (1) Serve as an advocate in representing the Members of the South Bay Cities at the regional, state and federal levels on issues of importance to the South Bay Cities;
 - (2) Serve as a forum for the review, consideration, study, development and recommendation of public policies and plans with subregional or regional significance;
 - (3) Assemble information helpful in the consideration of problems peculiar to the Members;
 - (4) Employ Member resources or presently-existing, single-purpose public/private groups to carry out its programs and projects;
 - (5) Explore practical avenues for voluntary intergovernmental cooperation, coordination, and action in the interest of local public welfare and improving the administration of governmental services;
 - (6) Assist in coordinating subregional planning efforts and in resolving conflicts among the cities in the South Bay as they work toward achieving planning goals;
 - (7) Build consensus among the Members on the implementation of policies and programs for addressing subregional and regional issues;
 - (8) Serve as a mechanism for obtaining regional, state, and federal grants to assist in financing the expenditures of the Council;
 - (9) Make and enter into contracts, including contracts for the services of engineers, consultants, planners, attorneys and single purpose public/private groups;
 - (10) Employ agents, officers and employees;

- (11) Apply for, receive and administer a grant or grants under any regional, state, or federal program;
 - (12) Receive gifts, contributions and donations of property, funds, services and other forms of financial assistance from persons, firms, corporations and any governmental entity;
 - (13) Lease, manage, maintain, and operate any buildings, works, or improvements; and
 - (14) Delegate some or all of its powers to the Executive Director as provided below.
- c. Exercise of Powers. The Council shall, in addition, have all implied powers necessary to perform its functions. It shall exercise its powers only in a manner consistent with the provisions of applicable law, this Fifth Amended and Restated Agreement and the Bylaws. For the purpose of determining the restrictions to be imposed on the Council in its manner of exercising its powers pursuant to Government Code Section 6509, reference shall be made to, and the Council shall observe, the restrictions imposed upon the City of Lomita.

Section 5. Creation of Governing Board and General Assembly.

- a. Creation of Governing Board. A Governing Board for the Council ("Governing Board") is created to conduct the affairs of the Council. The Governing Board shall be constituted as follows:
- (1) Designation of Governing Board Representatives. The city council or the Mayor (if the Mayor is so authorized by the Member's charter, ordinances or rules) of each of the city Members except for the City of Los Angeles shall in writing designate one person as the Member's representative on the Governing Board ("Governing Board Representative"). The Governing Board Representative from the City of Los Angeles shall be the elected city councilmember from the 15th District. The Board of Supervisors of the County of Los Angeles shall designate the members of the Board from the 2nd and 4th Supervisorial Districts as its representatives on the Governing Board.
 - (2) Designation of Alternate Governing Board Representatives. The city council or the Mayor (if the Mayor is so authorized by the Member's charter, ordinances or rules) of each of the city Members except for the City of Los Angeles, shall designate one or more persons to serve as the Member's alternate representative

on the Governing Board ("Alternate Governing Board Representative"). The 15th Council District Representative of the City of Los Angeles shall designate their chief of staff or a senior staff person from their office as the City of Los Angeles's Alternate Governing Board Representative. The Supervisors from the 2nd and 4th Supervisorial Districts shall each designate their chief of staff or a senior staff person from their office as the County's Alternate Governing Board Representatives.

(3) Eligibility. No person shall be eligible to serve as a Governing Board Representative or Alternate Governing Board Representative unless that person is, at all times during the tenure of that person as a Governing Board Representative or Alternate Governing Board Representative, a member of the legislative body of one of the appointing Members, except for the City of Los Angeles and the County of Los Angeles Alternate Governing Board Representatives. Should any person serving on the Governing Board fail to maintain the status required by this Section 5, that person's position on the Governing Board shall be deemed vacated as of the date such person ceases to qualify pursuant to the provisions of this Section 5, and the Member shall be entitled to appoint a qualified replacement.

b. Creation of General Assembly. A General Assembly for the Council ("General Assembly") is created to discuss issues and make recommendations to the Governing Board. All elected officials of the legislative bodies of all Members shall be members of the General Assembly. The Chair of the Governing Board shall be the Chair of the General Assembly. A General Assembly may be called by the Chair of the Governing Board or by a majority of the Governing Board representatives.

Section 6. Use of Public Funds and Property. The Council shall be empowered to utilize for its purposes, public and/or private funds, property and other resources received from the Members and/or from other sources. Where applicable, the Governing Board of the Council may permit one or more of the Members to provide in-kind services, including the use of property, in lieu of devoting cash to the funding of the Council's activities.

Section 7. Functioning of Governing Board.

a. Voting and Participation. Through its Governing Board Representative, each Member may cast only one vote for each issue before the Governing Board except for the County of Los Angeles, which shall have two votes – one for District 2 and one for District 4. An Alternate Governing Board Representative may vote in the proceedings of the Governing Board only in the absence of that Member's Governing Board

Representative. A Governing Board Representative or Alternate Governing Board Representative seated on the Governing Board shall be entitled to participate and vote on matters pending before the Governing Board only if such person is physically present at the meeting of the Governing Board and if the Member which that Governing Board Representative of Alternate Governing Board Representative represents is not on inactive status (as defined in Section 21.b of this Fifth Amended and Restated Agreement).

- b. Proxy Voting. No absentee ballot or proxy shall be permitted.
- c. Quorum. A quorum of the Governing Board shall consist of not less than fifty percent (50%) plus one (1) of its total membership excluding inactive and suspended members.
- d. Committees. As needed, the Governing Board may create permanent or ad hoc advisory committees to give advice to the Governing Board on such matters as may be referred to such committees by the Governing Board. All committees shall have a stated purpose before they are formed. Standing committees shall remain in existence until they are dissolved by the Governing Board. Ad hoc committees shall be dissolved upon completion of their designated functions. Committees, unless otherwise provided by law, this Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board, may be composed of representatives to the Governing Board and nonrepresentatives to the Governing Board.
- e. Actions. Actions taken by the Governing Board shall be by not less than fifty percent (50%) plus one (1) of the voting representatives of the Governing Board who are present provided that a quorum has been established, unless by a provision of applicable law, this Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board, a higher number of votes is required to carry a particular motion.

Section 8. Duties of the Governing Board. The Governing Board shall be deemed, for all purposes, the policy making body of the Council. All of the powers of the Council, except as may be expressly delegated to others pursuant to the provisions of applicable law, this Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board, shall be exercised by and through the Governing Board.

Section 9. Roberts Rules of Order. The substance of Roberts Rules of Order shall apply to proceedings of the Governing Board, except as may otherwise be provided by provisions of applicable law, this Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board.

Section 10. Meetings of Governing Board. The Governing Board shall by resolution establish the dates and times of regular meetings of the Governing Board. The location of each such meeting shall be as directed by the Governing Board.

Section 11. Election of Chair and Vice-Chairs. The Chair of the Governing Board shall conduct all meetings of the Governing Board and perform such other duties and functions as required of such person by provisions of applicable law, this Fifth Amended and Restated Agreement, the Bylaws or by direction of the Governing Board. The 1st Vice-Chair shall serve as Chair in the absence of the Chair and shall perform such duties as may be required by provisions of applicable law, this Fifth Amended and Restated Agreement, the Bylaws, or by the direction of the Governing Board or the Chair. The 2nd Vice-Chair shall serve as Chair in the absence of the Chair and the 1st Vice-Chair and shall perform such duties as may be required by provisions of applicable law, this Fifth Amended and Restated Agreement, the Bylaws, or by the direction of the Governing Board or the Chair. In addition, the 2nd Vice-Chair shall supervise the Treasurer in the performance of the duties assigned to him or her by Section 14 of the Fifth Amended and Restated Agreement.

A Governing Board Representative shall be elected annually to the position of Chair of the Governing Board, a second Governing Board Representative shall be elected to the position of 1st Vice-Chair of the Governing Board and a third Governing Board Representative shall be elected to the position of 2nd Vice-Chair of the Governing Board, at the first regular meeting of the Governing Board held in June of each calendar year. The terms of office of the Chair, 1st Vice-Chair and 2nd Vice-Chair shall commence on July 1 and expire of the succeeding June 30.

If there is a vacancy, for any reason, in the position of Chair, 1st Vice-Chair or 2nd Vice-Chair, the Governing Board shall forthwith conduct an election and fill such vacancy for the unexpired term of such prior incumbent. A vacancy shall be declared in the event the Member represented by Chair, 1st Vice-Chair or 2nd Vice-Chair is suspended or becomes inactive as provided in Section 21.

Section 12. Executive Director. The Governing Board may appoint by a vote of fifty percent (50%) plus one (1) of the total voting membership a qualified person to be Executive Director, on any basis it desires including, but not limited to, a contract or employee basis. The Executive Director shall be neither a Governing Board Representative, nor an Alternate-Governing Board Representative, nor an elected official of any Eligible Public Entity (as defined in Section 21(c) of this Fifth Amended and Restated Agreement). The Executive Director shall be the chief administrative officer of the Council. The Executive Director shall receive such compensation as may be fixed by the Governing Board. The Executive

Director shall serve at the pleasure of the Governing Board and may be relieved from such position at any time, without cause, by a vote of fifty percent (50%) plus one (1) of the total voting membership of the Governing Board taken at a regular, adjourned regular or special meeting of the Governing Board. The Executive Director shall perform such duties as may be imposed upon that person by the provisions of applicable law, this Fifth Amended and Restated Agreement, the Bylaws, or by the direction of the Governing Board.

- Section 13. Designation of Treasurer. The Governing Board shall, in accordance with applicable law, designate a qualified person to act as the Treasurer of the Council. The compensation, if any, of a person or persons holding the office of Treasurer shall be set by the Governing Board.
- Section 14. Duties of Treasurer. The person holding the position of Treasurer of the Council shall have charge of the depositing and custody of all funds held by the Council. The Treasurer shall perform such other duties as may be imposed by provisions of applicable law, including those duties described in Section 6505.5 of the Government Code, and such duties as may be required by the Governing Board. The Governing Board may engage a qualified person to assist the Treasurer in the performance of his or her duties.
- Section 15. Designation of Other Officers and Employees. The Governing Board may appoint or employ such other officers or employees as it deems appropriate and necessary to conduct the affairs of the Council.
- Section 16. Obligations of Council. The debts, liabilities and obligations of the Council shall be the debts, liabilities or obligations of the Council alone. No Member of the Council shall be responsible, directly or indirectly, for any obligation, debt or liability of the Council, whatsoever.
- Section 17. Control and Investment of Council Funds. The Governing Board shall adopt a policy for the control and investment of its funds and shall require strict compliance with such policy. The policy shall comply, in all respects, with all provisions of applicable law.
- Section 18. Implementation Agreements. When authorized by the Governing Board, affected Members may execute an Implementation Agreement for the purpose of authorizing the Council to implement, manage and administer area-wide and regional programs in the interest of the local public welfare. The costs incurred by the Council in implementing a program, including indirect costs, shall be assessed only to those Members who are parties to that Implementation Agreement.

Section 19. Term. The Council created pursuant to this Fifth Amended and Restated Agreement shall continue in existence until such time as this Fifth Amended and Restated Agreement is terminated. This Fifth Amended and Restated Agreement may not be terminated except by an affirmative vote of not less than fifty percent (50%) plus one (1) of the then total voting membership of the Governing Board.

Section 20. Application of Laws to Council Functions. The Council shall comply with all applicable laws in the conduct of its affairs, including, but not limited to, the Ralph M. Brown Act. (Section 54950 et seq. of the Government Code.)

Section 21. Members.

- a. Withdrawal. A member may withdraw from the Council by filing its written notice of withdrawal with the Chair of the Governing Board 60 days before the actual withdrawal. Such a withdrawal shall be effective at 12:00 o'clock a.m. on the last day of that 60-day period. The withdrawal of a Member shall not in any way discharge, impair or modify the voluntarily- assumed obligations of the withdrawn Member in existence as of the effective date of its withdrawal. Withdrawal of a Member shall not affect the remaining Members. A withdrawn Member shall not be entitled to the return of any funds or other assets belonging to the Council, until the effective date of termination of this Fifth Amended and Restated Agreement, except that a withdrawn Member shall be entitled to the balance of the annual dues paid for the year by that Member which were intended for the remaining part of that year. Withdrawal from any Implementation Agreement shall not be deemed withdrawal from the Council.
- b. Suspension/Inactive Status. A Member will be placed on Suspension or Inactive Status if the following events occur:
 - (1) Non-Payment of Dues. If a Member fails to pay dues within three months of the annual dues assessment as required under Section 23 of this Fifth Amended and Restated Agreement and the Bylaws, and after a 30-day written notice is provided to that Member, the Member shall be deemed to be suspended from this Fifth Amended and Restated Agreement and the Council. When a Member is suspended, no representative of that Member shall participate or vote on the Governing Board. Such a Member shall be readmitted only upon the payment of all dues then owed by the Member, including dues incurred prior to the suspension and during the suspension.
 - (2) Failure to Attend Meetings. If a Member is not represented by its Governing Board Representative or Alternate Governing Board Representative for three consecutive

regular meetings of the Governing Board, that Member will be placed on Inactive Status until such time as its Governing Board Representative or Alternate Governing Board Representative next attends a regular meeting of the Governing Board.

- c. Admitting Eligible Public Entities. Eligible public entities whose names are set forth on Exhibit C to this Fifth Amended and Restated Agreement ("Eligible Public Entities") shall be admitted to the Council by 1) adopting this Fifth Amended and Restated Agreement by a majority vote of the legislative body of the Eligible Public Entity and 2) properly signing this Fifth Amended and Restated Agreement. An Eligible Public Entity may be admitted regardless of whether it adopted and signed this Fifth Amended and Restated Agreement before or after the Effective Date (as defined in Section 28 of this Fifth Amended and Restated Agreement). No vote of the Governing Board shall be required to admit an Eligible Public Entity.
- d. Admitting Additional Members. Additional Members who are not Eligible Public Entities may be admitted to the Council upon an affirmative vote of not less than fifty percent (50%) plus one (1) of the total voting membership of the Governing Board provided that such a proposed new Member is a city whose jurisdiction, or part thereof, lies immediately adjacent to one or more of the Eligible Public Entities. Admission shall be subject to such terms and conditions as the Governing Board may deem appropriate.

Section 22. Non-Interference with Function of Members. The Governing Board shall not take any action that constitutes an interference with the exercise of lawful powers by a Member of the Council.

Section 23. Limitation of Liability. All agreements entered into by the Council shall contain a limitation of liability provision, providing that, except as voluntarily assumed by a particular Member, Members shall not be liable to employees, contractors and other third parties.

Section 24. Dues of Members. The Members of the Council shall be responsible for the payment to the Council, annually, of dues in the amounts periodically budgeted by the Governing Board, as and for the operating costs of the Council ("Dues"), as provided in the Bylaws.

Section 25. Disposition of Assets. Upon termination of this Fifth Amended and Restated Agreement, after the payment of all obligations of the Council, any assets remaining shall be distributed to the Members in proportion to the then obligation of those Members' obligation to participate in the funding of the Council.

- Section 26. Amendment. This Fifth Amended and Restated Agreement may be amended at any time with the consent of two-thirds (2/3) of all of the legislative bodies of the Members.
- Section 27. Incorporation by Reference. Each Exhibit to this Fifth Amended and Restated Agreement is incorporated into the agreement by this reference, as though it were fully set forth in the body of the agreement.
- Section 28. Effective Date. The effective date ("Effective Date") of this Fifth Amended and Restated Agreement shall be the first day of the first month following the date on which two-thirds (2/3) of the legislative bodies of the Members adopt and sign this Fifth Amended and Restated Agreement.

That the Members of this Fifth Amended and Restated Agreement have caused this agreement to be executed on their behalf, respectively, as follows:

CITY OF EL SEGUNDO

By _____
Chris Pimentel, Mayor

Date _____

ATTEST:

By _____
Susan Truax, City Clerk

APPROVED AS TO FORM:

By _____
Mark D. Hensley, City Attorney

EXHIBIT A

[List of Member Agencies]

Carson	Los Angeles (15 th Council District
County of Los Angeles	Representative)
El Segundo	Manhattan Beach
Gardena	Palos Verdes Estates
Hawthorne	Rancho Palos Verdes
Hermosa Beach	Redondo Beach
Inglewood	Rolling Hills
Lawndale	Rolling Hills Estates
Lomita	Torrance

EXHIBIT B

[List of Member Agencies in the South Bay Corridor JPA]

Carson	City of Los Angeles
El Segundo	Manhattan Beach
Gardena	Palos Verdes Estates
Hawthorne	Rancho Palos Verdes
Hermosa Beach	Redondo Beach
Inglewood	Rolling Hills
Lawndale	Rolling Hills Estates
Lomita	Torrance

EXHIBIT C

[List of Eligible Public Entities]

Carson	Manhattan Beach
El Segundo	Palos Verdes Estates
Gardena	Rancho Palos Verdes
Hawthorne	Redondo Beach
Hermosa Beach	Rolling Hills
Inglewood	Rolling Hills Estates
Lawndale	Torrance
Lomita	County of Los Angeles
Los Angeles (15 th Council District Representative)	



City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Public Hearings

Item Number: C.10

TITLE:

Second Reading and Adoption of Two Ordinances Amending El Segundo Municipal Code Title 13 (Building Regulations) to Adopt by Reference, with Certain Local Amendments, all Relevant Parts of the 2025 California Building Standards Code, the 2024 International Property Maintenance Code and 2024 Swimming Pool and Spa Codes, and the 2025 California Fire Code (CFC).

RECOMMENDATION:

1. Conduct a public hearing to consider two ordinances to amend El Segundo Municipal Code Title 13 to adopt by reference, with certain local amendments, chapters 1 through 11, 19 and 23 of the El Segundo Municipal Code and Adopting the 2025 Title 24 California Code of Regulations, the 2025 California Building Standards Code and 2024 International Property Maintenance Code and Swimming Pool and Spa Codes, and the 2025 Fire Code.
2. Adopt both resolutions justifying the local amendments to the Building and Fire Code ordinances.
3. Waive second reading and adopt the ordinance and find that is exempt from further environmental review under 14 Cal. Code Regs. §§ 5308, 15061(b)(3) and 5060(c)(2).
4. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None

BACKGROUND:

Every three years, the California Building Standards Commission adopts a new set of technical codes, known as the California Building Standards Codes, which include Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire,

December 2, 2025

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Existing Building and Green Building standards. This triennial adoption is intended to incorporate the latest fire and life safety standards in building design and construction, and minimum energy efficiency and green building standards to meet the state's climate goals.

Local jurisdictions are required to adopt and enforce these newly adopted regulations for all construction projects that file an application on or after January 1, 2026. On November 18, 2025, the City Council introduced the above-referenced Ordinances and set forth a public hearing for December 2, 2025. A complete background, discussion, and justification were included in the staff report and presented at the November 18, 2025, City Council meeting. If City Council adopts the Ordinance as provided, then the 2025 California Building Standard Codes, with local amendments, will take effect on January 1, 2026, as required by law.

DISCUSSION:

Local jurisdictions may amend or add to the state regulations to address local or regional needs. Amendments cannot be less restrictive than state Codes. Any amendment proposed per Health & Safety Code Section 17958.5, must be justified by local climatic, geological, or topographical findings. Following the adoption of the ordinance and resolution of findings by the City Council, pursuant to Health & Safety Code Section 17958.7, the ordinance must be filed with the California Building Standards Commission for review and approval.

Two separate resolutions for both the Building and Fire Codes are included in the attachments. Each resolution sets forth the necessary findings to amend the new construction codes to reflect our local conditions. Two ordinances, also provided in the attachments, incorporate a complete list of amendments proposed to be implemented in the El Segundo Municipal Code.

Supplementary Code Adoption

There are no new additional codes being included beyond the standard triennial update required by the state. However, this proposal includes the concurrent adoption of key supplementary codes intended to maintain neighborhood quality and safety:

2024 International Property Maintenance Code (IPMC): Adoption of the IPMC provides the City with necessary enforcement mechanisms to prevent blight and ensure all existing properties are safe and compliant.

2024 Swimming Pool and Spa Codes: This adoption is critical for ensuring that all newly constructed and existing pools and spas meet the most current essential safety barrier, alarm, and anti-entrapment standards.

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Code Section Removals

Building Safety Division and Fire Department staff have identified certain code sections in the existing Municipal Code to be repetitive, superseded, or no longer necessary.

Both departments proposed code section removals addressing areas where previous local modifications are now covered by the new state code or where the local section is incompatible with the City's current administration.

Resolution Justification of Local Amendments

The Building Safety Division and the Fire Department are recommending modifications to the respective Codes and are advising that amendments are reasonably necessary due to local conditions in the City of El Segundo. Other modifications are of an administrative or procedural nature not otherwise covered by the state Codes or are reasonably necessary to safeguard life and property within the City of El Segundo. Staff recommends the City Council adopt the proposed resolutions, approving the local amendments.

Environmental Review

Staff has determined that the ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, the ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308. Also, there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)).

CITY STRATEGIC PLAN COMPLIANCE:

Goal 2: Optimize Community Safety and Preparedness

Strategy C: Protect and prepare the El Segundo Community and staff for any emergency, disaster, or environmental violation.

PREPARED BY:

Arturo Ramirez, Building Official

REVIEWED BY:

Michael Allen, Community Development Director

December 2, 2025

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APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Ordinance - Building
2. Resolution - Building
3. Removal Recommendations Building
4. Ordinance Fire
5. Resolution - Fire
6. Removal Recommendations Fire - Notes

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH CERTAIN APPENDICES AND AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

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

SECTION 1. *Findings.*

- A. Government Code § 50022.9 authorizes the City of El Segundo (the “City”) to adopt, by reference, codes from another governmental entity as the City’s own;
- B. The California Building Standards Codes (the “California Building Codes”) established statewide codes and regulations for building construction and fire safety and is published every three years by order of the California Legislature;
- C. The 2025 California Building Codes are based upon the International Code Council’s 2024 International Building Code;
- D. The 2025 California Building Codes were published on July 1, 2025 and will become effective on January 1, 2026;
- E. California Health & Safety Code §§ 17958.5 and 18941.5 authorize cities and counties to modify the California Building Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and
- F. In accordance with Health & Safety Code § 17958.7, the City Council finds that there are local climatic, geographic, and topographical conditions justifying the various local amendments to the California Building Code Standards Code as set forth in attached Resolution No. _____, which is adopted by the City Council and incorporated herein by this reference.

SECTION 2. Sections 13-1-1 and 13-1-2 of Chapter 1 of Title 13 of the El Segundo Municipal Code (“ESMC”) are repealed and replaced by the following to read as follows:

CHAPTER 1
BUILDING CODE

13-1-1: ADOPTION OF CALIFORNIA BUILDING CODE, 2025 Edition:

Pursuant to California Government Code Section 50022.2, the California Building Code, 2025 Edition, published as Title 24, Part 2, of the California Code of Regulations, including Appendices F, H, I, and J (“CBC”) is adopted by reference, subject to the amendments, additions and deletions set forth in Section 13-1-2. One true copy of the CBC is on file in the office of the Building Official and is available for public inspection as required by law.

13-1-2: AMENDMENTS TO CALIFORNIA BUILDING CODE:

The California Building Code adopted pursuant to Section 13-1-1 is hereby amended as follows:

Section 105.1 of Chapter 1 of the CBC is amended to read as follows:

105.1 Permit Required.

Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Parking lots shall not be paved, improved, striped, or restriped unless a separate permit for each parking lot has first been obtained from the building official.

Exception: A separate permit shall not be required to pave, improve, stripe, or restripe a parking lot when such work is included in the scope of another project for which a building permit has been issued and when the design of such parking lot was included in the plan check review of such project

Subsection 14 is added to Section 105.2 of Chapter 1 of the CBC as follows:

105.2 Work exempt from permit.

Building:

14. Block wall and concrete fences not over 3 feet 6 inches high.

Section 105.3.2 of Chapter 1 of the CBC is amended to read as follows:

105.3.2 Expiration of Plan Check.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days 12 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. [OSHDP 1, 1R, 2, 4 & 5] Time limitation shall be in accordance with the California Administrative Code, Chapter 7, Section 7-129.

Section 105.8 Chapter 1 of the CBC is added to read as follows:

105.8 Responsibility of permittee.

Building permits shall be presumed by the city to incorporate all of the work that the applicant, the applicant's agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No city approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section 109.4 of Chapter 1 of the CBC is amended to read as follows:

109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in addition to the normally established permit fee, equal to 100% of such normally established permit fee, or as otherwise determined by the building official.

Section 109.6.1 of Chapter 1 of the CBC is added to read as follows:

109.6.1 Plan check fees refund.

No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which the work was proposed to be done. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Section 109.6.2 of Chapter 1 of the CBC is added to read as follows

109.6.2 Permit fees refund.

In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent of the building permit fee actually paid for such permit. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 12 months have elapsed from the date of the issuance of the permit, no permit fees shall be refunded. In the event subsequent application for a permit is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Exception:

1. If a permit has been issued for a project located in an area outside the jurisdiction of the City, 100 percent of the permit and plan checking fee may be refunded.
2. If a duplicate permit has been erroneously issued, 100 percent of the duplicated permit and plan checking fee may be refunded.

Section 109.7 of Chapter 1 of the CBC is added to read as follows:

109.7 Re-inspections.

A re-inspection fee in the amount set by City Council resolution may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is incomplete or when required corrections are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until required fees have been paid.

Section 110.1.1 of Chapter 1 of the CBC is added to read as follows:

110.1.1 Setback Certification required.

A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

Exception: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases.

Section 113.3 of Chapter 1 of the CBC is amended to read as follows:

113.3 Board of Appeals.

The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a Planning Commissioner and will terminate should the member cease serving as a Planning Commissioner. The building official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding and may recommend to the City Council appropriate new legislation.

Three members of the board constitute a quorum. The Planning Chairperson is the board's chairperson and in the chairperson's absence the board will select a temporary chairperson.

The city will assess a filing fee set by City Council resolution, or a higher amount set by resolution, at the time that an appellant file appeal of any order, decisions, or determination made by the building official relative to the application and interpretation of this code. The filing fee is refundable should the appellant prevail in a decision by the board. The appeal must be taken by filing a written notice of appeal, in letterform, to the board of appeals. The board's decision constitutes the city's final decision.

Section 202 of Chapter 2 of the CBC, a new definition is added to read as follows:

MID-RISE BUILDING. A building four or more stories high but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Height measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

Section 456 of Chapter 4 of the CBC is added to read as follows:

Section 456 Mid-Rise Buildings.

The provisions of this section shall apply to buildings or structures defined in Section 202 as mid-rise buildings. All mid-rise buildings shall meet the requirements of Section 918 of the El Segundo Fire Code and any other applicable fire and life safety provisions.

Section 903.2 of Chapter 9 of the CBC is amended and Sections 903.2.1 through 903.2.21 are deleted, to read as follows:

903.2 Where Required.

- A. New Buildings. Unless otherwise prohibited by law, an approved automatic sprinkler system in new buildings and structures shall be required for all occupancies.

Exception: New detached buildings under one thousand (1,000) square feet subject to approval of the Building Official or Fire Official.

- B. Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.2.22 of Chapter 9 of the CBC is added to read as follows:

903.2.22 Structures in the Smoky Hollow Specific Plan Area. An automatic sprinkler system must be provided throughout every facility or building hereafter constructed within the Smoky Hollow Specific Plan Area.

903.2.22.1 Existing Buildings.

Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.3.5.3 of Chapter 9 of the CBC is added to read as follows:

903.3.5.3 Hydraulically calculated systems.

The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.8 of Chapter 9 of the CBC is deleted in its entirety and replaced to read as follows:

903.3.8 Limited Area Sprinkler Systems.

When a fire sprinkler system is required, it shall be provided throughout the building.

Exception: Protection for specific appliances and/or hazards.

Section 903.3.10 of Chapter 9 of the CBC is amended to read as follows:

903.3.10 Floor Control Valves.

Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.

3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-2 and R-3.1 occupancies floor control valves and water flow detection assemblies shall not be required.

Section 909.11 of Chapter 9 of the CBC is deleted in its entirety and replaced to read as follows:

909.11 General.

The smoke-control system shall be supplied with two sources of power. Primary power shall be from the normal building power systems. Secondary power shall be from an approved standby source complying Section 1203 of this code. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switchgear and ventilated directly to and from the exterior. The room shall be enclosed with not less than 1- hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both.

Transfer to full standby power shall be automatic and within 60 seconds of failure of the primary power. The systems shall comply with the City of El Segundo Electrical Code.

Exception: The secondary power is not required for pressurized enclosures in buildings of less than 5 floors used for human occupancy.

Section 1206.6 is added to Chapter 12 of the 2025 Edition of the CBC to read as follows:

1206.6: RESIDENTIAL NOISE INSULATION STANDARDS (Airport Noise Sources)

1206.6.01 Noise Insulation Requirements for New Construction.

1206.6.02 Purpose and Scope. The purpose of this section is to establish minimum noise insulation performance standards for new residential dwelling units and additions of habitable rooms to existing residential dwelling units to protect public health, safety, and welfare from the effects of excessive noise, including without limitation, indoor quality of life, speech interference, and sleep disruption.

1206.6.03 Applicability.

This section applies to all newly constructed residences and habitable room additions to existing residence

1206.6.04 Definitions.

For purposes of this section, the following words must have the following meaning:

“Community Noise Equivalent Level (CNEL)” means the noise measure defined in 21 Code of California Regulations § 5001(d), and any successor regulation or amendment.

“Habitable Room” means a room that is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.

“LAX” means Los Angeles International Airport.

“Noise Impact Boundary for LAX” means the area around LAX as defined in 21 California code of regulations § 5001(1), and any successor regulation or amendment. The city’s building safety department must at all times maintain a current map of the noise impact boundary. The latest published map by LAWA located at the Building Safety Counter shall be used as the basis for determination.

“Residence” means any occupancy group R building as used in El Segundo title 13 of the El Segundo municipal code.

1206.6.05 Standards.

Any new residence or addition of one or more habitable rooms to an existing residence that is within the noise impact boundary for LAX must be designed to ensure that internal noise levels due to LAX do not exceed 45 dB CNEL. This standard may be satisfied in two ways: (1) by performing the acoustical analysis described in section 1206.6.06, below, or (2) by employing the prescribed construction methods described in section 1206.6.07, below.

1206.6.06: Acoustical Analysis.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if it includes an acoustical analysis demonstrating that the proposed design will ensure that internal noise levels due to LAX aircraft noise will not exceed 45 dB CNEL. The acoustical analysis shall be proven to meet the standard by providing post- construction/pre-occupancy acoustic measurement to verify compliance with the 45 dB CNEL standard. The Building Official has the discretion to implement policies that meet the intent of this code section.

- A. The acoustical analysis must be prepared by a person experienced in the field of acoustical engineering. The analysis must consider and include: the topographical relationship between LAX aircraft noise sources and the dwelling site, the characteristics of those noise sources, predicted noise spectra and levels at the exterior of the dwelling site, the basis for this prediction (measured or obtained from published data), the noise insulation measures to be employed, and the effectiveness of the proposed noise insulation measures.
- B. If the interior allowable noise levels are to be met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment, having at

least 2 air exchanges per hour for the affected rooms. The ventilation system must not compromise the interior room noise reduction.

1206.6.07 Prescribed Construction Methods.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if the design incorporates the following construction methods.

Construction Methods in the 70 dB CNEL and Greater Noise Zone

1206.6.08 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth.
- B. Exterior finish must be stucco, minimum 1/2-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over 1/2-inch minimum solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot must require an interior supporting stud-wall that is finished with at least 5/8-inch thick gypsum wall board or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.
- E. Exterior solid sheathing must be covered with overlapping asphalt felt.
- F. Interior wall finish must be at least 5/8-inch thick gypsum wall board or 5/8-inch thick gypsum wall board or plaster.

1206.6.09 Exterior Windows.

- A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 40 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must:
 - 1. Have a sound transmission class rating of at least STC 40 dB, or
 - 2. Must be 5/8-inch laminated glass with STC rating of 40 dB and must be set in non-hardening glazing materials, or
 - 3. Must be glass block at least 3½ inches thick.
- C. The total areas of glazing in rooms used for sleeping must not exceed 20% of the

wall area.

1206.6.10 Exterior Doors.

- A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 40 dB.
- B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 35 dB.
- C. Sliding glass doors in habitable rooms must not be allowed in walls that are directly exposed to aircraft noise. Sliding glass doors in walls that are not directly exposed must have an STC rating of at least 40 dB.
- D. Access doors from attached garage to the interior of a residence must have an STC rating of at least 30 dB.

1206.6.11 Roof/Ceiling Construction.

- A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum ½-inch solid sheathing and any roof covering allowed by this code.
- B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.
- C. Attic ventilation must be:
 - 1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or
 - 2. Noise control louver vents, or
 - 3. Eave vents that are located under the eave overhang.
 - 4. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials must be mounted on resilient channels.
 - 5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line or at any point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and must be glazed with at least 3/16-inch plastic or laminated glass. The weather-side skylight must be any type that is permitted by the building code. The size of skylights must be no more than

20 percent of the roof area of the room.

1206.6.12 Ventilation.

- A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of this code in each habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.
- B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

1206.6.13 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

1206.6.14 Wall and Ceiling Openings.

Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited unless access panels, pet doors, mail delivery drops, air-conditioning, or other openings are designed to maintain the 45 dB CNEL (or less) standard in the room to which they provide access.

Construction Methods In The 65 dB CNEL To 70 dB CNEL Noise Zone

1206.6.15 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth.
- B. Exterior finish must be stucco, minimum $\frac{7}{8}$ -inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over $\frac{1}{2}$ -inch solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior studwall that is finished with at least $\frac{5}{8}$ -inch thick gypsum wallboard or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.
- E. Exterior solid sheathing must be covered with overlapping asphalt felt.
- F. Interior wall finish must be at least $\frac{5}{8}$ -inch thick gypsum wallboard or plaster.

1206.6.16 Exterior Windows.

- A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 35 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must be at least 1/4-inch thick and must be set in non-hardening glazing materials.
- C. The total area of glazing in rooms used for sleeping must not exceed 20% of the floor area.

1206.6.17 Exterior Doors.

- A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 35 dB.
- B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 30 dB
- C. Sliding glass doors in habitable rooms must have glass that is 1/4-inch thick.
- D. Access doors from a garage to a habitable room must have an STC rating of at least 30 dB.

1206.6.18 Roof Ceiling Construction.

- A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum 1/2-inch solid sheathing and any roof covering allowed by this code
- B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.
- C. Attic ventilation must be:
 - 1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or
 - 2. Noise control louver vents, or
 - 3. Eave vents that are located under the eave overhang.
 - 4. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick.

5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line and must be glazed with at least $\frac{3}{16}$ -inch plastic, tempered or laminated glass. The weather-side skylight must be any type that is permitted by the building code.

1206.6.19 Floors.

The floor of the lowest habitable rooms must be concrete slab on grade or wood framed floors.

1206.6.20 Ventilation.

- A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of at least 2 air exchanges in each affected habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.
- B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

1206.6.21 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

1206.6.22 Wall and Ceiling Openings.

Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air-conditioning, or other openings must be designed to maintain the 45 dB CNEL or less standard in the room to which they provide access.

Section 1507.3.1 of the 2022 CBC is amended to read as follows:

1507.3.1 Deck requirements.

Concrete and clay tile shall be installed only over solid-structural sheathing boards.

Section 1613.8 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.8 Amendments to ASCE 7.

The provisions of Section 1613.8 shall be permitted as an amendment to the relevant provisions of ASCE 7.

Section 1613.8.1 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.8.1 Values for Vertical Combinations.

Modify ASCE 7 Section 12.2.3.1 Exception 3 as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

Section 1613.8.2 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.8.2 Wood Diaphragms.

Modify ASCE 7 Section 12.11.2.2.3 as follows:

12.11.2.2.3 Wood Diaphragms.

The anchorage of concrete or masonry structural walls to wood diaphragms shall be in accordance with AWC SDPWS 4.1.5.1 and this section. Continuous ties required by this section shall be in addition to the diaphragm sheathing. ~~In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing.~~ Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal, nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form sub diaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

Section 1613.8.3 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.8.3 Structural Separation.

Modify ASCE 7 Section 12.12.3 Equation 12.12-1 as follows:

$$\delta_M = \frac{C_d \delta_{max}}{I_e}$$

(12-12-1)

Section 1613.9 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.9 Seismic Design Provisions for Hillside Buildings.

1613.9.1 Purpose.

The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.9.2 Scope.

The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this division.

Exception: Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

1613.9.3 Definitions.

For the purposes of this section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry which supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.9.5 and 1613.9.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.9.6 and 1613.9.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

1613.9.4 Analysis and Design.

1613.9.4.1 General.

Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code-prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

1613.9.4.2 Base Level Diaphragm-Downhill Direction.

The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.9.4.2.1 Base for Lateral Force Design Defined.

For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

1613.9.4.2.2 Base Shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

1613.9.5 Base Shear Resistance-Primary Anchors.

1613.9.5.1 General.

The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

1613.9.5.2 Location of Primary Anchors.

A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

1613.9.5.3 Design of Primary Anchors and Diaphragm Struts.

Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.6.8.

1613.9.5.4 Limitations.

The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing,
2. Cement plaster and lath,
3. Gypsum wallboard, and
4. Tension only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.9.6 Base Shear Resistance-Secondary Anchors.

1613.9.6.1 General.

In addition to the primary anchors required by Section ~~1613.7.5~~ 1613.6.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up to and

are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

1613.9.6.2 Secondary Anchor Capacity and Spacing.

Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.9.6.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.9.8.

1613.9.7 Diaphragms below the Base Level-Downhill Direction.

The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.9.7.1 Diaphragm Defined.

Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.9.7.2 Design Force.

Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

1613.9.7.3 Design Force Resistance-Primary Anchors.

The design force described in Section 1613.9.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.9.5.

1613.9.7.4 Design Force Resistance-Secondary Anchors.

1613.9.7.4.1 General.

In addition to the primary anchors required in Section 1613.9.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation

connected to diaphragm struts in each diaphragm below the base level.

Exception: Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

1613.9.7.4.2 Secondary Anchor Capacity.

Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.9.7.4.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.9.8.

1613.9.8 Primary and Secondary Anchorage and Diaphragm Strut Design.

Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn prior to covering the framing.
2. Fastening. The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.
3. Size of Wood Members. Wood diaphragm struts collectors, and other wood members connected to primary anchors shall not be less than 3 inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.
4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125% of the tributary force.
5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.
6. Steel Element of Structural Wall Anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of

anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.

7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.
8. Secondary Anchors. The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.
9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.
10. Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

1613.9.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.

1613.9.9.1 General.

In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

1613.9.9.2 Base Shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

1613.9.9.3 Vertical Distribution of Seismic Forces.

For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.9.9.4 Drift Limitations.

The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.9.9.5 Distribution of Lateral Forces.

1613.9.9.5.1 General.

The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

1613.9.9.5.2 Wood Structural Panel Sheathed Walls.

The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2 feet 8 inches (813 mm).

1613.9.9.5.3 Reinforced Concrete or Masonry Shear Walls.

Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

1613.9.9.6 Limitations.

The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath,
2. Gypsum wallboard, and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.9.10 Specific Design Provisions.

1613.9.10.1 Footings and Grade Beams.

All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24 inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.
2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.
3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.
4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

1613.9.10.2 Protection against Decay and Termites.

All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

1613.9.10.3 Sill Plates.

All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.
2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.9.10.4 Column Base Plate Anchorage.

The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) based on Allowable Stress Design (ASD) levels or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum

of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.

2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least 2 galvanized nuts above the base plate.

1613.9.10.5 Steel Beam to Column Supports.

All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

Section 1613.10 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.10 Suspended Ceilings.

Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this section.

1613.10.1 Scope.

This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

1613.10.2 General.

The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

1613.10.3 Sprinkler Heads.

All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other penetrations shall have a 2 inch (50mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch (25mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1 inch (25 mm) of ceiling movement in

all horizontal directions is permitted to be provided at the top of the sprinkler head extension.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 714 of this Code.

1613.10.4 Special Requirements for Means of Egress.

Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

1613.10.4.1 General.

Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

1613.10.4.2 Assembly Device.

All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

1613.10.4.3 Emergency Systems.

Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3, 1008.2.4 of this Code.

1613.10.4.4 Supports for Appendage.

Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

Section 1704.6 of the 2025 CBC is amended to read as follows:

1704.6 Structural Observations.

Where required by the provisions of Section 1704.6.1, the owner or the owner's authorized agent shall employ a structural observer to perform structural observations.

Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other sections of this code. The structural observer shall be one of the following individuals:

1. The registered design professional responsible for the structural design, or
2. A registered design professional designated by the registered design professional responsible for the structural design.

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

The owner or owner's authorized agent shall coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors and special inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the report submitted to the Building Official.

Observed deficiencies shall be reported in writing to the owner or owner's authorized agent, special inspector, contractor and the Building Official. Upon the form prescribed by the Building Official, the structural observer shall submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the Building Official.

Section 1704.6.1 of the 2025 CBC is amended to read as follows:

1704.6.1 Structural observations for seismic resistance.

Structural observations shall be provided for those structures assigned to Seismic Design Category D, E or F, where one or more of the following conditions exist:

1. The structure is classified as Risk Category III or IV in accordance with Table 1604.5.
2. The height of the structure is greater than 75 feet (22860 mm) above the base.
3. The structure is classified as Risk Category I or II in accordance with Table 1604.5, and a lateral design is required for the structure or portion thereof.

Exception: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% sloped), assigned to Seismic Design Category D.

4. When so designated by the registered design professional responsible for the structural design.
5. When such observation is specifically required by the building official.

Section 1705.3 of the 2025 CBC is amended to read as follows:

1705.3 Concrete Construction.

The special inspections and tests for concrete construction shall be performed in accordance with this section and Table 1705.3.

Exceptions: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.
2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
 - 2.1. The footings support walls of light-frame construction;
 - 2.2. The footings are designed in accordance with Table 1809.7; or
 - 2.3. The structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).
 - 3.1. Concrete patios, driveways and sidewalks, on grade.

Exception 3 of Section 1705.13 of the 2025 CBC is amended to read as follows:

1705.13 Special inspections for seismic resistance.

Special inspections for seismic resistance shall be required as specified in Sections 1705.13.1 through 1705.13.9, unless exempted by the exceptions of Section 1704.2.

Exception: The special inspections specified in Sections 1705.13.1 through 1705.13.9 are not required for structures designed and constructed in accordance with one of the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods, SDS, as determined in Section 1613.2.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet (10 668 mm)
2. The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete; the design spectral response acceleration at short periods, SDS, as determined in Section 1613.2.4, does not exceed 0.5; and the building height of the structure does not exceed 25 feet (7620 mm)
3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, is not assigned to Seismic Design Category D, E or F and does

not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:

- 3.1. Torsional or extreme torsional irregularity.
- 3.2. Nonparallel systems irregularity.
- 3.3. Stiffness-soft story or stiffness-extreme soft story irregularity.
- 3.4. Discontinuity in lateral strength-weak story irregularity.

Section 1807.1.4 of the 2025 CBC is amended to read as follows:

1807.1.4 Permanent wood foundation systems.

Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1807.1.6 of the 2025 CBC is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls.

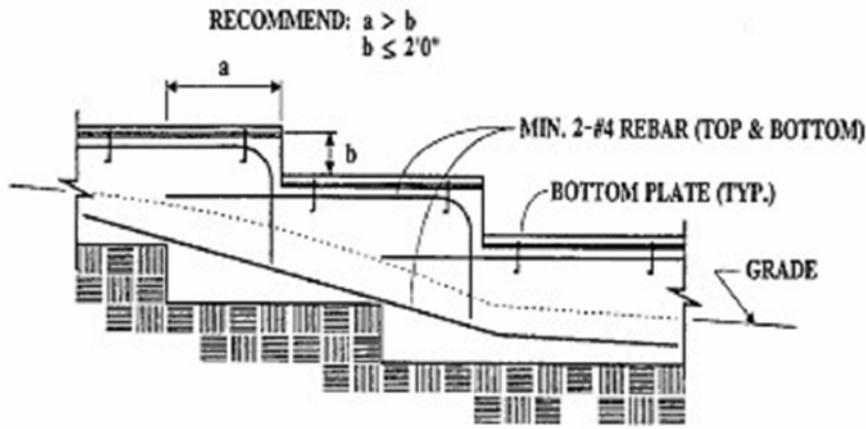
Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1809.3 of the 2025 CBC is amended to read as follows:

1809.3 Stepped footings.

The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding 1 unit vertical in 10 units horizontal (10- percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than 1 unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Category D, E or F, the stepping requirement shall also apply to the top surface of grade beams supporting walls. Footings shall be reinforced with four No. 4 bars. Two bars shall be placed at the top and bottom of the footings as shown in Figure 1809.3.



STEPPED FOUNDATIONS

FIGURE 1809.3 - STEPPED FOOTING

Section 1809.7 and Table 1809.7 of the 2025 CBC are amended to read as follows:

1809.7 Prescriptive footings for light-frame construction.

Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 shall not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

TABLE 1809.7 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT FRAME CONSTRUCTION a, b, c, d, e

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. Not Adopted.
- d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.

- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footing shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- g. Not Adopted.

Section 1809.12 of the 2025 CBC is amended to read as follows:

1809.12 Timber footings.

Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the building official. Such footings shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the ANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1810.3.2.4 of the 2025 CBC is amended to read as follows:

1810.3.2.4 Timber.

Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1905.1 of the 2025 CBC is amended to read as follows:

1905.1 General.

In addition to the provisions of ACI 318, structural concrete shall comply with the requirements of Section 1905. The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.11.

Section 1905.6.2 of the 2025 CBC is amended to read as follows:

1905.6.2 Seismic Design Category C, D, E, and F.

Structures assigned to Seismic Design Category C, D, E, or F shall not have elements of structural plain concrete except as follows:

1. ~~Structural plain concrete basement, foundation, or other walls below the basement as defined in ASCE/SEI 7 are permitted in detached one- and two-family dwellings three stories or less in height constructed with stud bearing walls. In dwellings assigned to Seismic Design Category D or E, the height of the wall shall not exceed 8 feet (2438 mm), the thickness shall not~~

~~be less than 7 ½ inches (190 mm), and the wall shall retain no more than 4 feet (1219 mm) of unbalanced fill. Walls shall have reinforcement in accordance with 14.6.1 of ACI 318. Concrete used for fill with a minimum cement content of 2 sacks of Portland or cementitious material per cubic yard.~~

2. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided that the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

~~Exception: In detached one- and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.~~

3. Plain concrete footings supporting walls are permitted, provided that the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. ~~For footings that exceed 8 inches (202 mm) in thickness, n~~ Not fewer than one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

~~Exceptions:-~~

1. ~~In Seismic Design Categories A, B, and C, d Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement~~ with at least two continuous longitudinal reinforcing bars not smaller than No. 4 and a total area of less than 0.002 times the gross cross-sectional care area of the footing.
2. ~~For foundation systems consisting of a plain concrete footing and a plain concrete stemwall, a minimum of one bar shall be provided at the top of the stemwall and at the bottom of the footing.~~
3. ~~Where a slab ground is cast monolithically with the footing, one No. 5 bar is permitted to be located at either the top of the slab or the bottom of the footing.~~

Section 1905.8 is hereby added to the 2025 CBC to read as follows:

1905.8 ACI 318, Section 18.7.5.

Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.8 and 18.7.5.9 as follows:

18.7.5.8 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.9 - At any section where the design strength, P_n , of the column is less than the sum of the shears V_e computed in accordance with ACI 318 Sections 18.7.6.1 and 18.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 18.7.5.1 through 18.7.5.3 shall be provided. For beams framing into opposite sides of the column, the moment components are permitted to be assumed to be of opposite sign. For the determination of the design strength, P_n , of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.

Section 1905.9 is hereby added to the 2025 CBC to read as follows:

1905.9 ACI 318, Section 18.10.4.

Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.7 as follows:

18.10.4.7 - Walls and portions of walls with $P_u > 0.35P_o$ shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318 Section 18.14.

Section 1905.10 is hereby added to the 2025 CBC to read as follows:

1905.10 ACI 318, Section 18.12.6.

Modify ACI 318, by adding Section 18.12.6.2 as follows:

18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or 6 db in thickness, where db is the diameter of the largest reinforcement in the topping slab.

Section 2304.10.2 of the 2025 CBC is amended to read as follows:

2304.10.2 Fastener requirements.

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.2. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

Section 2304.12.2.8 of the 2025 CBC is amended to read as follows:

2304.12.2.8 Wood used in retaining walls and cribs.

Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

Section 2305.4 is added to Chapter 23 of the 2025 CBC to read as follows:

2305.4 Quality of Nails.

In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

Section 2305.5 is added to Chapter 23 of the 2025 CBC to read as follows:

2305.5 Hold-down connectors.

In Seismic Design Category D, E or F, hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one half (1/2) wrench turn just prior to covering the wall framing.

Section 2306.2 of the 2025 CBC is amended to read as follows:

2306.2 Wood-frame diaphragms.

Wood-frame diaphragms shall be designed and constructed in accordance with AWC SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.2(1) or 2306.2(2) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E or F shall be applied directly to the framing members.

Exception: Wood structural panel diaphragms are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

Section 2306.3 of the 2025 CBC is amended to read as follows:

2306.3 Wood-frame shear walls.

Wood-frame shear walls shall be designed and constructed in accordance with AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of AWC SDPWS shall include the following:

1. Wood structural panel thickness for shear walls shall not be less than 3/8-inch thick and studs shall not be spaced at more than 16 inches on center.
2. The maximum nominal unit shear capacities for 3/8-inch wood structural panels resisting seismic forces in structures assigned to Seismic Design Category D, E or F is 400 pounds per linear foot (plf).

Exception: Other nominal unit shear capacities may be permitted if such values are substantiated by cyclic testing and approved by the building official.

3. Nails shall be placed not less than 1/2 inch in from the panel edges and not less than 3/8 inch from the edge of the connecting members for shear greater than 350 plf using ASD or 500 plf using LRFD. Nails shall be placed not less than 3/8 inch from panel edges and not less than 1/4 inch from the edge of the connecting members for shears of 350 plf or less using ASD or 500 plf or less using LRFD.
4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, application of Table 4.3C of AWC SDPWS shall not be used below the top level in a multi-level building.

Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.3(1), 2306.3(2) or 2306.3(3) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in the AWC SDPWS.

Section 2307.2 is added to the 2025 CBC to read as follows:

2307.2 Wood-frame shear walls.

Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.

Table 2308.10.1 of the 2025 CBC is amended to read as follows:

TABLE 2308.10.1—WALL BRACING REQUIREMENTS ^a						
SEISMIC DESIGN CATEGORY	STORY CONDITION (SEE SECTION 2308.2)	MAXIMUM SPACING OF BRACED WALL LINES	BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method ^b			
			LIB	DWB, WSP	SFB, PBS, PCP, HPS, GB ^{c,d}	
A and B		35'-0"	Each end and ≤ 25'-0" o.c.	Each end and ≤ 25'-0" o.c.	Each end and ≤ 25'-0" o.c.	12'-6"
		35'-0"	Each end and ≤ 25'-0" o.c.	Each end and ≤ 25'-0" o.c.	Each end and ≤ 25'-0" o.c.	12'-6"
		35'-0"	NP	Each end and ≤ 25'-0" o.c.	Each end and ≤ 25'-0" o.c.	12'-6"
C		35'-0"	NP	Each end and ≤ 25'-0" o.c.	Each end and ≤ 25'-0" o.c.	12'-6"
		35'-0"	NP	Each end and ≤ 25'-0" o.c. (minimum 25% of wall length) ^e	Each end and ≤ 25'-0" o.c. (minimum 25% of wall length) ^e	12'-6"
D and E		25'-0"	NP	$S_{DS} < 0.50$: Each end and ≤ 25'-0" o.c. (minimum 21% of wall length) ^e	$S_{DS} < 0.50$: Each end and ≤ 25'-0" o.c. (minimum 43% of wall length) ^e	8'-0"
				$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'-0" o.c. (minimum 32% of wall length) ^e	$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'-0" o.c. (minimum 59% of wall length) ^e	
				$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'-0" o.c. (minimum 37% of wall length) ^e	$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'-0" o.c. (minimum 75% of wall length)	
				$S_{DS} > 1.00$: Each end and ≤ 25'-0" o.c. (minimum 48% of wall length) ^e	$S_{DS} > 1.00$: Each end and ≤ 25'-0" o.c. (minimum 100% of wall length) ^e	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
NP = Not Permitted.

a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.
b. See Section 2308.10.3 for full description of bracing methods.
c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.
d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.
e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).

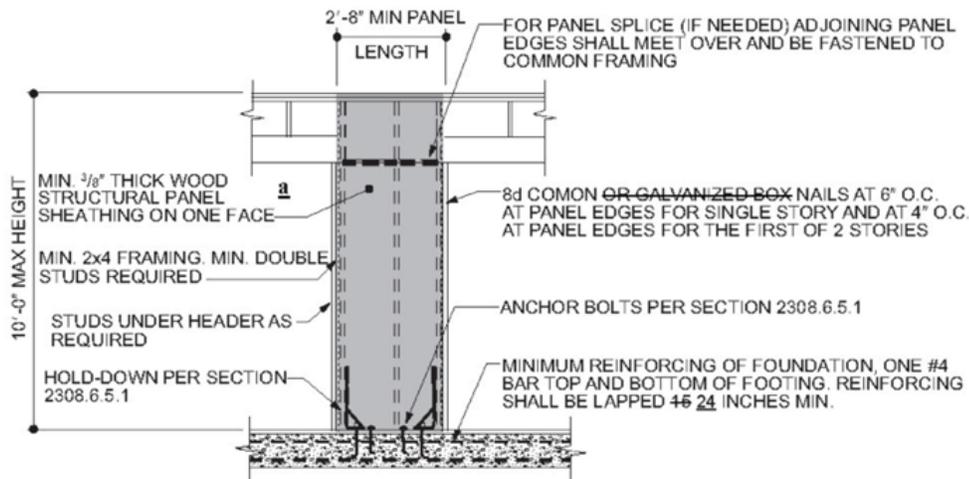
Section 2308.10.5.1 and Figure 2308.10.5.1 of the 2025 CBC are amended to read as follows:

2308.10.5.1 Alternate braced wall (ABW).

An ABW shall be constructed in accordance with this section and Figure 2308.10.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on

one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.2 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.7.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing or turned-down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned-down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.1
 ALTERNATE BRACED WALL PANEL (ABW)**

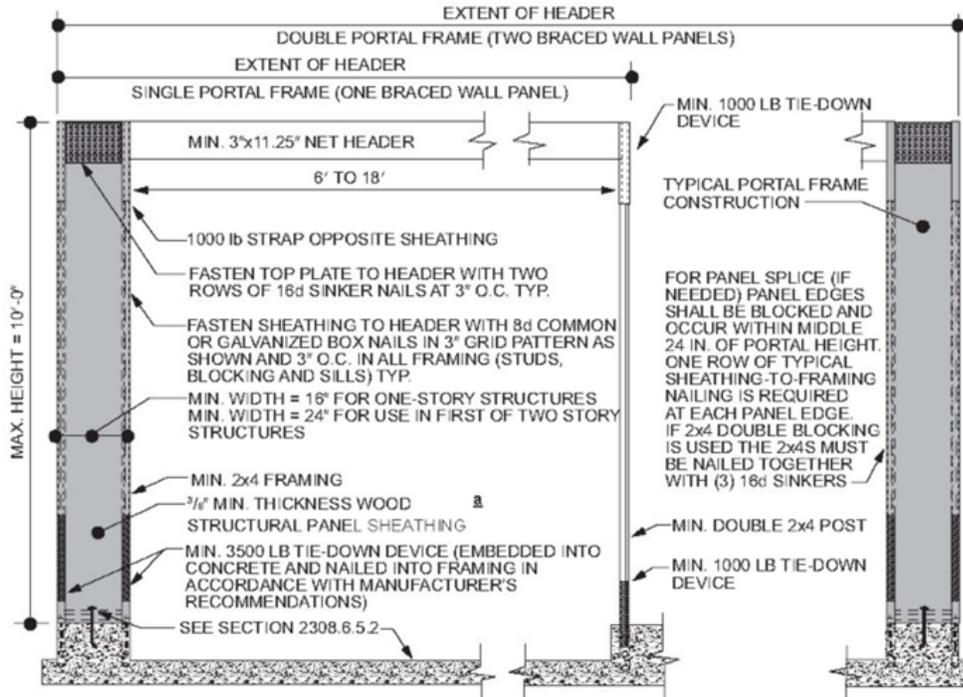
Section 2308.10.5.2 and Figure 2308.10.5.2 of the 2025 CBC are amended to read as follows:

2308.10.5.2 Portal frame with hold-downs (PFH).

A PFH shall be constructed in accordance with this section and Figure 2308.10.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.10.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.10.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.2 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.7.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line. Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.2
 PORTAL FRAME WITH HOLD-DOWNS (PFH)**

Section 2308.10.8.1 of Chapter 23 of the 2025 CBC is amended to read as follows:

2308.10.8.1 Foundation requirements.

Braced wall lines shall be supported by continuous foundations.

Exception: For structures with a maximum plan dimension not more than 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.3.

Section 2308.10.9 of the 2025 CBC is amended to read as follows:

2308.10.9 Attachment of sheathing.

Fastening of braced wall panel sheathing shall be not less than that prescribed in Tables 2308.10.1 and 2304.10.2. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

Section 3114 of the 2025 CBC is amended as follows:

SECTION 3114

INTERMODAL SHIPPING CONTAINERS

3114.1 General. The provisions of Section 3114 and other applicable sections of this code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures or as a part of buildings or structures.

Exceptions:

1. Not adopted.
2. Stationary storage battery arrays located in intermodal shipping containers complying with Chapter 12 of the California Fire Code.
3. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular datacenters, and other similar equipment.
4. Intermodal shipping containers housing or supporting experimental equipment are exempt from the requirements of Section 3115 provided they comply with all of the following:
 - 4.1. Single-unit stand-alone intermodal shipping containers shall be supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5;
 - 4.2. Single-unit stand-alone intermodal shipping containers shall be located a minimum of 8 feet from adjacent structures and are not connected to a fuel gas system or fuel gas utility; and
 - 4.3. In hurricane-prone regions and flood hazard areas, single-unit stand-alone intermodal shipping containers are designed in accordance with the applicable provisions of Chapter 16.
 - 4.4. Intermodal shipping containers approved as temporary structures complying with Section 3103.

5. [HCD] shipping containers constructed or converted off-site that meet the definition of Factory-built Housing in Health and Safety Code Section 19971 or Commercial Modular(s) as defined in Health and Safety Code Section 18001.8 shall be approved by the Department of Housing and Community Development.
6. Single-unit stand-alone intermodal shipping containers used as temporary storage or construction trailer on active construction sites. Construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to, offices, meeting rooms, plan rooms, other administrative or support functions shall not be exempt from Section 3114.

3114.8.4 Detailed design procedure. A structural analysis meeting the requirements of this section shall be provided to the building official to demonstrate the structural adequacy of the intermodal shipping containers.

Exception: Structures using an intermodal shipping container that meet the limitation of Section 3114.8.5.1 and designed in accordance with the simplified procedure in Section 3114.8.5.

3114.8.5.2 Structural design assumptions. Where permitted by Section 3114.8.5.1, single-unit stand-alone, intermodal shipping containers shall be designed using the following assumptions for the profile steel panel ~~lateral-force resisting system~~ side walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.
2. Response modification coefficient, $R = 2$,
3. Over strength factor, $\Omega_0 = 2.5$,
4. Deflection amplification factor, $C_d = 2$, and
5. Limits on structural height, $h_n = 9.5$ feet (2900 mm).

Section J101.3 is added to the 2025 CBC to read as follows:

J101.3 Hazards.

1. Whenever the building official determines that any land or any existing excavation or fill has, from any cause, become a menace to life or limb, or endangers public or private property, or adversely affects the safety, use or stability of public or private property, the owner or other person in legal control of the property concerned shall, upon receipt of a written notice thereof from the building official, correct such condition in accordance with the provisions of this appendix and the requirements and conditions set forth in the notice so as to eliminate such condition. The owner or other person in legal control of the property shall immediately comply with the provisions set forth in the notice and shall complete the work within 180 days from the date of the notice unless a shorter period of time for completion has been specified in the notice in which case the owner shall comply with the shorter period

of time. Upon written application and good cause shown, the building official may approve the request for an extension of time to complete the work required by the notice.

2. If the above condition is not eliminated within the specified time period, the building official may file with the Office of the Los Angeles County Recorder a certificate stating that the property is deemed substandard and that the owner thereof has been so notified to correct the substandard condition. Said certificate shall specify the conditions creating the substandard classification.
3. When the above conditions have been corrected to the satisfaction of the building official, upon receiving a sixty-dollar fee from the owner or his agent, the building official shall file with the Office of the Los Angeles County Recorder, within a reasonable period of time, a certificate specifying that the conditions creating the substandard classification have been corrected and that the property is no longer considered substandard.

Section J101.4 is added to the 2025 CBC to read as follows:

J101.4 Safety Precautions.

1. General.
 - a) If at any stage of work on an excavation or fill, the building official determines that the work has become or is likely to become dangerous to any person, or is likely to endanger any property, public or private, the building official must be authorized to require safety precautions to be immediately taken by the property owner as a condition to continuing such permitted work or to require cessation thereof forthwith unless and until it is made safe and to amend the plans for such work.
 - b) Safety precautions may include, without limitation, specifying a flatter exposed slope or construction of additional drainage facilities, berms, terracing, compaction, cribbing, retaining walls or buttress fills, slough walls, desilting basins, check dams, benching, wire mesh and guniting, rock fences, revetments or diversion walls.
 - c) Upon the determination of the building official that such safety precautions during grading are necessary, the building official must provide a notice and order to the permittee to implement same. After receiving such notice, oral or written, it is unlawful for the permittee or any person to proceed with such work contrary to such order.
2. Removal of Ground Cover.
 - a) The existing vegetative ground cover of any watershed in any hillside area cannot be destroyed, removed or damaged except for routine maintenance pursuant to lawful grading, use or occupancy of the property or to clear hazardous vegetation near structures and roads.

- b) Whenever ground cover is removed or damaged pursuant to a validly issued grading permit, the permittee must restore and maintain the affected area with an approved ground cover or must accomplish such other erosion control protection measures as may be approved by the building official. Such erosion control must be completed within thirty days after cessation of the grading work or other work pursuant to a validly issued building permit.

3. Maintenance of Protective Devices.

All devices used to protect hillside areas from erosion or landslide damage including, without limitation, retaining walls, cribbing, terracing, surface and subsurface drainage structures, interceptor drains, check dams, and riprap must be maintained in good condition and repair as approved by the building official at the time of completion of construction thereof.

Section J101.5 is added to the 2025 CBC to read as follows:

J101.5 Protection of Utilities

The owner and permittee of any property on which grading has been performed and that requires a grading permit must be responsible for the prevention of damage to any public utilities or services.

Section J101.6 is added to the 2025 CBC to read as follows:

J101.6 Protection of Adjacent Properties

The owner and permittee of any property on which grading has been performed and that requires a grading permit is responsible for the prevention of damage to adjacent property and no person must excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking or other damage that might result. Special precautions approved by the building official must be made to prevent imported or exported materials from being deposited on the adjacent public way and/or drainage courses. A 30- day excavation notice must be provided as required by California Civil Code Section 829-834 when the excavation is of sufficient depth and proximity to adjacent lot structures.

Section J101.7 is added to the 2025 CBC to read as follows:

J101.7 Storm water control measures.

The owner and permittee of any property on which grading has been performed and that requires a grading permit under Section J103 shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public private property from damage by erosion, flooding, and deposition of mud, debris and construction-related pollutants originating from the site during, and after, grading and

related construction activities. Furthermore, the owner and permittee shall be responsible for putting into effect and maintaining appropriate measures necessary to prevent any change in cross-lot surface drainage that may adversely affect any adjoining property as a result of grading and/or construction-related activities. Such measures to prevent any adverse cross-lot surface drainage effects on adjoining property shall be required whether shown on approved grading plans or not.

Section J101.8 is added to the 2025 CBC to read as follows:

J101.8 Conditions of approval.

In granting any permit under this code, the building official may include such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this code.
2. Requirements for fencing of excavations or fills which would otherwise be hazardous.

Section J101.9 is added to the 2025 CBC to read as follows:

J101.9 Rules and regulations.

J101.9.1 Rules. The permissive provisions of this chapter shall not be presumed to waive any regulations imposed by other statutes or other ordinances of the State of California or the City of El Segundo.

J101.9.2 Regulations. If two or more pertinent regulations are not identical, those regulations shall prevail which are more restrictive or which afford greater safety to life, limb, health, property or welfare. For the purposes of these regulations, grading permits shall be considered as building permits and shall be subject to the administrative provisions of this code, unless otherwise specifically provided for in this chapter.

Section J103.2 is amended to the 2025 CBC to read as follows:

J103.2 Exemptions.

A grading permit shall not be required for the following:

1. When approved by the building official, grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code where the excavation is limited to within the volume of the proposed structure.
3. Cemetery graves.

4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil and adjoining properties.
7. Exploratory excavations performed under the direction of a registered soils engineer or engineering geologist. This shall not exempt grading of access roads or pads created for exploratory excavations. Exploratory excavations must not create a hazardous condition to adjacent properties or the public in accordance with Section J101.3. Exploratory excavations must be restored to existing conditions, unless approved by the building official.
8. An excavation that does not exceed 50 cubic yards (38.3 m³) and complies with one of the following conditions:
 - (a) is less than 2 feet (0.6 m) in depth.
 - (b) does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).
9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions:
 - (a) is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).
 - (b) is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).
 - (c) is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Section J103.3 is added to the 2025 CBC to read as follows:

J103.3 Permit issuance.

1. The issuance of a grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit or on the grading plans and specifications approved by the building official at the time of issuance.

2. Jurisdiction of other agencies. Permits issued under the requirements of this chapter shall not relieve the owner of responsibility for securing required permits for work to be accomplished which is regulated by any other code, department or division of the governing agency.
3. Conditions of permit. The building official, upon recommendation of the city traffic and transportation administrator, may impose such regulations with respect to access routes to and from grading sites in hillside areas as the building official shall determine are required in the interest of safety precautions involving pedestrian or vehicular traffic.
4. Consent of adjacent property owner. Whenever any excavation or fill requires entry onto adjacent property for any reason, the permit applicant shall obtain the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall file a signed and duly notarized copy of such consent with the building official, and no permit for such grading work may be issued unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the building official.

Section J103.4 is added to the 2025 CBC to read as follows:

J103.4 Grading fees.

1. Fees for grading plan check and for grading permits shall be established or modified by resolution of the city council. The schedule of such fees shall remain on file and be available in the office of the building official. The building official shall, with the approval of the city manager, recommend changes to the council when the costs to provide grading plan check and grading inspection services make it appropriate.
2. The applicant shall pay a plan check fee prior to acceptance of grading plans and specifications for checking by the city. The plan check fee shall be based on the total volume of the excavation and fill, on the site. The grading plan check fee shall be recalculated each time the grading plan volume of excavation and fill exceeds the volume used to determine the original plan check fee, and the applicant shall pay the difference between the revised and original fee before the revised grading plans are accepted for review by the city. The original grading plan check fee includes the cost to the applicant for the original submittal plus two additional submittals of corrected grading plans and specifications. When required by the building official, the applicant shall pay a supplemental grading plan check fee in accordance with the fee resolution established by the city council.
3. Whenever the applicant submits a grading plan for plan check that is substantially different in design of the earthwork as compared to previously submitted grading plans, the submittal shall be considered an original and a new grading plan check fee shall be determined and paid to the city as provided in this section.
4. The applicant shall pay a grading permit fee prior to the issuance of a grading permit by the city. The fee shall be based on the total volume of excavation and fill, on the site. If, during grading operations, the plans and specifications for the

grading project are revised increasing the volume of excavation, fill, or a combination thereof above the volume that was used to determine the grading permit fee, the applicant shall pay to the city the difference between the original grading permit fee and the recalculated fee before work may resume under the grading permit.

5. Whenever grading operations are commenced without an approved grading permit, a penalty shall be added to all unpaid fees for grading plan check and grading permits. The penalty shall be three hundred percent of all fees due the city.

Section J104.2.1 is added to the 2025 CBC to read as follows:

J104.2.1 Grading Designation.

Grading in hilly terrain and all grading in excess of 2,500 cubic yards shall be performed in accordance with the approved grading plan prepared by a registered civil engineer and shall be designated as “engineered grading.” Grading involving less than 2,500 cubic yards and not located in an area of mountainous terrain shall be designated as “regular grading” unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

Section J104.2.2 is added to the 2025 CBC to read as follows:

J104.2.2 Regular grading requirements.

In addition to the provisions of Section 106, and Section 104.2, Chapter 1, Division II, an application for a regular grading permit shall be accompanied by plans in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner, and the name of the person who prepared the plan. If the slope of the grade exceeds 3 units horizontal to 1 unit vertical or as required by the building official, the plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limits and depths of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4.6 m) of the proposed grading.
4. Contours, flow areas, elevations, or slopes which define existing and proposed drainage patterns.
5. Storm water provisions in accordance with the requirements of Appendix J and Title 5 Chapter 4 of the City of El Segundo Municipal Code.

6. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and use restricted use areas.
7. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations.

Section J104.2.3 is added to the 2025 CBC to read as follows:

J104.2.3 Engineered grading requirements.

In addition to the provisions of Chapter 1 Division II, Section 107 and Appendix J Section J104.2, an application for an engineered grading permit shall be accompanied by plans and specifications and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official. Specifications shall contain information covering structures and material requirements. Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared. The plans shall include, but shall not be limited to, the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations, or finish contours to be achieved by the grading, proposed drainage channels, and related structures.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work. A map showing the drainage area and the estimated runoff of the area served by any drains shall also be provided.
5. Location of any existing or proposed buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4.6 m) of the property or that may be affected by the proposed grading operations.
6. Recommendations in the geotechnical engineering report and the engineering geology report shall be incorporated into the grading plans or specifications. When approved by the building official, specific recommendations contained in the geotechnical engineering report and the engineering geology report, that are applicable to grading, may be included by reference.
7. The dates of the geotechnical engineering and engineering geology reports together with the names, addresses, and telephone numbers of the firms or individuals who prepared the reports.

8. A statement of the earthwork quantities of materials to be excavated and/or filled. Earthwork quantities shall include quantities for geotechnical and geological remediation. In addition, a statement of material to be imported or exported from the site.
9. A statement of the estimated starting and completion dates for work covered by the permit.
10. A statement signed by the owner acknowledging that a field engineer, geotechnical engineer and engineering geologist, when appropriate, will be employed to perform the services required by this code, whenever approval of the plans and issuance of the permit are to be based on the condition that such professional persons be so employed. These acknowledgments shall be on a form furnished by the building official.
11. Storm water provisions are required to be shown on the grading plan in accordance with Appendix J Section J and Title 5 Chapter 4 of the ESMC.
12. A drainage plan for that portion of a lot or parcel to be utilized as a building site (building pad), including elevation of floors with respect to finish site grade and locations of existing and proposed stoops, slabs, fences or other features that may affect drainage.
13. Location and type of any existing or proposed private sewage disposal system.
14. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements.
15. Location of all recorded floodways.
16. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations.

Section J109.5 is added to the 2025 CBC to read as follows:

J109.5 Disposal.

All drainage facilities shall be designed to carry waters to the nearest practicable street, storm drain, or natural watercourse drainage way approved by the building official or other appropriate governmental agency jurisdiction provided it is a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Desilting basins, filter barriers or other methods, as approved by the building official, shall be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains, or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipater may be required. Building pads shall have a minimum drainage gradient of 2 percent toward approved drainage facilities, a public street or drainage structure approved to receive storm waters unless waived by the building official. A lesser slope may be approved by the building official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the building official finds such modification will not result in unfavorable drainage conditions.

Section J113 is added to the 2025 CBC to read as follows: SECTION J113

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE

J113.1 General.

All grading plans and permits shall comply with the provisions of this section for NPDES compliance including the owner of any property on which grading has been performed and which requires a grading permit under Appendix J Section J103. Sites which have been graded and which require a grading permit under Appendix J Section J103 are subject to penalties and fines per Appendix J Section J113.4. All best management practices shall be installed before grading begins or as instructed in writing by the building official for unpermitted grading as defined by Section J 103.3. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and control structures related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the building official unless final grading approval has been granted by the building official and all permanent drainage and erosion control systems, if required, are in place.

J113.2 Storm water pollution prevention plan (SWPPP).

When requested by the building official, no grading permit shall be issued unless the plans for such work include a Storm Water Pollution Prevention Plan with details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control structures- related pollutants which originate from the site as a result of structures related activities. For unpermitted grading as defined by Section J103.3 upon written request a SWPPP in compliance with the provisions of this section and Section J106.4.3 for NPDES compliance shall be submitted to the building official.

J113.3 Wet weather erosion control plans (WWECP).

In addition to the SWPPP required in Appendix J Section J113.2, where a grading permit is issued and it appears that the grading will not be completed prior to November 1, then on or before October 1 the owner of the site on which the grading is being performed shall file or cause to be filed with the building official a WWECP which includes specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding or the deposition of mud, debris or structures related pollutants. The best management practices shown on the WWECP shall be installed on or before October 15. The plans shall be revised annually or as required by the building official to reflect the current site conditions. The WWECP shall be accompanied by an application for plan checking services and plan check fees equal in amount to 10 percent of the original grading permit fee.”

SECTION 3. Sections 13-2-1 and 13-2-2 of Chapter 2 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

CHAPTER 2
RESIDENTIAL CODE

13-2-1: ADOPTION OF CALIFORNIA RESIDENTIAL CODE, 2025 Edition:

Pursuant to California Government Code Section 50022.2, the California Building Code, 2025 Edition, published at Title 24, Part 2.5, of the California Code of Regulations, including Appendix CI (“CRC”) is adopted by reference, subject to the amendments, additions and deletions set forth in Section 13-1-2. One true copy of the CRC is on file in the office of the Building Official and is available for public inspection as required by law.

13-2-2: AMENDMENTS TO CALIFORNIA RESIDENTIAL CODE:

The California Residential Code adopted pursuant to Section 13-2-1 is hereby amended as follows:

Subsection 11 is added to R105.2 of the 2025 CRC:

R105.2 Work exempt from permit.

Building:

11. Block wall and concrete fences not over 3 feet 6 inches high.

Section R105.3.2 of the 2025 CRC is hereby amended to read as follows:

R105.3.2 Expiration of Plan Check.

An application for a permit for any proposed work is deemed to have been abandoned 12 months after the application date. Unless otherwise provided, after expiration of the application, the City will not issue a permit until the plans are rechecked and approved and a new fee is paid.

Exception: The Building Official may grant extensions of time for additional periods not exceeding 90 days each if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

Section R105.8.1 of Chapter 1 of the 2025 CRC is added to read as follows:

R105.8.1 Responsibility of permittee.

Building permits shall be presumed by the city to incorporate all of the work that the applicant, the applicant’s agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements

of this code and any other laws or regulations applicable thereto. No city approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section R108.5.1 of Chapter 1 of the 2025 CRC is added to read as follows:

R108.5.1 Plan check fees refund.

No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which the work was proposed to be done. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Section R108.5.2 of Chapter 1 of the 2025 CRC is added to read as follows:

R108.5.2 Permit fees refund.

In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent of the building permit fee actually paid for such permit. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 12 months have elapsed from the date of the issuance of the permit, no permit fees shall be refunded. In the event subsequent application for a permit is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Exception:

1. If a permit has been issued for a project located in an area outside the jurisdiction of the City, 100 percent of the permit and plan checking fee may be refunded.
2. If a duplicate permit has been erroneously issued, 100 percent of the duplicated permit and plan checking fee may be refunded

Section R108.6 of Chapter 1 of the 2025 CRC is amended to read as follows:

R108.6 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical

or plumbing system before obtaining the necessary permits shall be subject to a fee in addition to the normally established permit fee, equal to 100% of such normally established permit fee, or as otherwise determined by the building official.

Section R109.1.7 of Chapter 1 of the 2025 CRC is added to read as follows:

R109.1.7 Setback Certification required.

A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection

Exception: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases.

Section R109.5 of Chapter 1 of the 2025 CRC is hereby added to read as follows:

R109.5 Re-inspections.

A re-inspection fee in the amount set by the City Council resolution may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is incomplete or when required corrections called are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Section R112.3 of Chapter 1 of the 2025 CRC is hereby amended to read as follows:

R112.3 Board of Appeals.

The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a Planning Commissioner and will terminate should the member cease serving as a Planning Commissioner. The building official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding and may recommend to the city council appropriate new legislation.

Three members of the board constitute a quorum. The Planning Chairperson is the board's chairperson and in the chairperson's absence the board will select a temporary

chairperson.

The city will assess a filing fee set by City Council resolution, at the time that an appellant files appeal of any order, decisions, or determination made by the building official relative to the application and interpretation of this code. The filing fee is refundable should the appellant prevail in a decision by the board. The appeal must be taken by filing a written notice of appeal, in letterform, to the board of appeals. The board's decision constitutes the city's final decision.

Section R301.1.3.2 of Chapter 3 of the 2025 CRC is amended to read as follows:

R301.1.3.2 Wood-frame structures greater than two stories.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood- frame construction more than two stories and basement in height located in Seismic Design Category A, B or C. Notwithstanding other sections of law; the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood- frame construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁,D₂.

Section R301.1.5 is added to Chapter 3 of the 2025 CRC to read as follows:

R301.1.5 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).

The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.6 of the Building Code.

Section R309.1 of the 2025 CRC is amended to read as follows:

R309.1 Automatic fire sprinkler systems.

- A. **New Buildings and Structures:** Unless otherwise prohibited by law, approved automatic sprinkler systems in new buildings and structures shall be required for all occupancies.
- B. **Existing Buildings and Structures:** Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

R309.1 Townhouse automatic fire sprinkler systems.

An approved automatic residential fire sprinkler system shall be installed in townhouses.
Exception: Deleted.

R309.1.1 Design and installation.

Automatic fire sprinkler systems for townhouses shall be designed and installed in accordance with Section R309, NFPA 13 or NFPA 13D.

Section R330.1 of the 2025 CRC is amended to read as follows:

R330.1 General.

Energy storage systems (ESS) shall comply with the provisions of this section, and the El Segundo Fire Code.

Exceptions: Deleted.

Section R330.4 of the 2025 CRC is amended to read as follows:

R330.4 Locations.

ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Deleted.
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, including accessory dwelling units.
4. Deleted.

Section R330.5 of the 2025 CRC is amended to read as follows:

R330.5 Energy Ratings.

TABLE R330.5—MAXIMUM AGGREGATE RATINGS OF ESS		
LOCATION	MAXIMUM AGGREGATE RATINGS (kWh)	INSTALLATION REQUIREMENTS
Within utility closets, basements, and storage or utility spaces located within dwellings	40	
In attached garages	80	
On or within 3 feet of exterior walls of dwellings and attached garages	100	
On or within 3 feet of exterior walls of dwellings and attached garages	200	Exterior walls and eaves are constructed with noncombustible surfaces ^a
In detached garages and detached accessory structures	200	
In detached garages and detached accessory structures	600	Detached garage or detached accessory structure is a minimum 10 feet away from property lines and dwellings
Outdoors on the ground	200	ESS is a minimum 3 feet away from property lines and dwellings
Outdoors on the ground	600	ESS is a minimum 10 feet away from property lines and dwellings
For SI: 1 foot = 304.8 mm. a. Noncombustible wall surface shall extend in accordance with all the following: 1. A minimum of 5 feet horizontally from the edge of the ESS. 2. A minimum of 1 foot vertically below the bottom edge of the ESS. 3. A minimum of 8 feet vertically above the ESS, or to a non-combustible eave, whichever is less. The code official is authorized to approve reductions of installation requirements based on large-scale fire testing complying with Section 1207.1.5 of the California Fire Code.		

ESS installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Section 1207 of the El Segundo Fire Code.

Section R330.7 of the 2025 CRC is deleted in its entirety:

Section R341 is added to the 2025 CRC to read as follows:

R341 RESIDENTIAL NOISE INSULATION STANDARDS (Airport Noise Sources)

R341.1 Noise Insulation Requirements for New Construction.

R341.2 Purpose and Scope.

The purpose of this section is to establish minimum noise insulation performance standards for new residential dwelling units and additions of habitable rooms to existing residential dwelling units to protect public health, safety, and welfare from the effects of excessive noise, including without limitation, indoor quality of life, speech interference, and sleep disruption.

R341.3 Applicability.

This section applies to all newly constructed residences and habitable room additions to existing residences.

R341.4 Definitions.

For purposes of this section, the following words must have the following meaning:

“Community Noise Equivalent Level (CNEL)” means the noise measure defined in 21 Code of California Regulations § 5001(d), and any successor regulation or amendment.

“Habitable Room” means a room that is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.

“LAX” means Los Angeles International Airport.

“Noise Impact Boundary for LAX” means the area around LAX as defined in 21 California code of regulations § 5001(1), and any successor regulation or amendment. The city’s building safety department must at all times maintain a current map of the noise impact boundary. The latest published map by LAWA located at the Building Safety Counter shall be used as the basis for determination.

“Residence” means any occupancy group R building as used in El Segundo Title 13 of the El Segundo municipal code.

R341.5 Standards.

Any new residence or addition of one or more habitable rooms to an existing residence that is within the noise impact boundary for LAX must be designed to ensure that internal noise levels due to LAX do not exceed 45 dB CNEL. This standard may be satisfied in two ways: (1) by performing the acoustical analysis described in section R341.1207.6.06, below, or (2) by employing the prescribed construction methods described in section R341.1207.6.07, below.

R341.6 Acoustical Analysis.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if it includes an acoustical analysis demonstrating that the proposed design will ensure that internal noise levels due to LAX aircraft noise will not exceed 45 dB CNEL. The acoustical analysis shall be proven to meet the standard by providing post-construction/pre-occupancy acoustic measurement to verify compliance with the 45 dB CNEL standard. The Building Official has the discretion to implement policies that meet the intent of this code section.

- A. The acoustical analysis must be prepared by a person experienced in the field of acoustical engineering. The analysis must consider and include: the topographical relationship between LAX aircraft noise sources and the dwelling site, the characteristics of those noise sources, predicted noise spectra and levels at the exterior of the dwelling site, the basis for this prediction (measured or obtained from published data), the noise insulation measures to be employed, and the effectiveness of the proposed noise insulation measures.
- B. If the interior allowable noise levels are to be met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation

or air-conditioning system to provide a habitable interior environment, having at least 2 air exchanges per hour for the affected rooms. The ventilation system must not compromise the interior room noise reduction.

R341.7 Prescribed Construction Methods.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if the design incorporates the following construction methods.

Construction Methods in the 70 dB CNEL and Greater Noise Zone

R341.8 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth.
- B. Exterior finish must be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over 1/2-inch minimum solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot must require an interior supporting stud-wall that is finished with at least 5/8-inch-thick gypsum wall board or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.
- E. Exterior solid sheathing must be covered with overlapping asphalt felt.
- F. Interior wall finish must be at least 5/8-inch-thick gypsum wall board or plaster.

R341.9 Exterior Windows.

- A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 40 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must:
 - 1. Have a sound transmission class rating of at least STC 40 dB, or
 - 2. Must be 5/8-inch laminated glass with STC rating of 40 dB and must be set in non-hardening glazing materials, or
 - 3. Must be glass block at least 3 1/2 inches thick.

- C. The total areas of glazing in rooms used for sleeping must not exceed 20% of the wall area.

R341.10 Exterior Doors.

- A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 40 dB.
- B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 35 dB.
- C. Sliding glass doors in habitable rooms must not be allowed in walls that are directly exposed to aircraft noise. Sliding glass doors in walls that are not directly exposed must have an STC rating of at least 40 dB.
- D. Access doors from attached garage to the interior of a residence must have an STC rating of at least 30 dB.

R341.11 Roof/Ceiling Construction.

- A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum 1/2-inch solid sheathing and any roof covering allowed by this code.
- B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.
- C. Attic ventilation must be:
 - 1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch-thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or
 - 2. Noise control louver vents, or
 - 3. Eave vents that are located under the eave overhang.
 - 4. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials must be mounted on resilient channels.
 - 5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line or at any point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and must be glazed with at least 3/16-inch plastic or laminated glass. The weather-side skylight must be any type that is permitted by the building code. The size of skylights must be no more than 20 percent of the roof area of the room.

R341.12 Ventilation.

- A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of this code in each habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.
- B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

R341.13 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

R341.14 Wall and Ceiling Openings.

Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited unless access panels, pet doors, mail delivery drops, air-conditioning, or other openings are designed to maintain the 45 dB CNEL (or less) standard in the room to which they provide access.

Construction Methods In The 65 dB CNEL To 70 dB CNEL Noise Zone

R341.15 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth.
- B. Exterior finish must be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over 1/2-inch solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior stud wall that is finished with at least 5/8-inch-thick gypsum wallboard or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space. Exterior solid sheathing must be covered with overlapping asphalt felt.
- E. Interior wall finish must be at least 5/8-inch-thick gypsum wallboard or plaster.

R341.16 Exterior Windows.

- A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 35 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must be at least 1/4-inch thick and must be set in non-hardening glazing materials.
- C. The total area of glazing in rooms used for sleeping must not exceed 20% of the floor area.

R341.17 Exterior Doors.

- A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 35 dB.
- B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 30 dB.
- C. Sliding glass doors in habitable rooms must have glass that is 1/4-inch thick.
- D. Access doors from a garage to a habitable room must have an STC rating of at least 30 dB.

R341.18 Roof/Ceiling Construction.

- A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum 1/2-inch solid sheathing and any roof covering allowed by this code.
- B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.
- C. Attic ventilation must be:
 - 1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch-thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or
 - 2. Noise control louver vents, or
 - 3. Eave vents that are located under the eave overhang.
- D. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick.
- E. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line and must be glazed with at least

3/16-inch plastic, tempered or laminated glass. The weather-side skylight must be any type that is permitted by the building code.

R341.19 Floors.

The floor of the lowest habitable rooms must be concrete slab on grade or wood framed floors.

R341.20 Ventilation.

- A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of at least 2 air exchanges in each affected habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.
- B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

R341.21 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

R341.22 Wall and Ceiling Openings. Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air-conditioning, or other openings must be designed to maintain the 45 dB CNEL or less standard in the room to which they provide access.

Section R401.1 of the 2025 CRC is amended to read as follows:

R401.1 Application.

The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2 shall meet the provisions of Section R306. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D0, D1 or D2 shall not be permitted.

Exception: In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

Section R403.1.3.6 of the 2025 CRC is amended to read as follows

R403.1.3.6 Isolated concrete footings.

In detached one- and two-family dwellings located in Seismic Design Category A, B, or C that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

Section R403.1.5 of the 2025 CRC is amended to read as follows:

R403.1.5 Slope.

The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D0,D1or D2,stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.

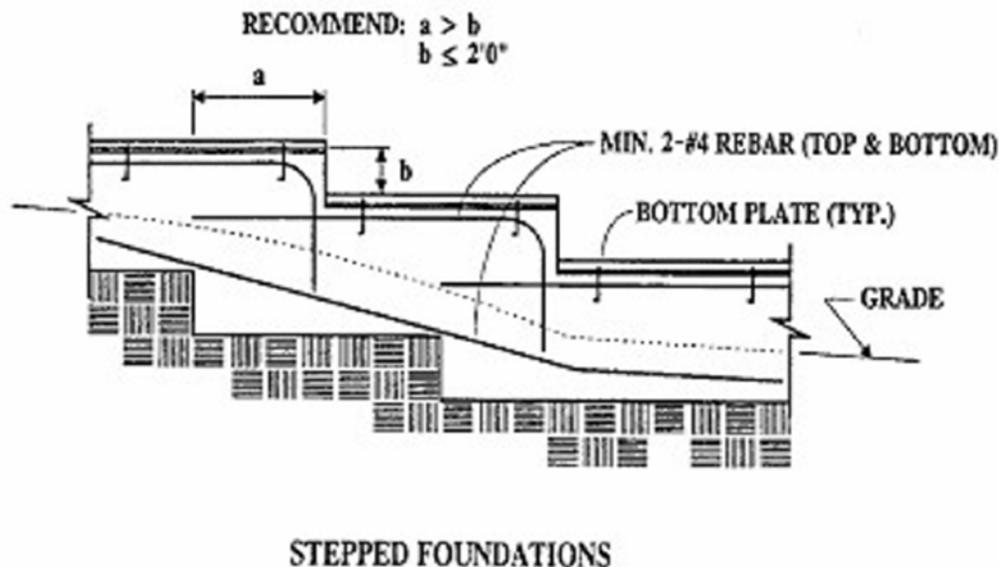


FIGURE R403.1.5 - STEPPED FOOTING

Section R404.2 of the 2025 CRC is amended to read as follows:

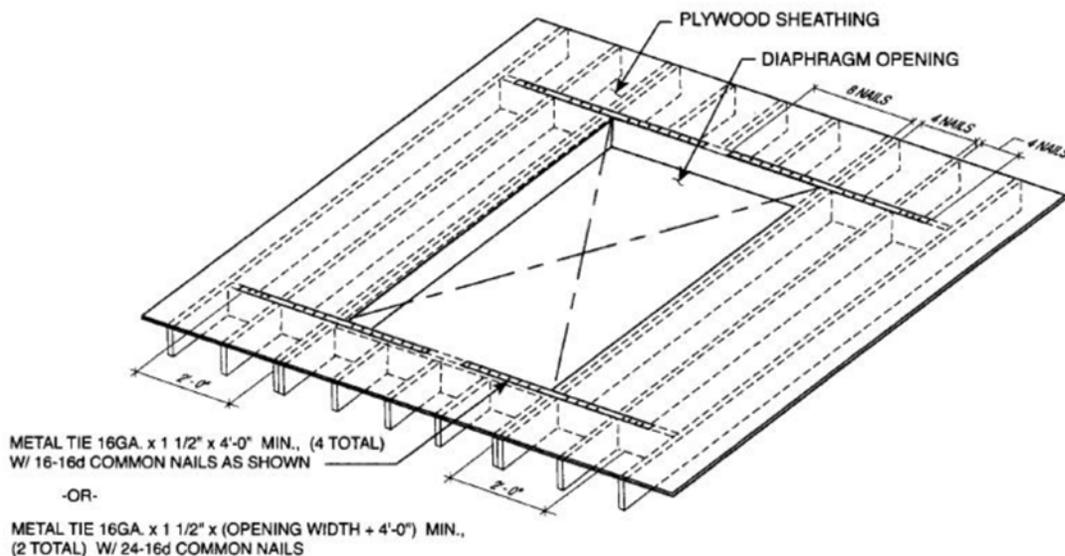
R404.2 Wood foundation walls.

Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D_o, D₁ or D₂.

Section R503.2.4 is added to Chapter 5 of the 2025 CRC to read as follows:

R503.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Blockings shall be provided beyond headers.
- b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).
- c. Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.6.

FIGURE R503.2.4

OPENINGS IN HORIZONTAL DIAPHRAGMS

Table R602.3(1) lines 20, 21,24, 34-37 of the 2025 CRC are amended to read as follows:

TABLE R602.3(1)—continued

FASTENING SCHEDULE

Item	Description of Building Elements	Number and Type of Fastener ^{a,b,c}	Spacing and Location	
20 ^k	1" x 6" sheathing to each bearing	3-8d box (2½" x 0.113"); or 2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail	
21 ^k	1" x 8" and wider sheathing to each bearing	3-8d box (2½" x 0.113"); or 3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail	
		Wider than 1" x 8" 4-8d box (2½" x 0.113"); or 3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long		
Floor				
24 ^k	1" x 6" subfloor or less to each joist	3-8d box (2½" x 0.113"); or 2-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail	
Other wall sheathing^g				
34 ^k	½" structural cellulosic	1½" x 0.120" galvanized roofing nail, 7/16"	3	6

	fiberboard sheathing	head diameter, or 1¼" long 16 ga. staple with 7/16" or 1" crown		
35 ^k	25/32" structural cellulose fiberboard sheathing	1¾" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
36 ^k	½" gypsum sheathing ^d	1½" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1¼" long 16 ga.; staple galvanized, 1½" long; 7/16" or 1" crown or 1¼" screws, Type W or S	7	7
37 ^k	" gypsum sheathing ^d	1¾" galvanized roofing nail, 7/16" head diameter, or 1¼" long, 16 ga.; staple galvanized, 1½" long; 7/16" or 1" crown or 1¼" screws, Type W or S	7	7

TABLE R602.3(1) – continued

FASTENING SCHEDULE

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails and staples of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under Section R104.2.2.
- b. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Fastener spacing applies where roof framing specific gravity is 0.42 or larger. Where roof framing specific gravity is greater than or equal to 0.35 but less than 0.42 in accordance with AWC NDS, fastening of roof sheathing shall be with RSRS-03 (2 1/2" x 0.131" x 0.281" head) nails.

- g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with ASTM C1280 or GA 253. Fiberboard sheathing shall conform to ASTM C208.
- h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- j. Use of staples in braced wall panels shall be prohibited in Seismic Design Category D0, D1 or D2.
- k. Use of staples in roof, floor, and braced wall panels shall be prohibited in Seismic Design Category D0, D1 or D2.

Table R602.3(2) footnote "b" of the 2025 CRC is amended to read as follows:

- b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D0,D1,or D2.

Section R602.3.2 exception and Table R602.3.2 of the 2025 CRC is amended to read as follows:

Exception: In other than Seismic Design Category D0, D1 or D2, a single top plate used as an alternative to a double top plate shall comply with the following:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D₀, D₁, and D₂ with braced wall line spacing less than 25 feet	3" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" x 0.113") nails	3' x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" x 0.113") nails
Structures in SDC D₀, D₁, and D₂ , with braced wall line spacing greater than or equal to 25 feet	3" x 8" by 0.036" galvanized steel plate or equivalent	(9) 8d box (2 1/2" x 0.113") nails	3' x 16" x 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" x 0.113") nails

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Section R602.10.2.3 of the 2025 CRC is amended to read as follows:

R602.10.2.3 Minimum number of braced wall panels. Braced wall lines with a length of 16 feet (4877 mm) or less shall have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have a minimum of two braced wall panels. In Seismic Design Category D₀, D₁, or D₂, no braced wall panel shall have a contributing length less than 48 inches in length or as required in Section R602.10.3, whichever is greater.

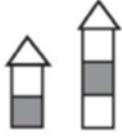
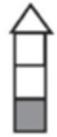
Table R602.10.3(3) of the 2025 CRC is amended to read as follows:

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

<ul style="list-style-type: none"> • SOIL CLASS D^b • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET 			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^d				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^f	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^{g,j}	Method WSP	Methods CS-WSP, CS-G
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D ₀		10	NP	2.8 5.6	2.8 5.6	1.8	1.6
		20	NP	5.5 11.0	5.5 11.0	3.6	3.1
		30	NP	8.3 16.6	8.3 16.6	5.4	4.6
		40	NP	11.0 22.0	11.0 22.0	7.2	6.1
		50	NP	13.8 27.6	13.8 27.6	9.0	7.7
		10	NP	6.3 NP	6.3 NP	3.8	3.2
		20	NP	10.5 NP	10.5 NP	7.5	6.4
		30	NP	15.8 NP	15.8 NP	11.3	9.6
		40	NP	21.0 NP	21.0 NP	15.0	12.8
		50	NP	26.3 NP	26.3 NP	18.8	16.0
		10	NP	7.3 NP	7.3 NP	5.3	4.5
		20	NP	14.5 NP	14.5 NP	10.5	9.0
		30	NP	21.8 NP	21.8 NP	15.8	13.4
		40	NP	29.0 NP	29.0 NP	21.0	17.9
		50	NP	36.3 NP	36.3 NP	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

<ul style="list-style-type: none"> • SOIL CLASS D^b • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET 			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a					
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^f	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^{g,j}	Method WSP	Methods CS-WSP, CS-G	
D ₁		10	NP	3.0 6.0	3.0 6.0	2.0	1.7	
		20	NP	6.0 12.0	6.0 12.0	4.0	3.4	
		30	NP	9.0 18.0	9.0 18.0	6.0	5.1	
		40	NP	12.0 24.0	12.0 24.0	8.0	6.8	
		50	NP	15.0 30.0	15.0 30.0	10.0	8.5	
		10	NP	6.0	NP	6.0	4.5	3.8
		20	NP	12.0	NP	12.0	9.0	7.7
		30	NP	18.0	NP	18.0	13.5	11.5
		40	NP	24.0	NP	24.0	18.0	15.3
		50	NP	30.0	NP	30.0	22.5	19.1
		10	NP	8.5	NP	8.5	6.0	5.1
		20	NP	17.0	NP	17.0	12.0	10.2
		30	NP	25.5	NP	25.5	18.0	15.3
		40	NP	34.0	NP	34.0	24.0	20.4
		50	NP	42.5	NP	42.5	30.0	25.5
D ₂		10	NP	4.0 8.0	4.0 8.0	2.5	2.1	
		20	NP	8.0 16.0	8.0 16.0	5.0	4.3	
		30	NP	12.0 24.0	12.0 24.0	7.5	6.4	
		40	NP	16.0 32.0	16.0 32.0	10.0	8.5	
		50	NP	20.0 40.0	20.0 40.0	12.5	10.6	
		10	NP	7.5	NP	7.5	5.5	4.7
		20	NP	15.0	NP	15.0	11.0	9.4
		30	NP	22.5	NP	22.5	16.5	14.0
		40	NP	30.0	NP	30.0	22.0	18.7
		50	NP	37.5	NP	37.5	27.5	23.4
		10	NP	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	NP	30.0	25.5
50		NP	NP	NP	NP	37.5	31.9	

- a. Linear interpolation shall be permitted.
- b. Interpolation of bracing length between the S_ds values associated with the seismic design categories shall be permitted when a site-specific S_ds value is determined in accordance with Section 1613.2 of the California Building Code.
- c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.

- d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D0, D1 and D2.
- f. Methods PFH, PFG and ABW are only permitted on a single story or a first of two stories.
- g. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.
- h. One- and two- family dwellings in Seismic Design Category D2 exceeding two stories shall be designed in accordance with accepted engineering practice.
- i. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D0, D1 and D2. Methods DWB, SFB, PBS, HPS, and CS-SFB are not permitted in D0, D1 and D2.

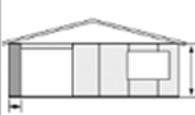
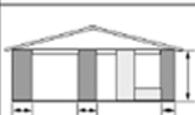
Table R602.10.4 of the 2025-CRC is amended to read as follows:

TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
LIB Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2½" long × 0.113" dia.) nails	Wood: per stud and top and bottom plates
			Metal strap: per manufacturer	Metal: per manufacturer
DWB Diagonal wood boards	¾" (1" nominal) for maximum 24" stud spacing		2-8d (2½" long × 0.113" dia.) nails or 2-1¾" long staples	Per stud
WSP Wood structural panel (See Section R604)	¾"		8d common (2 1/2" x 0.131) nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(3)	6" edges 12" field
			8d common (2 1/2" x 0.131) nails 3/8" edge distance to panel edge Interior sheathing per Table R602.3(4) - R602.3(5)	Varies by fastener
BV-WSP* Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5.2	8d common (2½" × 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
SFB Structural fiberboard sheathing	½" or 5/32" for maximum 16" stud spacing		1½" long × 0.12" dia. (for ½" thick sheathing) 1¾" long × 0.12" dia. (for 5/32" thick sheathing) galvanized roofing nails	3" edges 6" field
GB Gypsum board	½"		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
			Nails or screws per Table R702.3.5 for interior locations	
PBS Particleboard sheathing (See Section R605)	¾" or ½" for maximum 16" stud spacing		For ¾", 6d common (2" long × 0.113" dia.) nails; For ½", 8d common (2½" long × 0.131" dia.) nails	3" edges 6" field
PCP Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		1½" long, 11 gage, 0.120" dia., 7/16" dia. head nails or 7/8" long, 16 gage staples	6" o.c. on all framing members
HPS Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1½" penetration into studs	4" edges 8" field
ABW Alternate braced wall	¾"		See Section R602.10.6.1	See Section R602.10.6.1

(continued)

TABLE R602.10.4—continued
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel		Exterior sheathing per Table R602.3(3)	6" edges 12" field
	CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings		See Method CS-WSP	Varies by fastener
	CS-PF Continuously sheathed portal frame		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB ^d Continuously sheathed structural fiberboard		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D0, D1 and D2.
- b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D0, D1 and D2, roof covering dead load shall not exceed 3 psf.
- c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
- d. Method CS-SFB does not apply in Seismic Design Categories D0, D1 and D2.
- e. Method applies to detached one- and two- family dwellings in Seismic Design Categories D0 through D2 only.
- f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D0, D1 and D2. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D0, D1 and D2.
- g. Use of stapes in braced wall panels shall be prohibited in SDC D0, D1 and D2.

Table R602.10.5 of the 2025 Edition of the CRC is amended to read as follows:

**TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS**

METHOD (See Table R602.10.4)		MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D ₀ , D ₁ and D ₂ , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual ^b
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
128	—	—	—	61	54		
132	—	—	—	66	58		
136	—	—	—	—	62		
140	—	—	—	—	66		
144	—	—	—	—	72		
METHOD (See Table R602.10.4)		Portal header height					CONTRIBUTING LENGTH (inches)
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	46 24	46 24	46 24	Note c	Note c	
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual ^b
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual ^b
	SDC D ₀ , D ₁ and D ₂	46 24	48 24	20 24	Note e	Note e	Actual ^b

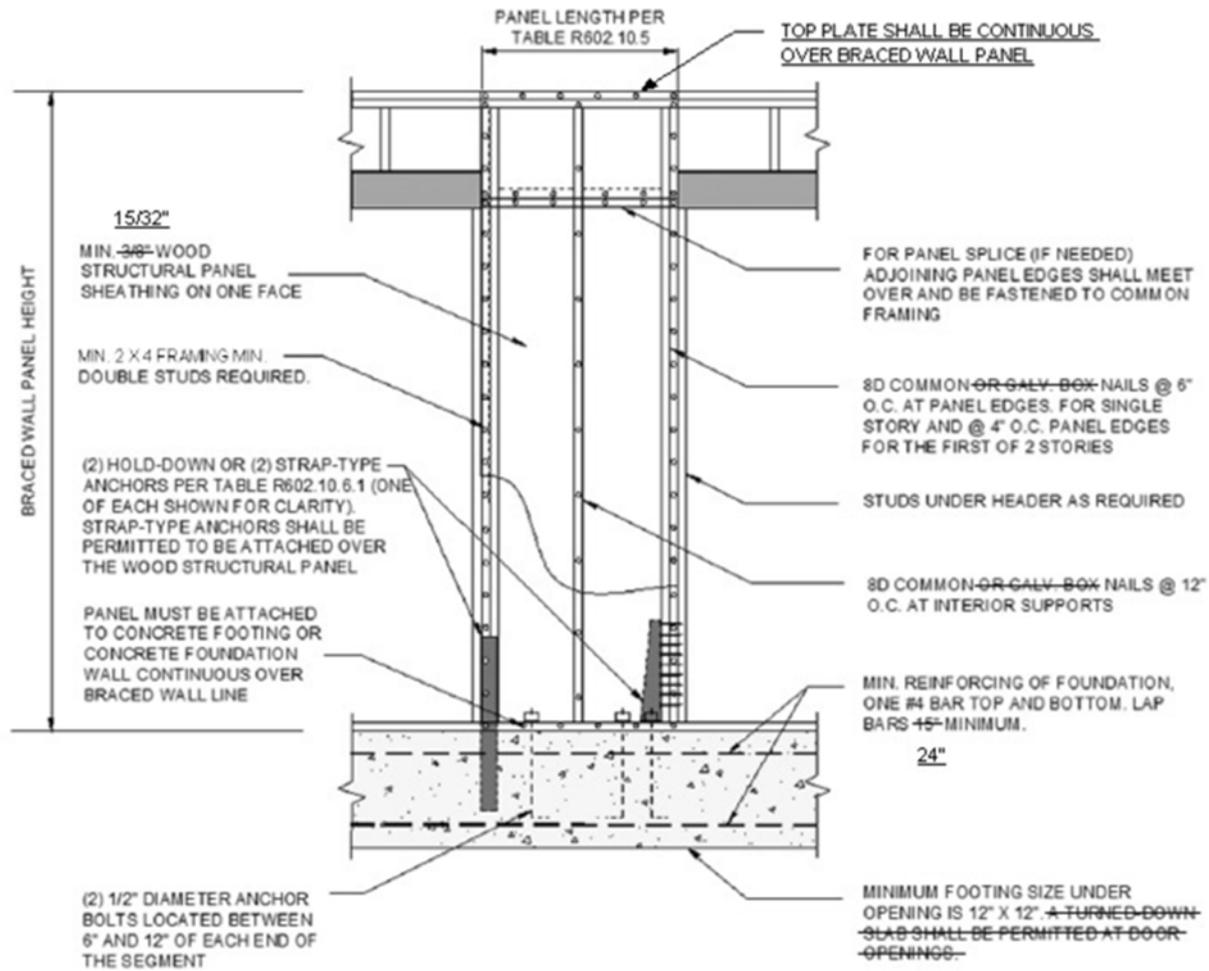
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

- a. Linear interpolation shall be permitted.

- b. Use the actual length where it is greater than or equal to the minimum length.
- c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
- d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
- e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

Figure R602.10.6.1 of the 2025 CRC is amended to read as follows:

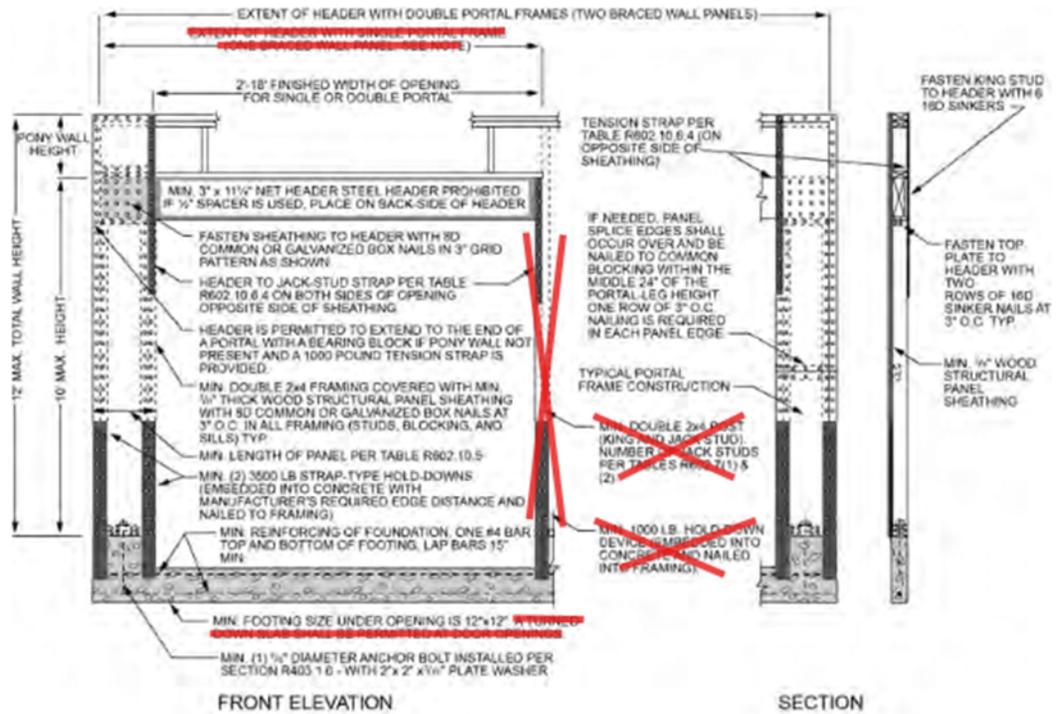


**FIGURE R602.10.6.1
 METHOD ABW—ALTERNATE BRACED WALL PANEL**

- a. Linear interpolation shall be permitted.
- b. Use the actual length where it is greater than or equal to the minimum length.
- c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
- d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
- e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

Figure R602.10.6.2 of the 2025 CRC is amended to read as follows:

FIGURE R602.10.6.2—METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

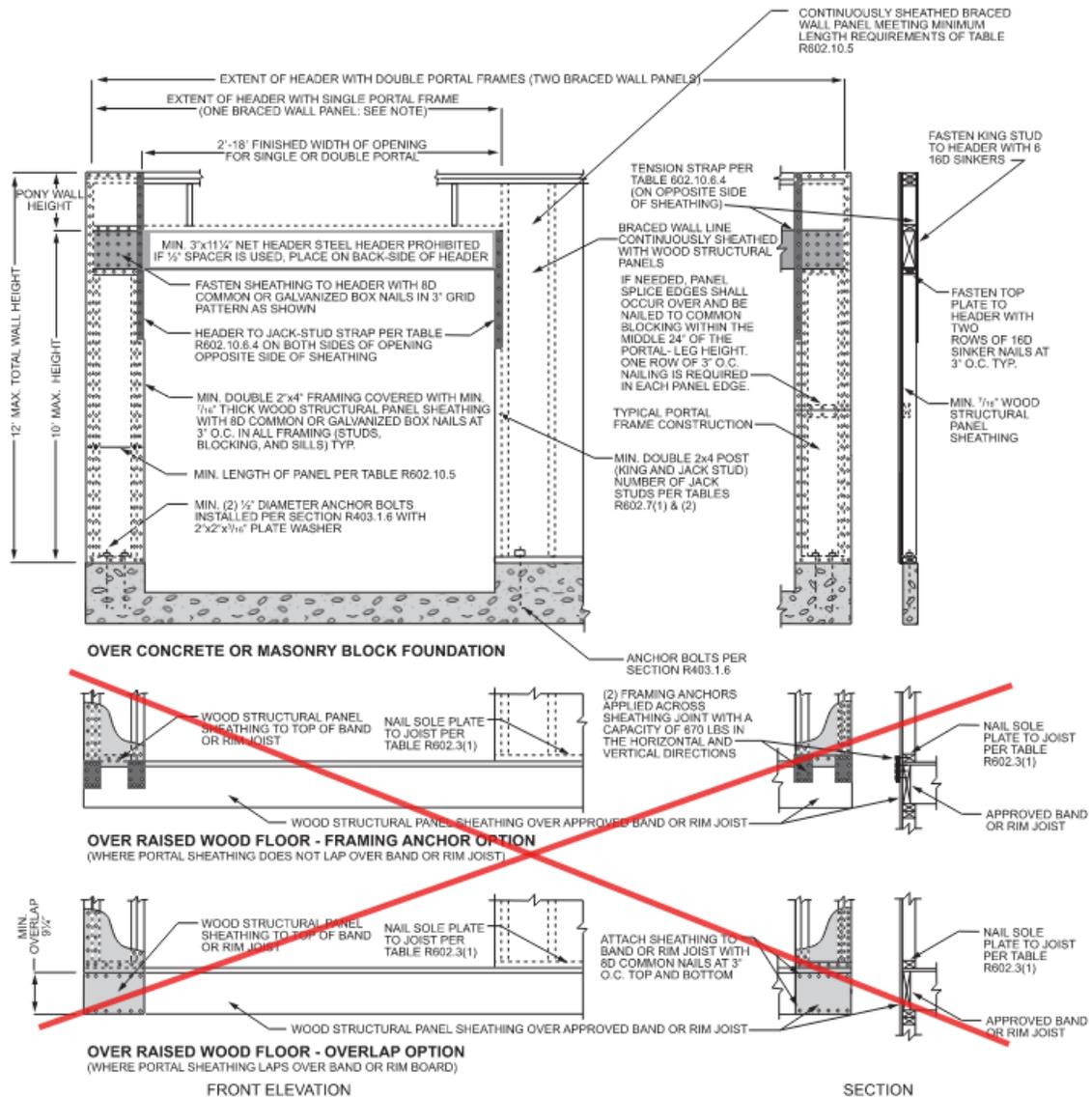


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Note: Header shall not extend over more than one opening.

Figure R602.10.6.4 of the 2025 CRC is amended to read as follows:

FIGURE R602.10.6.4—METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Note: Header shall not extend over more than one opening.

Section R606.12.2.2.3 of the 2025 CRC is amended to read as follows:

R606.12.2.2.3 Reinforcement requirements for masonry elements.

Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(2) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of least one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.

2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be within 8 inches (406mm) of the ends of masonry walls.

Section R803.2.4 is added to Chapter 8 of the 2025 CRC to read as follows:

R803.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms shall conform with Section R503.2.4.

Section 905.3.1 of the 2025 CRC is amended to read as follows:

R905.3.1 Sheathing requirements. Concrete and clay tile shall be installed only over solid sheathing.

Exception: Spaced lumber shall be permitted in Seismic Design Categories A, B, and C.

Section R1001.3.1 of the 2025 CRC is amended to read as follows:

R1001.3.1 Vertical reinforcing.

For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R609. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.”

SECTION 4. Section 13-3-1 of Chapter 3 of Title 13 of the ESMC is repealed and replaced by the following to read as follows:

CHAPTER 3
ELECTRICAL CODE

13-3-1: ADOPTION OF CALIFORNIA ELECTRICAL CODE, 2025 Edition:

Pursuant to California Government Code Section 50022.2, the California Electrical Code, 2025 Edition, published as Title 24, Part 3, of the California Code of Regulations, including all Annexes except H, (“CEC”) is adopted by reference, subject to the amendments, additions and deletions set forth in Section 13-3-2. One true copy of the CEC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 5. Sections 13-4-1 and 13-4-2 of Chapter 4 of Title 13 of the ESMC are

repealed replaced by the following to read as follows:

CHAPTER 4
MECHANICAL CODE

13-4-1 ADOPTION OF CALIFORNIA MECHANICAL CODE, 2025 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Mechanical Code, 2025 Edition, published as Title 24, Part 4, of the California Code of Regulations, including all Appendices except A and E (“CMC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CMC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-4-2 AMENDMENTS TO THE MECHANICAL CODE.

Section 104.0 of the CMC is hereby amended to read as follows:

CMC Section 104.0 Permits, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

Section 104.5 of the CMC is hereby amended to read as follows:

CMC Section 104.5 Fees, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.”

Section 107.0 of the CMC is hereby amended as follows:

CMC Section 107.0, Board of Appeals, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

SECTION 6. Sections 13-5-1 and 13-5-2 of Chapter 5 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 5
PLUMBING CODE

13-5-1 ADOPTION OF CALIFORNIA PLUMBING CODE, 2025 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Plumbing Code, 2025 Edition, published at Title 24, Part 5, of the California Code of Regulations, including all Appendices except for C, F, and L (“CPC”) is adopted by reference, subject

to the amendments, additions and deletions set forth below. One true copy of the CPC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-5-2 AMENDMENTS TO THE PLUMBING CODE.

Section 104.4 of the CPC is amended to read as follows:

CPC Section 104.4 Permit Issuance, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

Section 104.5 of the CPC is hereby amended to read as follows:

CPC Section 104.5 Fees, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.”

Section 107.0 of the CPC is hereby amended to read as follows:

CPC Section 107.0, Board of Appeals, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

Section 1211.8 of the CPC is hereby amended to read as follows:

1211.8 Seismic Gas Shutoff Valves.

1211.8.1 Scope. A seismic gas shutoff valve shall be installed in compliance with the requirements of this section on each gas fuel line in the following:

1211.8.1.1 Any new building or structure.

1211.8.1.2 Any building or structure which is altered or expanded when such alteration or addition is valued at more than \$250,000.

1211.8.1.3 When an individual condominium unit is sold in a building that has multiple gas lines, then the requirements of this section shall apply only to the line or lines serving the condominium unit that has been sold.

1211.8.2 Maintenance. Where the installation of a seismic gas shutoff valve is required

by this section in any building or structure, that seismic gas shutoff valve shall be maintained for the life of that building or structure or shall be replaced with a valve complying with the requirements of this section.

1211.8.3 General Requirements. Where the installation of a seismic gas shutoff valve on a fuel line is required by this section, that valve must:

1211.8.3.1 Be mounted rigidly to the exterior of the building or structure containing the fuel line unless the Building Official determines that the seismic gas shutoff valve has been tested and listed for an alternate method of installation.

1211.8.3.2 Be installed downstream of the gas utility meter, except that a valve may be installed upstream of the gas utility meter at the discretion of the gas utility if the valve would otherwise meet the requirements of this section.

1211.8.3.3 Be listed by an approved testing laboratory and certified by the Office of the State Architect.

1211.8.3.4 Have a thirty-year warranty which warrants that the valve is free from defects and will continue to properly operate for thirty (30) years from the date of operation.

1211.8.4 Critical Facilities. The requirements of this section shall not apply to any building that is used by any public agency for the provision of emergency services, including fire, police, and similar public safety services, provided the following:

- a. That the building or structure has available 24-hour, year-round maintenance staffing; and
- b. That the gas piping system contained in the building or structure is designed to withstand seismic effects of earthquakes.

1211.8.5 Definitions. For purposes of this section, certain terms shall be defined as follows:

1211.8.5.1 DOWNSTREAM OF THE GAS UTILITY METER. Shall refer to all customer owned gas piping.

1211.8.5.2 SEISMIC GAS SHUTOFF VALVE. A system consisting of a seismic sensing means and actuating means designed to automatically actuate a companion gas shutoff means installed in a gas piping system in order to shut off the gas downstream of the

location of the gas shutoff means in the event of a severe seismic disturbance. The system may consist of separable components or may incorporate all functions in a single body. The terms “seismically activated gas shutoff valves” and “earthquake sensitive gas shutoff valves,” are synonymous.

1211.8.5.3 UPSTREAM OF THE GAS UTILITY METER. Shall refer to all gas piping installed by the utility up to and including the meter and the utility’s bypass toe at the connection to the customer owned piping.

SECTION 7. Sections 13-6-1 of Chapter 6 of Title 13 of the ESMC is repealed and replaced by the following to read as follows:

CHAPTER 6
ENERGY CODE

13-6-1 ADOPTION OF CALIFORNIA ENERGY CODE, 2025 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Energy Code, 2025 Edition, published at Title 24, Part 6, of the California Code of Regulations, (“CEC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CEC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 8. Sections 13-7-1 and 13-7-2 of Chapter 7 of Title 13 of the ESMC are repealed and replaced by the following read as follows:

CHAPTER 7
PROPERTY MAINTENANCE CODE

13-7-1 ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the International Property Maintenance Code (IPMC), 2024 Edition, promulgated and published by the International Code Council, adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the IPMC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-7-2 AMENDMENTS TO THE PROPERTY MAINTENANCE CODE:

Section 106.1 of the IPMC is hereby amended to read as follows:

IPMC Section 106.1 General, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the

IPMC.

Sections [A]106.2 through 106.4 of the IPMC are hereby deleted.

SECTION 9. Sections 13-8-1 and 13-8-2 of Chapter 8 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

CHAPTER 8
SWIMMING POOL AND SPA CODE

13-8-1 ADOPTION OF INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the International Swimming Pool and Spa Code (“ISPSC”), 2024 Edition, promulgated and published by the International Code Council, adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the ISPSC is on file in the office of the Building Official and is available for public inspection as required by law.

Section 13-8-2 AMENDMENTS TO THE SWIMMING POOL AND SPA CODE:

Section [A]112.1 Membership of board, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the ISPSC.

Section [A]102.9 of the 2024 ISPSC is amended to read as follows:

[A]102.9 The provisions of this code shall not be deemed to nullify any provisions of the California Swimming Pool Safety Act (El Segundo Residential Code Appendix CI), or any other local, state or federal law.

Section 301.1.2 is added to the 2024 ISPSC to read as follows:

301.1.2 Conflicts. In the event of a conflict between the provisions of the Swimming Pool Safety Act, the International Swimming Pool and Spa Code, 2024 Edition, the 2025 California Building Code, or the 2025 California Residential Code, the Building Official shall implement the most restrictive measures cited.

Section 305 “Barrier Requirements”, in the 2025 ISPSC is deleted in its entirety.”

SECTION 10. Sections 13-10-1 and 13-10-2 of Chapter 10 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

CHAPTER 10
EXISTING BUILDING CODE

13-10-1: ADOPTION OF CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION:

Pursuant to California Government Code sections 50022.1 to 50022.8, the California Existing Building Code (“CEBC”), 2025 Edition, published at title 24, part 10, of the California Code of Regulations, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CEBC is on file in the office of the Building Official and is available for public inspection as required by law.

13-10-2: AMENDMENTS TO THE EXISTING BUILDING CODE:

Section 1.8.8. of the CEBC is hereby amended as follows:

CEBC 1.8.8 APPEALS BOARD, is deleted in its entirety. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CEBC.

SECTION 11. Sections 13-11-1 and 13-11-2 of Chapter 11 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

CHAPTER 11
GREEN BUILDING STANDARDS CODE

13-11-1: ADOPTION OF CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION:

Pursuant to California Government Code sections 50022.1 to 50022.8, the California Green Building Standards Code, 2025 Edition, published as title 24, part 11, of the California Code of Regulations (“CGBSC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CGBSC is on file in the office of the Building Official and is available for public inspection as required by law.

13-11-2: AMENDMENTS TO THE GREEN BUILDING STANDARDS CODE:

Section 101.13 is added to the 2025 Edition of the California Green Building Standards Code to read as follows:

101.13 Board of Appeals. The 2025 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CGBSC.

SECTION 12. Section 13-19-1 of Chapter 19 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

CHAPTER 19
SOLAR REQUIREMENTS

13-19-1: RESERVED.

SECTION 13. Sections 13-23-1 of Chapter 23 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

13-23-1: ADOPTION OF CALIFORNIA HISTORICAL BUILDING CODE, 2025 EDITION.

CHAPTER 23
HISTORICAL BUILDING CODE

13-23-1: ADOPTION OF CALIFORNIA HISTORICAL BUILDING CODE, 2025 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Historical Building Code (“CHBC”), 2025 Edition, published at Title 24, Part 8, of the California Code of Regulations is adopted by reference. One true copy of the CHBC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 14. Section 13-24-1 of Chapter 24 of Title 13 of the ESMC are added to read as follows:

CHAPTER 24
WILDLAND-URBAN INTERFACE CODE

13-24-1: ADOPTION OF CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2025 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Wildland-Urban Interface Code (“CWUI”), 2025 Edition, published at Title 24, Part 7, of the California Code of Regulations is adopted by reference. One true copy of the CWUI, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 15. *Effect of Ordinance on Past Actions and Obligations.* The adoption of this Ordinance will not affect any civil action initiated or criminal prosecution for ESMC violations committed prior to this Ordinance’s effective date; will not waive any fee or penalty due and unpaid prior to this Ordinance’s effective date; and will not affect the validity of any bond or cash deposit posted, filed, or deposited pursuant to the ESMC, prior to this Ordinance’s effective date.

SECTION 16. *Consistency; Repeal of Prior Codes.* Prior City ordinances in conflict with this Ordinance, in whole or in part, are superseded and expressly repealed.

SECTION 17. *Environmental Assessment.* The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308. Also, there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)), and it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)).

SECTION 18. *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 19. *Savings Clause.* Repeal of any provision of the ESMC or any other city ordinance herein will 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 20. *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 21. *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 22. Effective Date. This Ordinance will become effective on the 31st day following its passage and adoption.

SECTION 23. Filing with Building Standards Commission. The City Clerk is directed to transmit a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chris Pimentel, Mayor

ATTEST:

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

I, _____, 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

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

RESOLUTION NO. _____

A RESOLUTION MAKING EXPRESS FINDINGS AND DETERMINATIONS SUPPORTING CITY MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

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

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

- A. Certain building standards and other related model codes are adopted by the State of California in the California Building Standards Code and become applicable unless amended by the City pursuant to Health and Safety Code § 17958;
- B. The City of El Segundo (“City”) may adopt model codes by reference pursuant to Government Code § 50022.2 *et seq.*;
- C. Health and Safety Code § 17958.5 authorizes the City Council to make reasonably necessary changes or modifications to the state-adopted building codes, including the California Building Standards Code, based on certain local conditions;
- D. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Building Standards Code with the changes set forth in this Ordinance;
- E. The City’s staff has determined and recommended that the modifications to the California Building Standards Code, 2025 Edition, contained herein, are reasonably necessary due to local conditions; and
- F. Health and Safety Code § 17958.7 requires the City Council to make express findings of the necessity for modifications to the building standards contained in the California Building Standards Code, 2025 Edition.

SECTION 2. *Legislative Findings.* The City further finds and declares as follows:

- A. Pursuant to the requirements of Health and Safety Code § 17958.7, the City Council expressly finds that the amendments and modifications to building standards contained in the 2025 California Building Code, 2025 California Residential Code, 2025 California Mechanical Code, 2025 California Plumbing Code, the 2025 California Green Building Standards Code, 2025 California Existing Building Code, as adopted by the City are reasonably necessary due to the following local climatic, geological or topographical conditions:
 - 1. Climatic Conditions: The City is located in an area climatically classified as “semi- arid” and prone to hot and dry Santa Ana winds of high velocity. Moreover, due to the arid nature of the area, the weather during the windy period tends to be very warm and dry. Furthermore, the City is a densely

populated area having buildings and structures constructed within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. Because of the described climatic conditions, the City and the surrounding cities have historically suffered from occasional structural fires. These have often been difficult to control due to the dry winds carrying sparks and cinders to surrounding structures. These winds constitute a contributing factor, which causes small fires originating in high-density development presently being constructed in the City, which spread quickly and create the need for an increased level of fire protection. This added protection, including, but not limited to on-site protection, will supplement normal Fire Department response available in new development, and provide immediate fire protection for life and safety of multiple-occupancy occupants during fire occurrence.

2. Topographical Conditions: The City is a densely populated area having buildings and structures constructed within relatively flat and hilly topography causing structures close to develop heat island conditions due to urban development and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing building or structures are designed and constructed in accordance with the scope and objectives of the California Codes. Traffic and circulation congested in urban areas often place Fire Department response time to emergencies at risk. This condition makes the need for enhanced on-site protection for property occupants necessary. The dry weather conditions, combined with the relatively hilly topography of the City is very hazardous to the surrounding highly populated areas in as far as flame spread is concerned. Because of the above-described topographic conditions, the City and the surrounding cities have historically suffered from occasional structural fires. These have often been difficult to control due to the dry winds carrying sparks and cinders to surrounding structures.
3. Geological Conditions: The City is a densely populated area located in the greater Los Angeles/Long Beach region having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. During a major earthquake, emergency resources would be extremely taxed, and the ability to respond to such emergencies would be complicated. Local standards in excess of statewide minimums will assist in reducing risks associated with earthquakes and the consequent disruption of traffic flow. Due to the large number of tall buildings in this region as well as the increased fire-life safety associated with such a seismic failure, the proposed modification to have a higher minimum base seismic shear consistent with previous editions of the building codes need to be incorporated into the code to assure that new buildings and additions or alterations to existing buildings are designed and constructed in accordance with the scope and objectives of the International Codes.

B. The City Council finds that the following table sets forth the 2025 California

Building Standards Code provisions constituting building standards that have been modified pursuant to Ordinance No. _____, and the associated local climatic, topographical, and/or geological conditions described in Section 2(A) above:

2025 California Building Code Section added or amended: Appendix F, H, I and J		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
105.1	Amended	Administrative
105.2	Amended	Administrative
105.3.2	Amended	Administrative
105.8	Added	Administrative
109.4	Amended	Administrative
109.6.1	Added	Administrative
109.6.2	Added	Administrative
109.7	Added	Administrative
110.1.1	Added	Administrative
113.3	Amended	Administrative
202	Added	Climatic, Topographical
456	Added	Climatic, Topographical
903.2	Amended	Climatic, Topographical
903.2.22	Added	Climatic, Topographical
903.3.5.3	Added	Climatic, Topographical
903.3.8	Amended	Climatic, Topographical
903.3.10	Amended	Climatic, Topographical
909.11	Amended	Climatic, Topographical
1206.6	Added	Climatic, Topographical
1507.3.1	Amended	Climatic, Topographical
1613.8	Added	Geological
1613.8.1	Added	Geological
1613.8.2	Added	Geological
1613.8.3	Added	Geological
1613.9	Added	Geological
1613.10	Added	Geological
1704.6	Amended	Geological
1704.6.1	Amended	Geological
1705.3	Amended	Geological
1705.13	Amended	Geological
1807.1.4	Amended	Climatic, Geological
1807.1.6	Amended	Geological
1809.3	Amended	Geological
1809.7 and Table 1809.7	Amended	Geological
1809.12	Amended	Climatic, Geological
1810.3.2.4	Amended	Climatic, Geological
1905.1	Amended	Geological

1905.6.2	Amended	Geological
1905.8	Added	Geological
1905.9	Added	Geological
1905.10	Added	Geological
2304.10.2	Amended	Geological
2304.12.2.8	Amended	Climatic, Geological
2305.4	Added	Geological
2305.5	Added	Geological
2306.2	Amended	Geological
2306.3	Amended	Geological
2307.2	Added	Geological
Table 2308.10.1	Amended	Geological
2308.10.5.1 and Figure 2308.10.5.1	Amended	Geological
2308.10.5.2 and Figure 2308.10.5.2	Amended	Geological
2308.10.8.1	Amended	Geological
2308.10.9	Amended	Geological
3114	Amended	Geological
J101.3	Added	Geological
J101.4	Added	Topographical
J101.5	Added	Topographical
J101.6	Added	Topographical
J101.7	Added	Topographical
J101.8	Added	Topographical
J101.9	Added	Topographical
J103.2	Amended	Topographical
J103.3	Added	Topographical
J103.4	Added	Topographical
J104.2.1	Added	Topographical
J104.2.2	Added	Topographical
J104.2.3	Added	Topographical
J109.5	Added	Topographical
J113	Added	Topographical

2025 California Residential Code Section added or amended:		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
R105.2	Added	Administrative
R105.3.2	Amended	Administrative
R105.8.1	Added	Administrative
R108.5.1	Added	Administrative
R108.5.2	Added	Administrative
R108.6	Amended	Administrative
R109.1.7	Added	Administrative
R109.5	Added	Administrative

R112.3	Amended	Administrative
R301.1.3.2	Amended	Geological
R301.1.5	Added	Geological, Topographical
R309.1	Amended	Climatic, Topographical
R330.1	Amended	Climatic, Topographical
R330.4	Amended	Climatic, Topographical
R330.5	Amended	Climatic, Topographical
R330.7	Amended	Climatic, Topographical
R341	Added	Climatic, Topographical
R401.1	Amended	Geological, Climatic
R403.1.3.6	Amended	Geological
R403.1.5	Amended	Geological
R404.2	Amended	Geological
R503.2.4	Added	Geological
Table R602.3(1)	Amended	Geological
Table R602.3(2)	Amended	Geological
R602.3.2 and Table R602.3.2	Amended	Geological
R602.10.2.3	Amended	Geological
Table R602.10.3(3)	Amended	Geological
Table R602.10.4	Amended	Geological
Table R602.10.5	Amended	Geological
Figure R602.10.6.1	Amended	Geological
Figure R602.10.6.2	Amended	Geological
Figure R602.10.6.4	Amended	Geological
R606.12.2.2.3	Amended	Geological
R803.2.4	Added	Geological
R905.3.1	Amended	Geological
R1001.3.1	Amended	Geological

2025 California Mechanical Code Section added or amended:		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
104.0	Amended	Administrative
104.5	Amended	Administrative
107.0	Amended	Administrative

2025 California Plumbing Code Section added or amended:		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
104.4	Amended	Administrative
104.5	Amended	Administrative
107.0	Amended	Administrative
1211.8	Amended	Geological

2025 California Existing Building Code Section added or amended		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
1.8.8	Amended	Administrative

2025 California Green Building Standards Code Section added or amended		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
101.13	Added	Administrative

SECTION 3. 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 Resolution are severable.

SECTION 4. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 5. Signature Authority. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 6. Effective Date. This Resolution will take effect upon the effective date of Ordinance No. ____ and remain effective unless repealed or superseded.

SECTION 7. City Clerk Direction; Transmittal to State. The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City’s book of original Resolutions, and make a record of this action in the meeting’s minutes. The City Clerk is directed to transmit a certified copy of this Resolution to the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this ____ day of November, 2025.

Chris Pimentel, Mayor

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 Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, 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

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Municipal Code			
Page	Sections	Description	Note
Items below are pending.			
Items below have been reviewed with recommendations for removal			
4-5	CBC 113.4.1	113.4.1 Access Board of Appeals.	The city does not have a Disability Board of Appeals. Recommending removal.
41-48	CBC 3114.2 thru 3114.8.3; 3114.8.4.1 thru 3114.8.5.1; 3114.8.5.3 and Table 3114.8.5.3; and CBC Fig. 3114.8.5.3(1) through 3114.8.5.3(4)	<p>Sections apply to intermodal shipping containers. All are amendments.</p> <ul style="list-style-type: none"> • 3114.2 Construction documents. • 3114.3 Intermodal shipping container information. • 3114.4 Protection against decay and termites. • 3114.5 Under-floor ventilation. • 3114.6 Roof assemblies. • 3114.7 Joints and voids • 3114.8 Structural • 3114.8.1 Foundations and supports • 3114.8.1.1 Anchorage • 3114.8.1.2 Stacking • 3114.8.2 Welds. • 3114.8.3 Structural design • 3114.8.4.1 Material properties • 3114.8.4.2 Seismic design • 3114.8.4.3 Allowable shear value • 3114.8.5 Simplified structural design procedure of single-unit containers • 3114.8.5.1 Limitations • 3114.8.5.3 Allowable shear. • TABLE 3114.8.5.3 - ALLOWABLE SHEAR VALUES FOR PROFILED STEEL PANEL SIDE WALLS AND END WALLS FOR WIND OR SEISMIC LOADING • FIGURE 3114.8.5.3(1) - Bracing Unit Distribution - Maximum Linear Length • FIGURE 3114.8.5.3(2) - Bracing Unit Distribution - Minimum Linear Length 	<p>Recommending removal. For the following reasons:</p> <ul style="list-style-type: none"> • Current amendments are already now covered under 2025 • Changes are very minor and non-substantive

62	CRC R301.2.2.6	Section applies to Building Planning: <ul style="list-style-type: none"> • R301.2.2.6 Irregular Buildings. 	Amendment not necessary. CRC provisions are conservative as is. Recommending Removal.
62	CRC R301.2.2.10	Section applies to anchorage: <ul style="list-style-type: none"> • R301.2.2.3.11 Anchorage of Mechanical, Electrical, or Plumbing Components and Equipment (Added) 	Current amendment is already now covered under 2025. Recommend removal.
71	CRC R403.1.2	Section applies to footings: <ul style="list-style-type: none"> • R403.1.2 Continuous footing in Seismic Design Categories D0, D1 and D2. (Amendment) 	CRC code language is clear enough on its own. Recommending removal.
72	CRC R501.2	Section applies to floors <ul style="list-style-type: none"> • R501.2 Requirements. (Amendment) 	Current amendment is already now covered under 2025. Recommend removal.
87	R606.4.4	Section applies to walls: <ul style="list-style-type: none"> • R606.4.4 Parapet walls. 	Current amendment is already now covered under 2025. Recommend removal.
(Ordinance) 86	Section12	Repeal Section 13-19-1 of Ch. 19 of Title 13 of the ESMC. Rename to chapter 19 to “SOLAR REQUIRMENTS”.	Recommend removal of SOLAR, HYDRONICS, AND GEOTHERMAL CODE (13-19-1) and rename to SOLAR REQUIRMENTS.

ORDINANCE NO. ____

AN ORDINANCE ADOPTING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE (PART 9 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) WITH CERTAIN APPENDICES AND AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

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

SECTION 1. *Findings.*

- A. Government Code § 50022.9 authorizes the City of El Segundo (the “City”) to adopt, by reference, codes from another governmental entity as the City’s own;
- B. The California Building Standards Codes (the “California Building Codes”) established statewide codes and regulations for building construction and fire safety and is published every three years by order of the California Legislature;
- C. The 2025 California Building Codes are based upon the International Code Council’s 2024 International Building Code;
- D. The 2025 California Building Codes were published on July 1, 2025 and will become effective on January 1, 2026;
- E. California Health & Safety Code §§ 17958.5 and 18941.5 authorize cities and counties to modify the California Building Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and
- F. In accordance with Health & Safety Code § 17958.7, the City Council finds that there are local climatic, geographic, and topographical conditions justifying the various local amendments to the California Building Code Standards Code as set forth in attached Resolution No. ____, which is adopted by the City Council and incorporated herein by this reference.

SECTION 2. Sections 13-9-1 and 13-9-2 of Chapter 9 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

CHAPTER 9

FIRE CODE

13-9-1: ADOPTION OF CALIFORNIA FIRE CODE, 2025 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the California Fire Code (“CFC”), 2025 Edition, published as Title 24, Part 9, of the California Code of Regulations, including Appendices B, C, P, BB, and CC, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CFC is on file in the office of the Fire Code Official and is available for public inspection as required by law.

Section 13-9-2: AMENDMENTS TO THE FIRE CODE:

Section 1.11.4.1 of the 2025 CFC is amended to read as follows:

1.11.4.1 Fees. The fire department is authorized to collect fees for permits, fire inspections and other services, including the review of plans, annual fire inspections and new business inspections. Fees shall be paid by the applicant prior to issuance of permits. Fire department fees shall be subject to change based upon the producer’s price index.

Section 104.1.1 is added to the 2025 CFC to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the El Segundo City Council.
2. The Fire Chief is authorized to administer, interpret, and enforce this ordinance. Under the Fire Chief’s direction, the El Segundo Fire Department is authorized to enforce ordinances of the City of El Segundo pertaining to the following:
 - 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use, and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.
 - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - 2.7. The maintenance of means of egress.
 - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

- 3.1. The Fire Chief, Peace Officers and Public Officers of the El Segundo Fire Department.
- 3.2. The Police Chief and any police officer serving the city of El Segundo.
- 3.3. Officers of the California Highway Patrol.
- 3.4. Code Officers of El Segundo Code Enforcement Department.

Section 104.1.2 is added to the 2025 CFC to read as follows:

104.1.2 Operating Guidelines. The El Segundo Fire Department Fire Prevention Standard Operating Guidelines has been created and adopted to serve as instructions and interpretations of the adopted Fire Code. The El Segundo Fire Department Fire Prevention Standard Operating Guidelines shall be a published document, amended from time to time to provide current instruction and interpretation.

Section 104.1.4 is added to the 2025 CFC to read as follows:

104.1.4 Financial Responsibility. Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous material to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense will be a charge against that person.

Section 104.11.4 is added to the 2025 CFC to read as follows:

104.11.4 Authority of Peace Officers. In enforcing the provisions of the California Fire Code, California Building Code, California Health & Safety Code, California Penal Code, California Vehicle Code and the El Segundo Municipal Code and such laws, orders, rules and regulations, variances and standards in connection therewith, the Fire Marshal and Fire Prevention Specialist are hereby given the powers of peace officers.

Section 105.2 of the 2025 CFC is amended to read as follows:

105.2 Application for Permit. Applications for permits will be made to the fire prevention office in such form and detail as prescribed by the fire code official. Applications for permits must be accompanied by such plans as required by the fire code official. Any applicable permit and/or plan check fees must be paid at the time of application for the permit and/or plan review.

Section 108.4 of the 2025 CFC is amended to read as follows:

108.4 Work commencing before permit issuance. A person who commences any work

before obtaining the necessary permits shall be subject to a fee in addition the normally established plan check fee, equal to 100% of such normally established permit fee, or as otherwise determined by the fire code official.

Section 108.7 is added to the 2025 CFC to read as follows:

108.7 Cost Recovery. Fire suppression, investigation, rescue, or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150 *et seq.*, as may be amended from time to time. Any expense incurred by the El Segundo Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by the city of El Segundo in the same manner as in the case of an obligation under contract, express or implied.

Section 109.2.1 of the 2025 CFC is amended to read as follows:

109.2.1 Inspection requests. It is the duty of the holder of the permit or their duly authorized agent to notify the fire code official when work is ready for inspection. It is the duty of the permit holder to provide access to and means for inspection of such work that are required by this code. Every request for inspection must be filed not less than three working days before such inspection is desired. Such request must be in writing and all inspection fees paid prior to requesting.

Section 112.5 is added to the 2025 CFC to read as follows:

112.5 Filing fee and application. The City will assess a fee in an amount set by resolution at the time that an appellant files an appeal of any order, decisions, or determination made by the fire code official relative to the application and interpretation of this Code. The fee is refundable should the appellant prevail in a decision by the Board. The appeal must be taken by filing a written notice of appeal, in letterform, to the Board of Appeals. The Board's decision constitutes the City's final decision.

Section 113.4 of the 2025 CFC is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or fail to comply with any of its requirements or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 dollars or by imprisonment not exceeding 6 months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served constitutes a separate offense.

Section 202, definition of “Fire Chief” in the 2025 CFC is amended to read as follows:

FIRE CHIEF. The Fire Chief of the El Segundo Fire Department or the Fire Chief’s designee.

Section 202, definition of “Low-Rise Building” is added to the 2025 CFC to read as follows:

LOW-RISE BUILDING. Is any building that is less than four stories in height from the lowest level of fire department access.

Section 202, definition of “Mid-Rise Building” is added to the 2025 CFC to read as follows:

MID-RISE BUILDING. A building four or more stories high but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Height measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

Section 311.5, “Placards” of the 2025 California Fire Code is deleted in its entirety.

Section 503.6.1 is added to the 2025 CFC to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with El Segundo Fire Department Guidelines, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

Section 507.2.1 of the 2025 CFC to amended to read as follows:

507.2.1 Private fire hydrants. When required, private on-site fire hydrants shall be in accordance with the location and spacing specified for public streets and hydrants for similar occupancies. All private hydrants shall be installed in accordance with NFPA 24, Installation of Private Fire Service Mains and their Appurtenances, unless required to meet public standards. Private hydrants shall be painted red. When alternate materials or methods of protection, as approved by the chief are provided, these requirements may be modified or waived.

Section 510.4.2.10 is added to the 2025 CFC to read as follows:

510.4.2.10 Building conduit and pathway survivability. All new buildings shall be constructed with not less than a two inch (2”) dedicated conduit raceway or other method approved by the fire code official for future expandability, or the installation of an Emergency Responder Radio Coverage System. The raceway shall meet pathway survivability requirements in NFPA 1221 and shall be installed from the lowest floor level to the roof.

510.4.2.9.10.1 Identification. The raceway and junction boxes shall be labeled “Emergency Responder Radio Coverage System use only.”

Section 511 is added to the 2025 CFC to read as follows:

Section 511 Mid-Rise Buildings.

Section 511.1 General.

511.1.1 Scope. In addition to other applicable provisions of this code, other laws and regulations, and any policies of the fire code official, the provisions of this article applies to every mid-rise building, of any type construction, newly constructed after the adoption of this Code, or which undergoes a complete renovation that requires the complete vacancy of the building.

Exceptions: The following structures, while defined as mid-rise buildings, are not subject to this article:

1. Buildings used exclusively as open parking garage;
2. Buildings where all floors above the third floor (9,144 mm) level are used exclusively as open parking garage;
3. Buildings such as power plants, lookout towers, steeples, grain houses, and similar structures with non-continuous human occupancy, when so determined by the fire code official;
4. Buildings used exclusively for jails, prisons, and hospitals.

511.1.2 Definitions. For definitions of **MID-RISE BUILDING** and **BUILDING ACCESS**, see Section 202.

511.2 Building Access.

511.2.1 Building Access. Building access must be provided and approved by the fire code official.

511.3 Fire and Life Safety Requirements.

511.3.1 Automatic Fire Sprinklers. Every mid-rise building must be protected throughout by an automatic fire sprinkler system that is designed and installed in

conformance with NFPA 13. A shut-off valve and a water flow alarm device must be provided for each floor.

511.3.2 Standpipes. Every mid-rise building must be provided with a class I standpipe system in each required stairway. The standpipe system must be interconnected with the fire sprinkler system. The system must consist of 2 ½-inch hose valves provided for each floor level above or below grade. Two hose outlets must also be located on the roof, outside of each stair shaft enclosure that penetrates the roof. Hose connections must be located in the exit vestibule, unless otherwise approved by the fire code official.

511.3.3 Smoke Detection. Smoke detectors must be provided in accordance with this section. Smoke detectors must be connected to an automatic fire alarm system installed in accordance with NFPA 72. The actuation of any detector required by this section will operate the emergency voice alarm signaling system and will place into operation all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork.

511.3.3.1 Location. Smoke detectors must be located as follows:

1. In every elevator machinery room and in all elevator lobbies. Elevator lobby detectors must be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return-air and exhaust-air plenum of each air-conditioning system. Such device must be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving two or more stories from a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2 Occupancies, an approved smoke detector may be used in each return-air riser carrying not more than 5,000 cubic feet per minute and serving not more than 10 air inlet openings.
4. For Group R-1 and R-2 Occupancies, in all corridors serving as a means of egress for an occupant load for 10 or more.

511.3.4 Smoke Control. A passive or active smoke control system must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 m) from the lowest point of Fire Department access. Such system must be mechanical and must be designed, installed, and tested to be in compliance with Section 909.

511.3.5 Fire Alarm System. An approved and listed, automatic and manual, fully addressable and electronically supervised fire alarm system must be provided in conformance with this code and any policies of the Fire Prevention Division.

511.3.6 Emergency voice alarm signaling system. The operation of any automatic or manual fire alarm initiating device must automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the entire building, occupied and normally non-occupied areas.

511.3.6.1 Manual override. A manual override for emergency voice communication must be provided for all paging zones.

511.4 Central Control Station.

511.4.1 General. A central control station room for fire department-operations must be provided. The location and accessibility of the central control station room must be approved by the fire department. The room must be separated from the remainder of the building by not less than one-hour, fire resistive occupancy separation. The room must be a minimum of 200 square feet with a minimum dimension of 8 feet. It must contain the following as a minimum:

1. The voice alarm and public address panels.
2. The fire alarm graphic annunciator panel.
3. Elevator annunciator panel when the building exceeds 55 feet in height.
4. Status indicators and controls of air handling systems.
5. Controls for unlocking stairwell doors.
6. Annunciator panels for emergency and stand-by power status.
7. Annunciator panels for fire pump status.
8. Complete building plans set.
9. Work table.
10. Elevator control switches for switching of emergency power.

511.4.2 Annunciation identification. Control panels in the central control station must be permanently identified as to function. Water flow, automatic fire detection and manually activated fire alarms, supervisory and trouble signals must be monitored by an approved central monitoring station and annunciated in the central control station by means of an audible and visual indicator. For the purposes of annunciation, zoning must be in accordance with the following:

1. When the system serves more than one building, each building must be considered separately.
2. Each floor must be considered a separate zone.

3. When one or more risers serve the same floor, each riser must be considered a separate zone.

511.5 Elevators.

511.5.1 Standards. Elevators and elevator lobbies must be provided and must comply with the California Building Code and the following:

511.5.2 General. At least one elevator cab must be assigned for Fire Department use, which serves all floors of the building. All provisions hereinafter are in reference to said elevator cab(s).

511.5.2.1 Size. The size of the elevator cab must have dimensions as specified in Section 915.5.2.1.1.

511.5.2.1.1 Ambulance Stretcher. The elevator cab must be provided with adequate dimensions to accommodate an ambulance type stretcher in accordance with the provisions of Section 3002.4a.1 of California Building Code.

511.6 Standby Power.

511.6.1 General. An on-site standby power system conforming to the City of El Segundo Electrical Code must be provided. In the event of failure of the normal power source, the standby power system must provide an alternate source of electrical power to serve at least the designated loads as set forth in Section 511.6.2 at full power. The system may consist of an on-site generator or a system of batteries, or both. The installation must be in accordance with this code, nationally recognized standards, and any policies of the fire code official.

511.6.2 Loads. The power load requirements for sizing the standby power system must include, without limitation to the following:

1. Exit signs and exit path illumination;
2. Fire alarm system;
3. Elevator(s) assigned for fire department use;
4. Electrically driven fire pumps (if provided);
5. Smoke control systems;
6. Stairwell pressurization;

7. Lighting circuits supplying all elevator cabs, elevator lobbies, generator room, fire pump room, and other areas designated by the fire code official.

511.6.3 Fuel Supplies. On-site fuel supplies for prime movers of a standby power generator must be sufficient for at least 12 hours at the generator's listed full load. Where fuel supplies require automatic transfer into a primary tank from a secondary fuel storage tank, the fuel transfer system must be provided with redundant fuel pumps to insure reliability. The fuel supply tank provided must be capable of storing at least 200% of the calculated amount of fuel needed.

511.7 Emergency Electrical System.

511.7.1 General. Electrical systems and equipment specified in Section 915.6 are classed as emergency systems and must be installed in accordance with this code, NFPA 110, NFPA 111 and policies of the fire code official. Such systems must operate within 10 seconds of failure to normal power supply. Such emergency power supply may be separate from the standby power required for fire pumps and elevators assigned for fire department use.

511.7.2 Emergency Systems. The following are classed as emergency systems:

1. Exit signs and means of egress illumination.
2. Fire alarm system.
3. Fire detection system.
4. Sprinkler alarm system.
5. Elevator cab lighting.
6. Smoke control systems.

511.8 Means of Egress.

511.8.1 General. Means of egress must comply with the provisions of Section 915.8.

511.8.1 Stairway enclosures. All stairways used for exiting must be protected by an exit enclosure designed in accordance with the California Building Code, Section 1020.1 and this Section.

511.8.2.1 Construction. Construction of stairway enclosures must be in accordance with the California Building Code, Section 1023.

511.8.2.2 Extent of Enclosure. Stairway enclosures must be continuous and must fully enclose all portions of the stairway. Exit enclosure must exit directly to the exterior of the building or include an exit passageway on the ground floor, leading to the exterior of the building. Each exit enclosure must extend completely through the roof and be provided with a door that leads onto the roof.

511.8.2.3 Openings and Penetrations. Openings and penetrations must be as specified in the California Building Code, Section 1023.4 and 1023.5.

511.8.2.4 Pressurized Enclosures. A pressurized stairway enclosure must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 m) from the lowest point of Fire Department access. The pressurized stairway must be designed and pressurized as specified in the California Building Code, Section 909.20.

511.8.2.4.1 Vestibules. Pressurized stairway enclosures, serving Mid-Rise buildings must be provided with a pressurized entrance vestibule on each floor that complies with the California Building Code, Section 909.20.

511.8.2.4.1.1 Vestibule Size. Vestibule size must be not less than 44 inches in width and not less than 72 inches in the direction of travel.

511.8.2.4.1.2 Vestibule Construction. Vestibules must have walls, ceilings and floors of not less than two-hour fire resistive construction.

511.8.2.4.1.3 Vestibule Doors. Vestibule doors must comply with California Building Code, Section 909.20.

511.8.2.4.1.4 Pressure Differences. The minimum pressure difference within a vestibule must comply with California Building Code, Section 909.20.

511.8.2.4.1.5 Standpipes. Fire Department standpipe connections and valves serving the floor must be within the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

511.8.2.5 Locking of Stairway doors. All stairway doors that are locked to prohibit access from the stairway side must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire control room. Upon failure of normal

electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position. Hardware for locking of stairway doors must be State Fire Marshal listed and approved by the fire code official by permit before installation. Stairway doors located between the vestibules and stairway shaft must not be locked.

511.8.2.6 Communications. A telephone or other two-way communications system connected to an approved emergency service which operates continuously must be provided at not less than every third floor in each required exit stairway vestibule.

Section 901.4.8 is added to the 2025 CFC to read as follows:

901.8 Partial fire sprinkler systems. Where in this Code or the Building Code a partial fire sprinkler system is required, the fire sprinkler system must be installed, modified or extended to protect the entire building or structure.

Section 901.11 is added to the 2025 CFC to read as follows:

901.11 Problematic systems. In the event of a failure of a fire protection system or 2 or more alarms in a week where the fire code official finds no evidence of a situation requiring a response, the fire code official is authorized to require the building owner or occupant to provide a fire watch until the system is repaired. Fire watch personnel must be provided with at least one approved means for notification of the Fire Department and their only duty is to perform constant patrols of the protected premises and keep watch for fires.

Section 901.12 is added to the 2025 CFC to read as follows:

901.12 Firewatch. Per Section 901.11 the Fire Chief is authorized to require the building owner or occupant to provide a fire watch with personnel acceptable to the Fire Chief until documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises, keep and maintain a log and keep watch for fires.

Section 903.2 of the 2025 CFC is amended as follows:

903.2 Where required.

1. New Buildings. Unless otherwise prohibited by law, an approved automatic sprinkler system in new buildings and structures shall be required for all occupancies.

Exception: New detached buildings under one thousand (1,000) square feet subject to approval of the Fire Official.

2. Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.2.1 of the 2025 CFC is deleted in its entirety.

Section 903.2.2 of the 2025 CFC is deleted in its entirety.

Section 903.2.3 of the 2025 CFC is deleted in its entirety.

Section 903.2.4 of the 2025 CFC is deleted in its entirety.

Section 903.2.5 of the 2025 CFC is deleted in its entirety.

Section 903.2.6 of the 2025 CFC is deleted in its entirety.

Section 903.2.7 of the 2025 CFC is deleted in its entirety.

Section 903.2.8 of the 2025 CFC is deleted in its entirety.

Section 903.2.9 of the 2025 CFC is deleted in its entirety.

Section 903.2.10 of the 2025 CFC is deleted.

Section 903.2.10.2 of the 2025 CFC is deleted.

Section 903.2.11.1 of the 2025 CFC is deleted.

Section 903.2.11.3 of the 2025 CFC is deleted.

Section 903.2.22 is added to the 2025 CFC to read as follows:

903.2.22 Structures in the Smoky Hollow Specific Plan Area. An automatic sprinkler system must be provided throughout every facility or building hereafter constructed within the Smoky Hollow Specific Plan Area.

903.2.22.1 Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.3.5.3 is added to the 2025 CFC to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.8 of the 2025 CFC is amended to read as follows:

903.3.8 Limited Area Sprinkler Systems. When a fire sprinkler system is required it shall be provided throughout the building.

Exception: Protection for specific appliances and/or hazards.

Section 903.3.10 of the 2025 CFC is amended to read as follows:

903.3.10 Floor Control valves. Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

Section 909.11 of the 2025 CFC is amended to read as follows:

909.11 General. The smoke-control system shall be supplied with two sources of power. Primary power shall be from the normal building power systems. Secondary power shall be from an approved standby source complying with Section 1203 of this code. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switchgear and ventilated directly to and from the exterior. The room shall be enclosed with not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both.

Transfer to full standby power shall be automatic and within 60 seconds of failure of the primary power. The systems shall comply with the Electrical Code.

Exception: The secondary power is not required for pressurized enclosures in buildings of less than 5 floors used for human occupancy

Section 1207.11.3 of the 2025 CFC is amended to read as follows:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Deleted.
3. Outdoors or on the exterior side of the exterior walls located not less than 3 feet (914mm) from doors and windows directly entering the dwelling unit.
4. Deleted.

ESS shall not be installed in any attached structure to a dwelling unit.

Section 1207.11.4 of the 2025 CFC is amended to read as follows:

1207.11.4 Energy Ratings.

TABLE 1207.11.4—MAXIMUM AGGREGATE RATINGS OF ESS		
LOCATION	MAXIMUM AGGREGATE RATINGS (kWh)	INSTALLATION REQUIREMENTS
Within utility closets, basements, and storage or utility spaces located within dwellings	40	
In attached garages	80	
On or within 3 feet of exterior walls of dwellings and attached garages	100	
On or within 3 feet of exterior walls of dwellings and attached garages	200	Exterior walls and eaves are constructed with noncombustible surfaces. ^a
In detached garages and detached accessory structures	200	
In detached garages and detached accessory structures	600	Detached garage or detached accessory structure is a minimum 10 feet away from property lines and dwellings.
Outdoors on the ground	200	ESS is a minimum 3 feet away from property lines and dwellings.
Outdoors on the ground	600	ESS is a minimum 10 feet away from property lines and dwellings.
<small>For SI: 1 foot = 304.8 mm a. Noncombustible wall surface shall extend in accordance with all the following: 1. A minimum of 5 feet horizontally from the edge of the ESS. 2. A minimum of 1 foot vertically below the bottom edge of the ESS. 3. A minimum of 8 feet vertically above the ESS, or to a noncombustible eave, whichever is less. The code official is authorized to approve reductions of installation requirements based on large-scale fire testing complying with Section 1207.1.5.</small>		

ESS installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Sections 1207.1 through 1207.9. (Material based on NFPA 855 2023 Ed.)

Section 1207.11.6 “Fire Detection” of the 2025 CFC is deleted.

Section 5601.1.3 of the 2025 CFC is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks is prohibited. The possession, sale, use, and/or discharge of “Safe and Sane” fireworks is prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed by Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605 and Health and Safety Code Division 11.
3. The use of fireworks for fireworks displays, pyrotechnic before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions are allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

Section 5601.7 of the 2025 CFC is amended to read as follows:

5601.7 Seizure. All fireworks including “State approved” shall be illegal in the City of El Segundo. The fire code official and police officers shall have the authority to seize, take and remove fireworks and/or safe and sane fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Division 1, Chapter 6 and Health and Safety Code, Chapter 9.

Exception: When permits are issued for such use.

Section 5601.7.1 is added to the 2025 CFC to read as follows:

5601.7.1 Financial Responsibility. See section 104.11.4 Financial Responsibility for cost recovery of enforcement of section 5609.1. Fireworks may be identified as hazardous waste by the State of California; violators shall be responsible for any disposal fees.

Section 5801.1.1 is added to the 2025 CFC to read as follows:

5801.1.1 Methane Soil Gas. All sources of methane soil gas, including petrogenic and biogenic, are subject to methane soil gas testing, passive or active mitigation, and methane detection and alarm system per El Segundo Fire Departments Guidelines.

Section B105.2 of Appendix B of the 2025 CFC is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1.

Exception: A reduction in required fire-flow up to 50 percent, as approved, is allowed when the building is protected with an approved automatic sprinkler system installed in accordance with Section 903.1.1, 903.1.2, or 903.3.1.3. The resulting fire-flow must not be less than 1,500 gallons per minute (5678 U/min) for the prescribed duration as specified in Table B105.1.

SECTION 3. *Effect of Ordinance on Past Actions and Obligations.* The adoption of this Ordinance will not affect any civil action initiated or criminal prosecution for ESMC violations committed prior to this Ordinance’s effective date; will not waive any fee or penalty due and unpaid prior to this Ordinance’s effective date; and will not affect the validity of any bond or cash deposit posted, filed, or deposited pursuant to the ESMC, prior to this Ordinance’s effective date.

SECTION 4. *Consistency; Repeal of Prior Codes.* Prior City ordinances in conflict with this Ordinance, in whole or in part, are superseded and expressly repealed.

SECTION 5. *Environmental Assessment.* The City Council determines that this ordinance

is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308. Also, there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)), and it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)).

SECTION 6. *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 7. *Savings Clause.* Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8. *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. *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10. *Effective Date.* This Ordinance will become effective on the 31st day following its passage and adoption.

SECTION 11. *Filing with Building Standards Commission.* The City Clerk is directed to

transmit a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chris Pimentel, Mayor

ATTEST:

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

I, _____, 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

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

RESOLUTION NO. _____

A RESOLUTION MAKING EXPRESS FINDINGS AND DETERMINATIONS SUPPORTING CITY MODIFICATIONS TO THE CALIFORNIA FIRE CODE BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

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

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

- A. Certain building standards and other related model codes are adopted by the State of California in the California Building Standards Code and become applicable unless amended by the City pursuant to Health and Safety Code § 17958;
- B. The City of El Segundo (“City”) may adopt model codes by reference pursuant to Government Code § 50022.2 *et seq.*;
- C. Health and Safety Code § 17958.5 authorizes the City Council to make reasonably necessary changes or modifications to the state-adopted building codes, including the California Building Standards Code, based on certain local conditions;
- D. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Building Standards Code with the changes set forth in this Ordinance;
- E. The City’s staff has determined and recommended that the modifications to the California Building Standards Code, 2025 Edition, contained herein, are reasonably necessary due to local conditions; and
- F. Health and Safety Code § 17958.7 requires the City Council to make express findings of the necessity for modifications to the building standards contained in the California Building Standards Code, 2025 Edition.

SECTION 2. *Legislative Findings.* The City further finds and declares as follows:

- A. Pursuant to Health and Safety Code § 17958.7, the City Council expressly finds that the amendments and modifications to building standards contained in the 2025 California Fire Code, as adopted by the City are reasonably necessary due to the following local climatic, geological or topographical conditions:
 - 1. Climatic Conditions: The City is located in an area climatically classified as “semi- arid” and prone to hot and dry Santa Ana winds of high velocity. Moreover, due to the arid nature of the area, the weather during the windy period tends to be very warm and dry. Furthermore, the City is a densely populated area having buildings and structures constructed within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino

(or La Nina) subtropical-like weather. Because of the described climatic conditions, the City and the surrounding cities have historically suffered from occasional structural fires. These have often been difficult to control due to the dry winds carrying sparks and cinders to surrounding structures. These winds constitute a contributing factor, which causes small fires originating in high-density development presently being constructed in the City, which spread quickly and create the need for an increased level of fire protection. This added protection, including, but not limited to on-site protection, will supplement normal Fire Department response available in new development, and provide immediate fire protection for life and safety of multiple-occupancy occupants during fire occurrence.

2. Topographical Conditions: The City is a densely populated area having buildings and structures constructed within relatively flat and hilly topography causing structures close to develop heat island conditions due to urban development and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing building or structures are designed and constructed in accordance with the scope and objectives of the California Codes. Traffic and circulation congested in urban areas often place Fire Department response time to emergencies at risk. This condition makes the need for enhanced on-site protection for property occupants necessary. The dry weather conditions, combined with the relatively hilly topography of the City is very hazardous to the surrounding highly populated areas in as far as flame spread is concerned. Because of the above-described topographic conditions, the City and the surrounding cities have historically suffered from occasional structural fires. These have often been difficult to control due to the dry winds carrying sparks and cinders to surrounding structures.
3. Geological Conditions: The City is a densely populated area located in the greater Los Angeles/Long Beach region having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. During a major earthquake, emergency resources would be extremely taxed, and the ability to respond to such emergencies would be complicated. Local standards in excess of statewide minimums will assist in reducing risks associated with earthquakes and the consequent disruption of traffic flow. Due to the large number of tall buildings in this region as well as the increased fire-life safety associated with such a seismic failure, the proposed modification to have a higher minimum base seismic shear consistent with previous editions of the building codes need to be incorporated into the code to assure that new buildings and additions or alterations to existing buildings are designed and constructed in accordance with the scope and objectives of the International Codes.

- B. The City Council finds that the following table sets forth the 2025 California Building Standards Code provisions constituting building standards that have been modified pursuant to Ordinance No. _____, and the associated local climatic, topographical, and/or geological conditions described in Section 2(A)

above:

2025 California Fire Code Section added or amended: Appendix B, C, P, BB and CC		Specific Finding-- climatic, topographical and/or geological conditions (Section 2(A)): Administrative, Climatic, Topographical, and Geological
1.11.4.1	Amended	Administrative
104.1.1	Added	Administrative
104.1.2	Added	Administrative
104.1.4	Added	Administrative
104.11.4	Added	Administrative
105.2	Amended	Administrative
108.4	Amended	Administrative
108.7	Added	Administrative
109.2.1	Amended	Administrative
112.5	Added	Administrative
113.4	Amended	Administrative
202	Added	Climatic, Topographical
311.5	Deleted	Administrative
503.6.1	Added	Climatic, Topographical
507.2.1	Amended	Climatic, Topographical
510.4.2.10	Added	Climatic, Topographical
511	Added	Climatic, Topographical
901.4.8	Added	Climatic, Topographical
901.11	Added	Climatic, Topographical
901.12	Added	Climatic, Topographical
903.2	Amended	Climatic, Topographical
903.2.22	Added	Climatic, Topographical
903.3.5.3	Added	Climatic, Topographical
903.3.8	Amended	Climatic, Topographical
903.3.10	Amended	Climatic, Topographical
909.11	Amended	Climatic, Topographical
1207.11.3	Amended	Climatic, Topographical
1207.11.4	Amended	Climatic, Topographical
1207.11.6	Deleted	Climatic, Topographical
5601.1.3	Amended	Climatic, Topographical
5601.7	Amended	Administrative
5601.7.1	Added	Administrative
5801.1.1	Added	Topographical
B105.2	Amended	Climatic, Topographical

SECTION 3. 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 Resolution are severable.

SECTION 4. *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 5. *Signature Authority.* The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 6. *Effective Date.* This Resolution will take effect upon the effective date of Ordinance No. ____ and remain effective unless repealed or superseded.

SECTION 7. *City Clerk Direction; Transmittal to State.* The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City’s book of original Resolutions, and make a record of this action in the meeting’s minutes. The City Clerk is directed to transmit a certified copy of this Resolution to the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this ____ day of November, 2025.

Chris Pimentel, Mayor

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 Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, 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

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Word Doc: Municipal Code Fire – Code Changes Underline & Strikeout

Page	Sections	Description	Note
Items below are pending.			
Items below have been reviewed with recommendations for removal			
2	104.11.2	104.11.2 Technical assistance	Recommending removal of this amendment. 2025 CFC 104.2.2 now addresses provisions for technical assistance.
5	308.1.4	Deletion of “Open-Flame Cooking Devices” section	Recommending removal. 2025 CFC no longer has this section; deletion is no longer necessary.
5-8	503.1 thru 503.6	<p>Sections apply to fire apparatus access roads.</p> <ul style="list-style-type: none"> • 503.1 Where required. • 503.1.1. Buildings and facilities. • 503.1.2. Additional access. • 503.1.3. High-piled storage. • 503.2 Specifications. • 503.2.1. Dimensions. • 503.2.2 Authority. • 503.2.3 Surface. • 503.2.4 Turning radius. • 503.2.5 Dead ends. • 503.2.6 Bridges and elevated surfaces. • 503.2.7 Grade. • 503.2.8 Angles of approach and departure. • 503.3 Marking. • 503.4 Obstruction of fire apparatus access roads. • 503.4.1 Traffic calming devices. • 503.5 Required gates or barricades. • 503.5.1 Secured gates and barricades. • 503.5.2 Fence and gates. • 503.6 Security gates. 	Recommending removal. No changes found between these amendments and 2025 CFC.
8	510.3	510.3 Permit Required.	Recommending removal. 2025 CFC 510.3.1 already includes “permit required” provisions.
15	808.4	808.4. Play Structures Added to Existing Buildings	Recommending removal. No changes found between amendment and 2025 CFC.

17	903.4	903.4.3 Alarms.	Recommending removal for consistency. This section was not included in the building code adoption.
18	1103.2	1103.2. Emergency Responder Communication Coverage in Existing Buildings	Recommending removal. No changes found between amendment and 2025 CFC.
19	3311.1	3311.1 Separations between construction areas	Recommending removal. No changes found between amendment and 2025 CFC.
19	1207.11.4	1207.11.4 Energy Ratings.	Recommending removal for consistency. This section was modified to correlate with the building code adoption.
20	5601.3.1	5601.3.1 Fireworks.	Recommending removal. Appears to be duplicate error.



City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Staff Presentations

Item Number: D.11

TITLE:

Candy Cane Lane (1100-1200 blocks of East Acacia Avenue) Policy Recommendations

RECOMMENDATION:

1. Review and provide direction on recommended policies for the Candy Cane Lane event regarding street closures, food and beverage sales, and duration of the City sponsoring the event, which is shorter than the actual time that residents in the area display their holiday lights and other decorations.
2. Consider options for vehicular traffic/road closures on E. Acacia Avenue and sales of food and beverages.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended policy changes.

BACKGROUND:

The 1200 block of East Acacia Avenue began hosting Candy Cane Lane, an annual holiday lights display, in 1949. The event features a display of holiday lights and decorations on the homes and in the yards of many residents on the block. The event typically runs nightly for a two-week period but the City only sponsors the event from December 13 to December 23. The City is unable to staff street closures on December 24 and 25 due to a lack of staff available on these days.

Historically, attendee draw was localized, requiring minimal resources from the City to support the event. For example, in 2000 and 2001, the only requests of the City included purchase of materials/supplies (e.g. fake snow), and the use of two street barricades and six orange cones, totaling a City contribution of \$150 in 2000, and \$169 in 2001. In recent years, the event has increased in popularity with online regional

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publications and promotion (e.g., promoted as southern California's top activity and holiday light viewing recommendation), social media, and the release of the 2023 *Candy Cane Lane* movie. Increased popularity and nightly attendance has led to several unintended impacts, including parking intrusion and scarcity in surrounding residential neighborhoods, traffic congestion, reports of trespassing and littering on neighboring private properties, and regulation of food/goods vending. Consequently, additional City support to address public safety, street cleaning, trash pick-up, and vendor enforcement, has incrementally increased over the years. Based upon the impacts caused by increased attendance, residents in the area approached the City to provide more support for the event, as provided in the attached staff reports and summarized below:

- 2018 - The City officially made it a City event and implemented a full closure of E. Acacia Avenue from Center Street, including both 1100 and 1200 block of E. Acacia Avenue, and prohibited vehicular traffic eastbound on E. Acacia Avenue from Center, and northbound on California Street from Walnut Avenue. Resident access during the street closure was provided by escort with proof of residency. First year of formal use of Police Cadets, Police Service Officers, and a Police Sergeant. The additional cost to fund public safety staffing was \$41,515.15, and \$3,776.46 for additional barricades, messaging boards, and road closure signs. The total City subsidized contribution was \$45,291.61. Attached are staff reports from 2017, 2018 and 2019 that provide background information on the changes that took place during this time.
- 2021 - Implementation of private security to augment the fully burdened cost of Police Department personnel coverage, proactive code enforcement to address vendor sales of foods and products, procurement of the City's elective special event insurance, and increased service for street sweeping and trash removal. The City's total subsidized cost was \$46,995.
- 2022-2024 - The City's subsidized contribution has largely remained the same, with incremental increases to private security, street sweeping and trash pickup, and overall staffing costs. In 2024, the City subsidized the event at an estimated cost of \$63,300, outlined in the following table:

Department	Amount	Service
Recreation, Parks and Library	\$7,000	Parks Maintenance — Trash
Recreation, Parks and Library	\$12,000	Security Contract
Recreation, Parks and Library	\$1,700	Rec Supervisor OT- Event supervision

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Recreation, Parks and Library	\$2,000	Portable Toilets
Recreation, Parks and Library	\$3,000	Bell Event Services
Recreation, Parks and Library	\$1,500	Event signage
Recreation, Parks and Library	\$1,900	Staff for shuttle
Recreation, Parks and Library	\$2,000	Staffing costs — Event planning, preparation, meetings
PD	\$20,000	PD personnel OT
Public Works	\$6,000	Staffing
Community Development	\$4,200	Code enforcement, permitting
City Atty & Risk Management	\$2,000	Contract review, consultation
TOTAL	\$63,300	

Unfortunately, the residents in the area have different views of the benefits and impacts of the event and particularly have significant disagreement about the City closing streets in the area as some residents feel strongly about being able to drive to and from their homes during the event. Also, some of those with holiday displays at their homes disregard the City's request to turn off the lighting on their displays at 10:00 p.m. which results in people not leaving the area and requiring the streets to remain closed longer and people lingering in the area late into the evening.

The Police Chief, City Council and the Street Superintendent have the authority to close City streets pursuant to El Segundo Municipal Code Section (ESMC) 9-1-1. The Council in 2018 ordered the streets closed in the area but allowed some escorting of personal cars through the barricades to residents' homes. The staff is recommending that the escorting of cars not be allowed any longer based upon events that have transpired in the past as well as the numerous very unfortunate events involving vehicles that are driven into crowds injuring or killing large numbers of people. The Police Chief and City Attorney are of the opinion that the risk posed by allowing any vehicles other than public safety vehicles to drive through the event is too great and should not be allowed.

Another issue is food and beverage sales. The City requires the traditional and licensed street vendors to remain 300 feet from the event pursuant to El Segundo Municipal Code Section 4-15-5(D) because it is a City event. The state legislature about 5 years ago mandated that street vendors be allowed to sell goods in residential neighborhoods. The City is permitted to regulate this activity to some extent, which it has done by, among other things, prohibiting street vendors within 300 feet of City events. There

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December 2, 2025

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have been private sales occurring of food products in recent years, apparently on a for-profit basis, on private property in the area which is not a permitted home business use pursuant to ESMC Section 15-1-6. Staff does not believe these sales are being done in compliance with County Health regulations either.

To address the issues this year, staff is recommending that street closures be implemented as detailed below and that the City's sponsorship of the event, including trash receptacles and portable bathrooms, be removed before the evening of December 24; and that no food or retail sales be permitted this year during the time period the City is sponsoring the event unless authorized by City Council. This also means that street vendors will be allowed to sell in the area after December 23. The reason for this is that the City would likely be held liable for injuries or property damage that occur when it is no longer providing public safety services after the conclusion of the event.

These issues can be revisited next year when there is more time to analyze the issues and develop new policies to address them. With this said, staff believes that regardless of the policies that the City implements now or in the future, there will be a significant number of residents who will not support such policies. The crowd sizes combined, the physical layout of the streets, and the duration of the event make it very challenging for the City to implement policies that the residents can all support.

Food and Beverage Sales, and Sidewalk Vendors During the Event

Until recent years, food sales and sidewalk vendors had not presented a significant challenge during the Candy Cane Lane event, and were traditionally limited to youth-based organizations raising money (e.g., El Segundo High School Band, Boy Scouts of America, El Segundo Cheer Leading, etc.). However, since 2021, increased sales among 'sole proprietors' has required increased enforcement of City business licenses, navigating the above-described state-mandated allowances for pushcart vendors, and an increase in trash and litter on E. Acacia Avenue and surrounding streets. Contending with the competing interests of food vending among residents and organizations has led to an increased need to establish a more permanent approach to the allowance of food and product sales at the event.

Staff's initial approach was to recommend the prohibition of food vending, due to concerns regarding compounding impacts on City staff services and neighborhood disturbances, supported by anecdotal evidence from most recent years. Additionally, multiple residents on the 1200 block of E. Acacia Avenue have registered complaints with staff about both the increase in trash and increased congestion on sidewalks as people wait in lines to buy items being sold. If there is interest in allowing food and product sales at the event, a comprehensive review of state and local regulations provides that although the El Segundo Municipal Code Home Occupation business type prohibits residents from selling food or products from their front yards, City Council has the flexibility to approve a specific vending program as part of the special event (similar to the weekly farmers market, Main Street Fair, etc.). However, any such program

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would need to be nondiscriminatory towards street vendors and supported by a clear rationale (e.g. limiting sales to residents who are displaying lights to defray the costs of such or local non-profit organizations). It would be difficult to justify allowing for-profit sales while not allowing street vendors allowed for under state law.

The Los Angeles County Department of Public Health (LACDPH) offers several food vending options and exemptions beyond the complex Cottage Food Operator (CFO) requirement, providing the City Council with an array of options should they choose to allocate resources to manage and permit vending:

- **Exempt Foods:** Any food that qualifies as "prepackaged, or non-potentially hazardous food" (Non-PHF, such as most shelf-stable baked goods, hard candies, or commercially packaged items) may be exempt from LACDPH health permits and would only require a City business tax certificate. Determining and enforcing this classification would be the responsibility of the resident and LACDPH.
- **CFO Class A (Direct Sales):** Allows residents to sell non-potentially hazardous food directly to consumers. Since the City closes the street, sales could be permitted in the front yard or street, similar to how the City conducts several events elsewhere in the City. This requires annual registration and compliance self-certification with LACDPH.
- **Community Events/Temporary Food Facility (TFF):** If the City designates the event as a Special Event with LACDPH, food vendors would need a TFF permit. Nonprofits or charitable organizations may qualify for fee exemptions in this category.
- **Mobile Food Facilities (MFF)/Compact Mobile Food Operations (CMFO):** Existing mobile food facilities (e.g. food trucks) are permitted separately, while compact, non-motorized operations (like pushcarts) are subject to specific rules, including the requirement of a handwashing sink if handling unpackaged food.

Additional information regarding the above classifications can be found at <http://www.publichealth.lacounty.gov/eh/business/community-events.htm>.

Permitting food vending is legally feasible. However, it requires the City Council to explicitly define the vending scope, and provide appropriate resources to manage the associated business tax certificate and compliance with public health and operational impacts.

DISCUSSION:

A team of City staff met in Fall of 2025 to plan for the 2025 Candy Cane Lane event.

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During the discussions, staff agreed to recommend a number of policy changes to the event that would improve the safety of the event, outlined below.

Policy Change Options for City Council Consideration

Vehicular Traffic on E. Acacia Avenue

Based upon requests from residents on E. Acacia Avenue made to the Council, since 2018, E. Acacia Avenue has been closed to all traffic east of Center Street after 5:00 p.m., with residents of E. Acacia Avenue allowed to enter and exit the area in their vehicles escorted by police personnel. This creates a safety hazard as the streets are crowded with visitors. In light of this, staff recommends the following:

1. Close the 1200 block of E. Acacia Avenue to vehicular traffic and require residents on the 1200 block of E. Acacia Avenue to have cars within the barricades by 4:30 p.m. and not allow vehicle traffic until after 10:15 p.m.
2. Due to the large crowds on opening night, Saturday, December 13, the 1100 and 1200 blocks of E. Acacia Avenue will be closed to vehicular traffic on this night only.
3. The 1100 block of E. Acacia Avenue and the 900 block of California Street will remain open to vehicular traffic, except for opening night, Saturday, December 13. Security will direct pedestrians to stay out of the roadways and on the sidewalks.
4. Issue resident-only parking permits to the residents of the 1100 and 1200 blocks of E. Acacia Avenue. A maximum of two permits per household would be issued to vehicles registered at these addresses. Resident-only parking from 4:30 p.m. to 10:15 p.m. would be enforced by ESPD.
5. Additional parking permits will be provided for the residents of the 1100 and 1200 blocks of E. Acacia Avenue to park on E. Imperial Avenue and California Street as shown on the attached map (Attachment 1).

Options Regarding the Sale of Food and Beverages

1. Prohibit the sale of food and beverages.
2. Allow the sale of prepackaged and non-potentially hazardous food and beverages, as described above, on the following nights only: Saturday 12/13, Sunday 12/14, and Friday 12/19, Saturday 12/20, and Sunday 12/21 from 5:00 p.m. to 10:00 p.m. and require that those selling food are responsible for removal of trash and debris related to their sales each night.

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It is important to note that if the City allows residents to vend on a for-profit basis during and within the event boundaries, it may be deemed discriminatory if others, including pushcart vendors, are prohibited from selling in the same locations.

Exterior Holiday Light Displays Turned Off at 10:00 p.m.

Historically, the event ends at 10:00 p.m. At this time, staff and security vacate the premises and streets open back up for traffic. However, large crowds linger long past 10:00 p.m. which creates a safety issue with people congregating in the streets and vehicular traffic moving throughout the area. Staff are recommending that the City make a strong request that all residents turn off their decorative lights at 10:00 p.m., and the City Council consider adopting an ordinance requiring such for future years.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 2: Optimize Community Safety and Preparedness

Strategy C: Protect and prepare the El Segundo Community and staff for any emergency, disaster, or environmental violation.

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

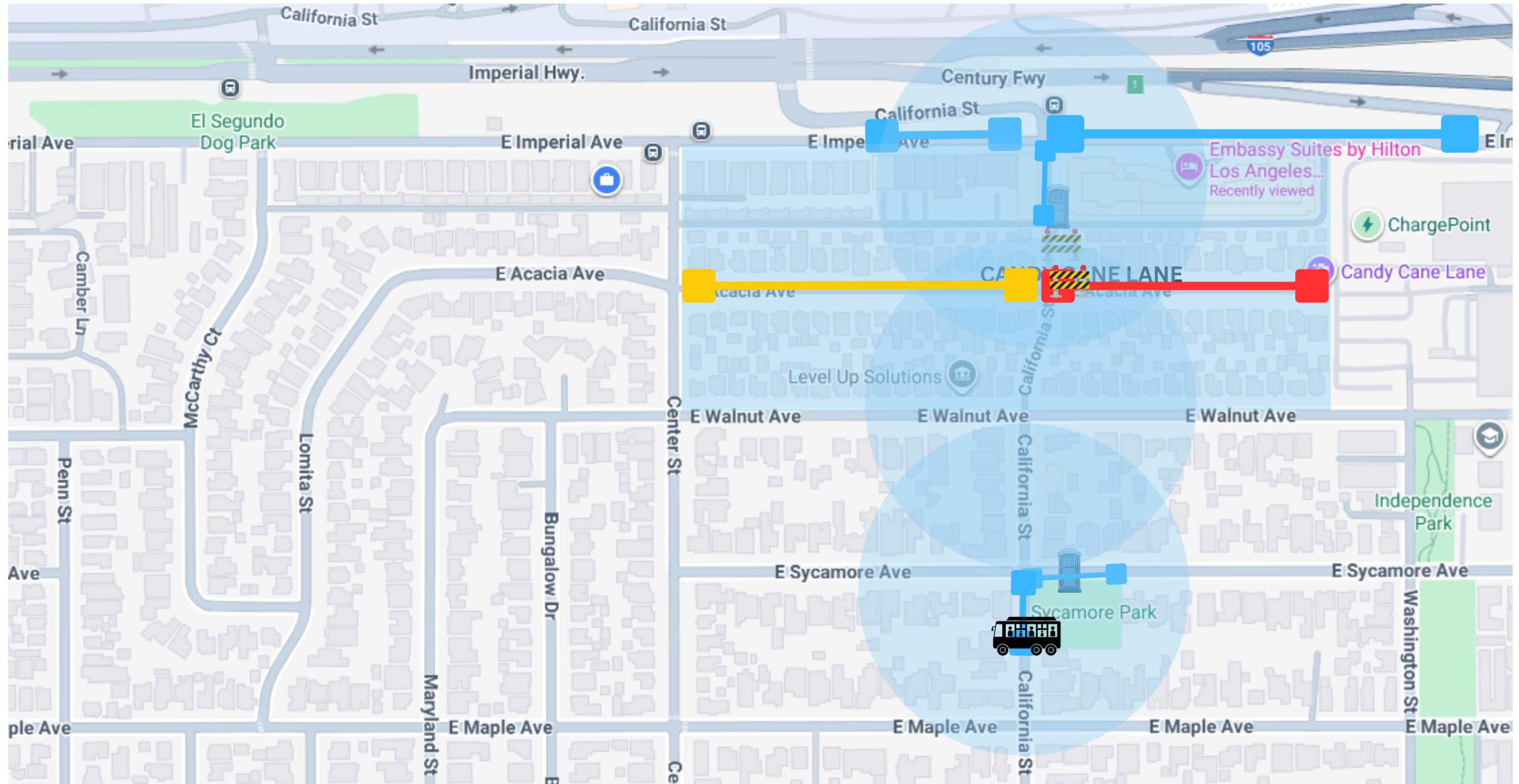
ATTACHED SUPPORTING DOCUMENTS:

1. Map of Proposed Alternatives - Candy Cane Lane
2. Historical Staff Reports Regarding Candy Cane Lane

Candy Cane Lane Proposed Alternatives

-  Residential Permit Parking for 1200 Block of Acacia
-  Blocked Street, Foot Traffic ONLY
-  Residential Permit Parking for 1100 & 1200 Block of Acacia

-  Street Barricade Location
-  Area Closed to Street Vending
-  Shuttle Drop off Location



AGENDA DESCRIPTION:

Request by Gale Segers, Chairperson of Candy Cane Lane, for the same level of City assistance on their December 9-23, 2000 program in the 1200 block of Acacia Avenue as in previous years

RECOMMENDED COUNCIL ACTION

Approve request, provided that all necessary permit applications are submitted, including sound amplification permits, and project meets applicable City requirements.

BACKGROUND & DISCUSSION

For many years, the residents of the 1200 block of Acacia Avenue have promoted and decorated the area, naming it "Candy Cane Lane" for the holiday season. This year's program will be scheduled for December 9-23, 2000. The program has become so popular in the community, that the City's assistance has been required in arranging for a fire truck for Santa and volunteer Police for the opening night, street barricades, street closure, streetlights to be turned off, and snow. The program cost to the City for the snow is minimal and has been included in the FY 2000-2001 budget.

ATTACHED SUPPORTING DOCUMENTS:

Letter from Gale Segers, Chairperson of Candy Cane Lane
Memoranda from Police, Fire, Public Works and Recreation & Parks Departments

FISCAL IMPACT:

Operating Budget:
Amount Requested:
Account Number
Project Phase:
Appropriation Required Yes ___ No X

ORIGINATED.

DATE: November 1, 2000

Marlene Baker
Marlene Baker, Executive Assistant

REVIEWED BY:

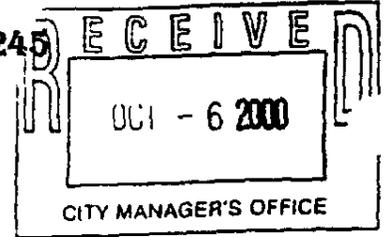
DATE: November 1, 2000

Mary Stren
Mary Stren, City Manager

11/1/00

CANDY CANE LANE

1206 E. ACACIA AVE. EL SEGUNDO, CA 90245



October 3, 2000

City of El Segundo
350 Main Street
El Segundo, CA 90245

Attn City Manager,

Regarding the Candy Cane Lane Program for 2000.

This letter is to *request your offices help* with our Christmas Program on the 1200 block of East Acacia Ave

This year we will be again closing off the street to car traffic during program and having foot traffic only. It worked very well last year and hope it is not a problem to do it again in 2000

We would like to *borrow two street barricade set-ups and 6 orange poles* for our program. These items can be dropped off on the lawn at 1201 E. Acacia anytime the first week of December. Please let us know if we can return them or they can be picked up at the same location after December 27th

In the past the *City has supplied us the snow (white batting material)* for the end of the block. Could we once again count on this for Friday, December 1st. Every year we try hard to save the sheets but after 3 weeks of fog, rain, wind and children playing on it, it gets beaten up pretty good.

Santa has been arriving gloriously on the city Fire Truck. Could this be arranged again? We need Santa on Sat Dec. 9th at 7:00 PM. Last year the Police Department was very instrumental at helping with crowd control by use of the RSVP. I was wondering if we could *use the Volunteer Police Team again* to show "El Segundo's finest" during the opening ceremony - One Hour Only 6:30 to 7:30.

Edison needs a letter from the City Managers Office requesting that the streetlights are turned off from Dec. 6th through Dec. 25. I think it really makes a difference. I would love to handle this myself but Edison won't take my word for it.

The neighbors of the 1200 Block of East Acacia would like to extend an invitation to all the City Council members and City Employees to come down during Dec. 9th - 23rd with their families and friends to enjoy the festivities

Thank you for any cooperation, these few items really help in making the program a success. Please call me so we can discuss these items.

Sincerely,


Gale Segers
Chairperson, Candy Cane Lane
640 8740

*cc. Fire Department
Police Department*

042

City of El Segundo

Inter-Departmental Correspondence

October 12, 2000

To: Mary Strenn, City Manager
From: Tim Grimmond, Chief of Police
Subject: Candy Cane Lane



On Saturday, December 9, 2000, the residences of the 1200 block of East Acacia will be hosting the arrival of Santa Claus on Candy Cane Lane. They have requested the use of RSVPs for the opening ceremony from 1830 to 1930 hours and street barricades to block the street. No police services will be required and the Street Department will drop off the barricades on Friday, December 8, 2000.

EVENT MANPOWER (1830 – 1930 Hours)

Police None required

Street Department \$100 00

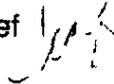
MT/sn

Attachment

4

City of El Segundo
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 10, 2000

To: Marlene Baker, Executive Assistant
From: Craig S Pedego, Fire Chief 
Subject: **CANDY CANE LANE**

Marlene,

The Fire Department will be pleased to pick up Santa Claus and deliver him to Candy Cane Lane on the Fire Engine on Saturday, December 9, 2000, at 7.00 p.m. Battalion Chief Dave Sharp will coordinate this with Gale Segers.

cc Mary Strenn, City Manager
Dave Sharp, Battalion Chief

044

**CITY OF EL SEGUNDO
INTER-DEPARTMENT MEMORANDUM**

DATE : October 19, 2000
TO : Mary Strenn
City Manager
FROM : Andres Santamaria *A Santamaria*
Director of Public Works
SUBJECT : Candy Cane Lane

On Saturday, December 9, 2000, the residences of the 1200 block of East Acacia Avenue will be hosting the arrival of Santa Claus on Candy Cane Lane

Our Street Division will drop-off the requested barricades on Friday, December 8th and be picked up after December 27th. The cost is \$100 00

A letter to Southern California Edison has been prepared requesting that the requested street lights be turned off from December 6th through December 25th

BKD dr

N MEMOSICANDY-CANLN MS



City of El Segundo

Public Works Department
Andres Santamaria, Director

October 19, 2000

Roger Haley
Region Manager, Public Affairs
Southern California Edison Company
P O Box 2944
505 Maple Avenue
Torrance, CA 90503

Dear Mr Haley

This year again we are requesting the Edison Company to turn off the street lights in the 1200 block of East Acacia Avenue in El Segundo

This request is being made to compliment the City's traditional "Candy Cane Lane" Christmas tree lighting program

The street lights are requested to be turned off for the period of December 6, 2000 through December 25, 2000.

Your continued participation in this annual Christmas event is sincerely appreciated. If you need additional information please call me on 310-524-2358. Thank you for your assistance on this matter

Sincerely,

A handwritten signature in black ink, appearing to read "Bellur K. Devaraj".

Bellur K. Devaraj
City Engineer

BKD:dr

cc Andres Santamaria, Director of Public Works
Mary Strenn, City Manager

N \LETTERS\CANDY-CANE LNE

Baker, Marlene

From Williams, Richard
Sent Thursday, October 26, 2000 12:56 PM
To Baker, Marlene
Subject Candy Cane Lane parade

Marlene, the Parks Division will purchase and deliver the material for this event. The approximate cost is, \$50.00

AGENDA DESCRIPTION:

Consideration and possible action regarding traffic and pedestrian safety for the 1200 block of East Acacia and surrounding neighborhood during the annual holiday lights event, commonly known as Candy Cane Lane. (Fiscal Impact: \$9,700)

RECOMMENDED COUNCIL ACTION:

1. Authorize the Police Department to provide a hard (vehicle - barricaded) closure of the 1200 block of East Acacia, nightly from December 9, 2017 to December 23, 2017 and deny the request of the residents of 1100 East Acacia to close their block to vehicular traffic; or,
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT: \$9,700

Amount Budgeted: \$0
Additional Appropriation: N/A – absorbed in current overtime budget
Account Number(s): N/A

STRATEGIC PLAN:

Goal: 4(a) El Segundo's infrastructure supports an appealing, safe, and effective City
Objective: 1 The City optimizes its physical resources

ORIGINATED BY: Bill Whalen, Chief of Police *BW*
APPROVED BY: Greg Carpenter, City Manager *GC for EC*

BACKGROUND AND DISCUSSION:

Each year during the holiday season, the 1200 block of East Acacia Avenue engages in a neighborhood event involving a large display of holiday lighting. This event reportedly dates back to the late 1940's. The residents who live on this street collectively apply for a special events permit, which allows for a temporary road closure during the impacted hours of 6:00 PM to 10:00 PM., nightly. During these hours, residents place wooden barricades in the street to prevent vehicular travel. They are partially removed each evening to allow for residential vehicular travel during non-impacted times. These barricades are provided by the City of El Segundo. Additionally, on the opening evening of the event, there is an expanded closure of the entire 1100 block of East Acacia Avenue to facilitate the delivery of Santa Claus on an El Segundo Fire Department Truck, which initiates the event. Pursuant to previous City Council action, the costs for this special event are waived.

Through the years this event has increased in popularity. It is a top-rated holiday lights event on Yelp and is a noted landmark on Google Maps. This increase has resulted in a significant number of visitors coming to view the display on a nightly basis. This increase has caused traffic congestion within the surrounding neighborhoods. Additionally, due to the road closure of the 1200 block of East Acacia, visitors have congregated in the street while viewing the lighting displays. Historically, wooden barricades have been used to prevent unauthorized vehicles from entering the area.

During the City Council meeting on November 21, 2017, several members from the 1100 block of East Acacia Avenue spoke during public comments requesting a closure of the 1100 block of East Acacia in addition to closing the 1200 block. They indicated in their comments that there are a significant number of pedestrians in the street on their block and they felt the best way to address this from a safety standpoint was to close the roadway during the Candy Cane Lane event. The City Council told the residents of the 1100 block they would need to obtain signatures from at least 55% of the impacted residences to consider a closure of their street. City Council directed staff to evaluate any formal closure request made by the residents of 1100 East Acacia and to bring forward recommendations.

The following are options for City Council consideration to address the collective concerns raised about the Candy Cane Lane event [Note: On the opening night of the Candy Cane Lane event, the Police Department facilitates a closure of the entire 1100 and 1200 block of East Acacia. This is to allow Santa to arrive on the fire truck and to account for the exorbitant number of people who come on the opening night. This will remain the same regardless of which option is chosen].

OPTION #1

A nightly hard (vehicle barricade) closure of the 1200 block of East Acacia Avenue. This will be accomplished by using Police Department vehicles and staffed by non-sworn Police Department personnel. Under this option there will be no other street closures or traffic flow modifications. The closure will be in effect nightly from 6:00 – 10:00 PM from December 9th – December 23rd.

Staff recommends this option be chosen. This option keeps the response the same as prior years with the exception of providing for additional protection for those in the roadway of the 1200 block of East Acacia Ave.

This option does not grant the request of the residents of the 1100 block of East Acacia Avenue to facilitate a road closure of their street. Staff believes the Candy Cane Lane event has grown significantly in scope and size and should be appropriately evaluated to arrive at the safest and most efficient options for mitigation. A proper evaluation would include but not be limited to: input from all community members in the surrounding area who would be impacted by this decision, monitoring of crowd size and vehicle traffic during the current year, and ensuring a traffic pattern that is properly engineered and signed for maximum safety and effectiveness. Closing the street absent a thorough evaluation with appropriate data will expand the footprint of the event and has the potential to displace and/or further exacerbate the safety and congestion concerns.

OPTION #2

A nightly soft (wooden barricade) closure of the 1200 block of East Acacia Avenue. This option is the same as previous years for this event. This option is not recommended due to the inability to protect the crowd from vehicles driven intentionally or unintentionally into the area.

OPTION #3

A nightly hard (vehicle barricade) closure of Walnut Avenue/California Street and Acacia Avenue/Center Street. This closure would be for the same dates/times as Option #1 and would be staffed by Police Department non-sworn personnel. This option would facilitate the complete closure to vehicles of the 1100 and 1200 block of East Acacia Avenue. The residents of 1100 East Acacia Avenue have provided a petition that demonstrates at least 55% of the properties in support of the request to implement either this option or option #4. Part of the justification given by these residents was the danger to pedestrians by vehicles driving on 1100 East Acacia Avenue. It's important to note that neither the Police Department nor the Fire Department has a record of any calls for service related to automobile/pedestrian incidents during the Candy Cane Lane event for the last three years.

For reasons mentioned above, this option is not recommended for this year. This would, however, be the recommended option if the City Council direction is to grant the request to close the 1100 block of East Acacia.

OPTION #4

A nightly soft (wooden barricade) closure of Walnut Avenue/California Street and Acacia Avenue/Center Street with a hard (vehicle barricade) closure of the 1200 block of East Acacia Avenue. The soft closure would not be staffed and the hard closure would be staffed by non-sworn personnel in the same manner as above. This would accommodate the requests of the residents of the 1100 block of East Acacia will still providing for crowd protection of the 1200 block of East Acacia Avenue.

Staff does not recommend this option. If the 1100 block of East Acacia is closed by any means, there is a strong potential for the crowds to congregate in the street outside the protection of the vehicle barricade at 1200 East Acacia Avenue.

SUMMARY:

Staff recognizes the holiday lighting of 1200 East Acacia Avenue is a long standing tradition in the El Segundo community. What started out as a small, local get-together has grown exponentially over the years, largely due to the advent of social media. This has resulted in several challenges related to traffic congestion, parking scarcity, and pedestrian safety. Staff believes the best approach is to address the immediate concerns of crowd safety for the 1200 block of East Acacia Avenue, while simultaneously gathering data which will assist staff in developing a thoughtful, holistic and community-inclusive plan moving forward in subsequent years.

AGENDA DESCRIPTION:

Consideration and possible action to receive a presentation regarding traffic and pedestrian safety for the 1100 and 1200 block of East Acacia and surrounding neighborhood during the annual holiday lights event, commonly known as Candy Cane Lane. (Fiscal Impact: Unknown)

RECOMMENDED COUNCIL ACTION:

1. Receive and file presentation;
2. Provide direction to staff regarding level of City involvement for future Candy Cane Lane events;
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT: Unknown

Amount Budgeted: \$0
Additional Appropriation: N/A
Account Number(s): N/A

STRATEGIC PLAN:

Goal: 4(a) El Segundo's infrastructure supports an appealing, safe, and effective City

Objective: 1 The City optimizes its physical resources

ORIGINATED BY: Bill Whalen, Chief of Police 

APPROVED BY: Greg Carpenter, City Manager 

BACKGROUND AND DISCUSSION:

Each year during the holiday season, the 1200 block of East Acacia Avenue engages in a neighborhood event involving a large display of holiday lighting. This event reportedly dates back to the late 1940's. The residents who live on this street collectively apply for a special events permit, which allows for a temporary road closure (partial closure) during the impacted hours of 6:00 PM to 10:00 PM., nightly. During these hours, residents place wooden barricades in the street to prevent vehicular travel. They are partially removed each evening to allow for residential vehicular travel during non-impacted times. These barricades are provided by the City of El Segundo. Additionally, on the opening evening of the event, there is an expanded closure of the entire 1100 block of East Acacia Avenue to facilitate the delivery of Santa Claus on an El Segundo Fire Department Truck, which initiates the event. Pursuant to previous City Council action, the costs for this special event are waived.

During the 2017 Christmas season, the road closures were expanded on select days to include the 1100 block of East Acacia Avenue (full closure). This was done in response to complaints from residents about traffic safety issues. During the full closure days, vehicles were prevented from travelling northbound on California from Walnut and eastbound Acacia from Center. Exceptions to the closure were made for residents (or those visiting residents) on either the 1100 or 1200 block of East Acacia. During full closure evenings, there were in excess of 10 requests each night to gain vehicular access to a residence on the 1100 block.

Staff assessed the community impact during times of full and partial closures and found no discernable difference. It's important to note there is no way to isolate the variables for this analysis. Most notably, we could not compare days with the equivalent number of visitors as typically attendance builds as the season progresses. There were four days when a full closure of Acacia was in effect, resulting in a total of six calls for service. There were 12 days of a partial closure, resulting in a total of nine calls for service. Staff observations noted traffic congestion in the areas surrounding East Acacia was significant regardless of type of closure. Illegal parking issues (primarily blocking driveways) also remained constant regardless of the type of closure. Residents also complained to staff about incidents of trespassing, littering, and requests for the use of private bathrooms. An overarching concern expressed by residents when they made the request for a full closure at 1100 East Acacia was the potential for an automobile versus pedestrian traffic collision. There was one non-injury (vehicle vs. parked vehicle) traffic collision reported during this Candy Cane Lane season on a day with a partial closure.

In an effort to foster community collaboration, a community input meeting was held in the El Segundo City Council Chambers on May 31, 2018. There were several potential solutions discussed (limit hours, go dark, remove Santa, have City operate as Special Event, provide restrooms and trash cans); however, no idea had clear consensus from those in attendance.

Staff recognizes the holiday lighting of 1200 East Acacia Avenue is a long standing tradition in the El Segundo community. What started out as a small, local get-together has grown exponentially over the years, largely due to the advent of social media. This has resulted in several challenges related to traffic congestion, parking scarcity, and pedestrian safety. The more City resources are expended and additional services provided, the more this becomes a de facto Special Event being sponsored by the City.

RECOMMENDATION(S):

There are a wide range of options Council can consider. Some of these will be presented below:

Option #1 – Do Nothing

The City has no legal obligation to provide road closures/traffic control and in fact incurs liability when we do. In other Cities with large Christmas light displays, such as the City of Torrance, there is no involvement by the Police Department and pedestrians/motorists are expected to follow the rules of the road. This option is not recommended by Staff. The public will expect the Police Department to be present and assisting with traffic control. There will likely be calls for service created requesting officers to respond for the myriad of issues that will be present. This will require

the Police Department to respond reactively as opposed to proactively. Responding reactively will deplete patrol resources as adequate staffing will not have been arranged ahead of time.

Option #2 – Partial Closure Only

As discussed at the beginning of this report; historically, only the 1200 block of East Acacia had restrictions on vehicular travel (with the exception of the opening night). The residents put up and took down City provided barricades each evening and there was a minimal presence of City staff. This option is not recommended due to the size the event has grown to. If vehicles are allowed to travel eastbound on Acacia from Center Street, there is significant congestion at the intersection of Acacia/California as this is a primary crossing point for pedestrians entering the 1200 block. On the evenings the 1100 block was open during the 2017 season, there was a significant vehicle back up on the 1100 block west of California due to this.

Option #3 – Full Closure

A full closure would prohibit vehicular travel eastbound on Acacia from Center and northbound California from Walnut. This option could include a full closure each day of the week or only on weekends. Staff recommends this option and that there be a full closure each evening from the beginning of the event through Christmas. Additionally, staff would recommend restricting parking and prohibiting vehicular travel during the designated closure hours. As mentioned, there were several times during the full closure when residents wanted (and were granted) access to the street. Because of the full closure, there is an expectation by pedestrians that vehicles will not be present. By allowing vehicles on the roadway, a safety issue is created. Additionally, with the parked cars allowed to remain on the street visibility is limited. The dynamics of the roadway, with the crest of the hill, also serves to further limit visibility. Council could consider this option with or without requiring restrictions on vehicular access and parking.

Option #4 – Operate as Special Event

This option can be used in connection with any of the above options. By operating as a Special Event, the City could provide trash service, restrooms, further restrict traffic flow, contract for offsite parking and provide shuttle service, etc. Staff does not recommend this option due to the cost, time, and employee involvement required.

AGENDA DESCRIPTION:

Consideration and possible action to receive and file a presentation by the Police Department on the implementation of a traffic plan and street closures of the 1100 to 1200 block of East Acacia and surrounding neighborhood during the 2018 annual holiday lights event, commonly known as Candy Cane Lane. (Fiscal Impact: \$45,291)

RECOMMENDED COUNCIL ACTION:

1. Presentation from the Police Department on the closure of the 1100 - 1200 block of East Acacia Avenue nightly from December 8, 2018 to December 24, 2018, for the annual Candy Cane Lane event; or,
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT: \$45,292

Amount Budgeted: \$0
Additional Appropriation: N/A – absorbed in current Department budgets
Account Number(s): N/A

STRATEGIC PLAN:

Goal: 2 Support Community Safety and Preparedness
Objective: 1 El Segundo is a safe and prepared city

ORIGINATED BY: Carlos Mendoza, Captain 
REVIEWED BY: Bill Whalen, Chief of Police 
APPROVED BY: Greg Carpenter, City Manager 

BACKGROUND AND DISCUSSION:

During the 2017 holiday season, staff studied the effects of a full closure of the 1100 block of East Acacia Avenue in an attempt to mitigate traffic safety concerns voiced by the residents in the area. Based on the results of this study, the decision was made to implement a full closure of both 1100 and 1200 East Acacia Avenue for the duration of the 2018 holiday season. The following staff report is a summary of the activities that occurred during this time period. These results will be shared with the community at a town hall meeting at a date to be determined.

Utilizing Police Cadets, Police Service Officers, and a Police Sergeant, the El Segundo Police Department implemented a full closure of the 1100 and 1200 block of East Acacia from December 8, 2018 through December 24, 2018. Including the Police Sergeant, there were six personnel on

duty each of the evenings. There was a total of 446.50 hours worked on this event, for a fully burdened cost of \$41,515.55. Every attempt was made to adjust schedules to minimize overtime; however, there was still a significant number of hours worked on overtime. Additionally, the Streets Department provided assistance with barricades, message boards, and road closure signs. These costs were \$3,776.46.

The full closures ran from 6:00 PM through 10:00 PM each evening. The closures were established at Acacia Avenue/Center Street and Walnut Avenue/California Street. Persons who could show proof of residency were allowed to enter the street closures. Those entering the closed areas were escorted by an El Segundo Police Department vehicle in an effort to increase visibility. Those exiting the area were not escorted. The following is the nightly average for vehicles entering/exiting the closed areas:

MONDAY-THURSDAY (Average)

Vehicles entering Walnut/California closure	4.6
Vehicles entering Acacia/Center closure	13.8
Vehicles exiting Walnut/California closure	17.2
Vehicles exiting Acacia/Center closure	25

FRIDAY-SUNDAY (Average)

Vehicles entering Walnut/California closure	4.6
Vehicles entering Acacia/Center closure	7
Vehicles exiting Walnut/California closure	10.4
Vehicles exiting Acacia/Center closure	28

CHRISTMAS EVE

Vehicles entering Walnut/California closure	2
Vehicles entering Acacia/Center closure	7
Vehicles exiting Walnut/California closure	16
Vehicles exiting Acacia/Center closure	31

Although there were no reported vehicle/pedestrian conflicts, the number of unescorted vehicles exiting the 1100 block of East Acacia Avenue remains a concern for staff. As expected, the visible closure of the street created an environment where pedestrians felt free to walk in the roadway. Under normal conditions, pedestrians would be responsible for their safety when entering a roadway. With the road closed, pedestrians have a reasonable expectation there won't be vehicular traffic.

Extending the restricted area was successful in reducing traffic volume on the 1100 block of East Acacia; however, this extended closure pushed vehicle and pedestrian traffic further into the

surrounding residential area and appeared to impact more residents than in years past. Staff was not able to determine if the increased impact in the surrounding area was due to the closure or an increased number of people attending the event this year. Several residents in the surrounding area complained to the Police Department about trash being left behind and illegally parked vehicles, as well as significant traffic congestion. The veracity of these complaints were verified by El Segundo Police Department personnel.

The following is a summary of the 39 calls for service the El Segundo Police Department responded to that were attributed to the event:

- 22 parking citations issued. The majority being for red zone violations and blocking driveways.
- 17 other calls for service which included disturbance calls, lost property calls, and a minor traffic collision.

RECOMMENDATIONS:

Staff recommends the City Council receive and file this report.



City Council Agenda Statement

Meeting Date: November 16, 2021

Agenda Heading: Staff Presentations

Item Number: D.14

TITLE:

Candy Cane Lane Update and Safety Plan

RECOMMENDATION:

1. Approve the traffic and pedestrian safety plan and related expenditures for the Candy Cane Lane annual holiday lights event in the 1200 block of East Acacia Avenue and surrounding neighborhood.
2. Approve an appropriation from the General Fund Balance Reserve (001-299-0000-2990) in the amount of \$46,955 to Recreation Special Events (001-400-5210-4101 for \$36,000 and 001-400-5210-6214 for f\$10,955)

FISCAL IMPACT:

The City's total estimated cost for Candy Cane Lane is \$46,955. A new appropriation from the General Fund Balance Reserve will be required for this event.

BACKGROUND:

The 1200 block of East Acacia Avenue began hosting an annual holiday lights display in 1949. The event did not take place last year due to public health concerns related to the pandemic, but organizers plan to bring back a modified version of Candy Cane Lane from December 11-December 23, 2021.

Residents annually obtain a permit from the City to allow for temporary road closures during the impacted hours from 6:00 p.m. to 10:00 p.m. During these hours, residents place Type III barricades in the street to prevent vehicular travel. They are partially removed each evening to allow for residential vehicular travel during non-impacted times. These barricades are provided by the City.

Through the years, this event has increased in popularity, subsequently increasing the number of people and vehicles visiting the neighborhood on a nightly basis. Additionally,

Candy Cane Lane Update and Safety Plan

November 16, 2021

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due to the road closures, visitors congregate in the street while viewing the lighting displays.

DISCUSSION:

Due to ongoing COVID-19 safety protocols, organizers modified Candy Cane Lane plans this year. Santa will make an appearance on Opening Night (December 11) to light up the block, but there will be no canopy or Santa sleigh in the cul-de-sac this year.

Candy Cane Lane organizers requested the following from the City of El Segundo for this event:

1. Use of street barricades
2. Transportation for Santa via the El Segundo Fire Department
3. Street closures and assistance with crowd control
4. Trash removal and increased street sweeping
5. Coordination with Southern California Edison to turn off streetlights on the 1200 block of East Acacia from December 9-December 26, 2021.

In addition, the City recommends obtaining special event insurance, scheduling code enforcement officers, and contracting with a private security company to help manage the crowd.

See the attached map for planned street closures at Center Street and East Acacia Avenue and East Walnut Avenue and California Street. Estimated (not to exceed) City costs for Candy Cane Lane are outlined below.

El Segundo Police Staffing	\$9,565
Private Security	9,090
Public Works (Streets and Park Maintenance) Staff, Vehicles, Barricades and Message Boards	6,500
Development Services (Code Compliance) Staff	15,000
Recreation Staff	1,500
Special Event Insurance	2,800
Sound System for Opening Night	2,500

Candy Cane Lane Update and Safety Plan

November 16, 2021

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Total	\$46,955
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CITY STRATEGIC PLAN COMPLIANCE:

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

Objective 1A: El Segundo provides unparalleled service to internal and external customers.

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

Goal 2: Support Community Safety and Preparedness

Objective: El Segundo is a safe and prepared city.

PREPARED BY:

Melissa McCollum, Community Services Director

REVIEWED BY:

Melissa McCollum, Community Services Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Candy Cane Lane Map 2021

Candy Cane Lane Map

12/11/21





City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Staff Presentations

Item Number: D.12

TITLE:

Side Letter Agreement Between the City of El Segundo and the El Segundo City Employees' Association, AFSCME, Local 3519

RECOMMENDATION:

1. Approve a Side Letter Agreement Between the City of El Segundo and the El Segundo City Employees' Association (CEA) revising the Standby Pay provision in the Memorandum of Understanding (MOU) to increase the compensation from two (2) hours to three (3) hours per day.
2. Appropriate \$17,500 from General Fund Reserves for FY 2025-26 to the various payroll budget accounts.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The projected annual fiscal impact is approximately \$30,000 per fiscal year. An additional appropriation in the amount of \$17,500 for the remainder of FY 2025-26 is required for the various payroll budget accounts from General Fund Reserves.

BACKGROUND:

The City and the CEA are currently parties to a Memorandum of Understanding (MOU) for the term October 1, 2023 through June 30, 2027. Article 2, Section 9 of the current and operative MOU includes a provision for standby pay, including the definition of applicable terms, requirements for employees on standby duty, compensation for such service, and a reopener of the term following the adoption of the MOU. The parties met and discussed standby pay consistent with the reopener obligation and signed the attached side letter for City Council's consideration.

DISCUSSION:

Approval of a Side Letter Agreement

December 2, 2025

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The CEA includes a variety of job classifications across City departments. The classifications assigned to work in the Water, Wastewater, Facilities, Streets, and Parks divisions of the Public Works and Recreation, Parks, and Library departments are typically the positions that work standby duty. These employees make themselves available for a standby period of one week at a time, beginning each Wednesday. They are available to respond to service calls outside of regular business hours. Examples of these types of calls include coverage for issues with water and sewer mains, pump stations, plumbing, electrical and HVAC, sinkholes, downed streetlights, downed trees, road closure signage, traffic signals, irrigation in the parks, and field lighting.

Article 2, Section 9 of the MOU defines standby duty to mean that the time employees, who have been released from duty, are specifically required by their supervisor to be available to return to duty when required by the City. Employees on standby duty are required to 1.) be reachable by cellular phone or other device; 2.) be ready to respond immediately; 3.) be able to report to work within one hour of notification; 4.) refrain from activities which might impair their ability to perform assigned duties; and 5.) respond to any call back during the assigned period. For each assigned period of standby duty, employees are provided with two (2) hours of pay per day.

The City recognizes the commitment of City employees represented by CEA to serve in standby assignments, to respond to call-backs, and to serve residents and businesses with a high level of professionalism. The City and the CEA mutually agreed to revise Article 2, Section 9 of the MOU, to increase the standby duty pay from two (2) hours to three (3) hours per day. This agreement is memorialized in the attached side letter and, if approved by the City Council, will take effect the pay period after Council's approval.

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, Director of Human Resources & Risk Management

REVIEWED BY:

Rebecca Redyk, Director of Human Resources & Risk Management

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Side Letter Agreement Between the City and CEA

**SIDE LETTER AGREEMENT BETWEEN THE CITY OF EL SEGUNDO AND THE EL
CITY EMPLOYEES' ASSOCIATION, AFSCME, LOCAL 3519**

This Side Letter of Agreement ("Agreement") between the City of El Segundo ("City") and the El Segundo City Employees' Association ("CEA") (hereinafter referred to as the "Parties") is entered into with respect to the following:

WHEREAS, the Parties are parties to a Memorandum of Understanding ("MOU") for the term of October 1, 2023 through June 30, 2027; and

WHEREAS, Article 2, Section 9 of the current and operative MOU provides the term regarding standby duty, including the definition of applicable terms, requirements for employees on standby duty, the compensation for such service, and a reopener of the term following the adoption of the MOU; and

WHEREAS, Article 2, Section 9 of the current and operative MOU defines "standby duty" to mean the time that employees, who have been released from duty, are specifically required by their supervisor to be available for return to duty when required by the City; and

WHEREAS, Article 2, Section 9 of the current and operative MOU requires that employees on standby duty adhere to the following: 1.) be reachable by cellular phone or other device; 2.) be ready to respond immediately; 3.) be able to report to work within one (1) hour of notification; 4.) refrain from activities which might impair their ability to perform assigned duties; and 5.) respond to any call back during the assigned period; and

WHEREAS, Article 2, Section 9 of the current and operative MOU provides that "for each assigned period of standby duty employees shall be provided two (2) hours of pay per day"; and

WHEREAS, Article 2, Section 9 of the current and operative MOU includes a provision that requires the Parties to meet and discuss standby duty and pay following the adoption of the MOU; and

WHEREAS, the City recognizes the commitment of City employees represented by CEA to serve in standby assignments, to respond to call-backs, and to serve City residents and businesses with a high level of professionalism; and

WHEREAS, following the adoption of the MOU, the Parties met and discussed standby duty and pay consistent with their contractual obligations; and

WHEREAS, through such meetings and discussions, the Parties mutually agreed to revise the Article 2, Section 9 of the current and operative MOU as follows:

Side Letter Between the City of El Segundo and CEA

The Parties will replace the following sentence "For each assigned period of standby duty employees shall be provided two (2) hours of pay per day" with the following sentence ""For each assigned period of standby duty employees shall be provided three (3) hours of pay per day". All other terms and conditions set forth in Article 2, Section 9 shall remain unchanged.

This agreement between the Parties shall take effect the pay period after approval and adoption by the City Council of the City of El Segundo.

FOR THE CITY OF EL SEGUNDO



Darrell George, City Manager

11-20-25

Date

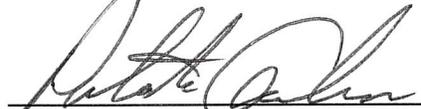


Rebecca Redyk
Director of Human Resources & Risk Management

11/24/2025

Date

FOR THE EL SEGUNDO CITY EMPLOYEE'S ASSOCIATION



Patrick Graham, President CEA

11/19/2025

Date



Bob Adams, AFSCME Local 3519

11/19/2025

Date



City Council Agenda Statement

Meeting Date: December 2, 2025

Agenda Heading: Staff Presentations

Item Number: D.13

TITLE:

Introduction of Ordinance Amending the City's Existing Anti-Camping Ordinance to Include Certain Portions of Private Property and to Ensure Access to Nonresidential Buildings

RECOMMENDATION:

1. Introduce and waive the first reading of an Ordinance amending Sections 7-8-3 and 7-8-4 of Chapter 8 (Prohibited Camping) to Title 7 (Nuisances and Offenses) of the El Segundo Municipal Code ("ESMC") to expand current anti-camping prohibitions and find that such actions are exempt from the California Environmental Quality Act, pursuant to Guidelines §§ 15060(c)(3), 15061(b)(3), and 15378.
2. Schedule a second reading of the ordinance for the December 16 regular City Council meeting or as soon thereafter it may be considered.
3. Receive and file an update from ESPD on the City's homeless outreach program "PATCHES."
4. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On June 28, 2024, the U.S. Supreme Court ("Supreme Court") issued its ruling on the *City of Grants Pass, Oregon v. Johnson et al.* case regarding Grants Pass's ordinance penalizing camping on public property. In its ruling, the Supreme Court upheld the city's anti-camping restrictions, rejecting prior legal precedent from the U.S. Court of Appeals for the Ninth Circuit's decision in *Martin v. Boise* that previously found anti-camping laws constituted cruel and unusual punishment unless adequate shelter space was available.

Ordinance Amending City's Anti-Camping Ordinance

December 2, 2025

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Accordingly, such anti-camping laws may be enforced regardless of whether adequate shelter space is available within the given jurisdiction.

On September 17, 2024, in response to the *Grants Pass* decision, the City Council adopted Ordinance No. 1664 expanding its camping prohibitions within public parks and beaches, and prohibiting using vehicles for human habitation in specified public areas.

DISCUSSION:

The El Segundo Police Department has been enforcing Ordinance No. 1664. As part of its enforcement of the ordinance, ESPD Officers have noted that transients often set up encampments in front of vacant private buildings or in private parking lots of businesses. These areas are open to the public, visible from the street, but are private property. Because the City's existing ordinance only includes public property, ESPD is requesting that the ordinance be amended to include such areas.

The City Attorney's office has researched this issue and has not found any state statute or caselaw prohibiting the City from expanding its anti-camping ordinance to include private property. The closest case the City Attorney's office could find involved the City of Sacramento, which prohibited extended camping on public or private property without a permit. In that case, a private property owner had allowed plaintiffs to camp on this lot; but the City police cited the campers for violating the ordinance. The plaintiffs – 22 homeless individuals – challenged the ordinance claiming it was unconstitutional but did not directly challenge the ordinance because it included private property. (*Allen v. City of Sacramento*, 234 Cal.App.4th 41, 183 (2015)). Ultimately, a jury ruled in favor of the City of Sacramento, and the City's anti-camping ordinance prohibiting unauthorized camping on both public and private property remains in effect.

The California Constitution generally provides that a city may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general law. (Cal. Const. art. XI, § 7.) It is the desire of the City to keep the public right-of-way and public places clean and available for public use and to ensure the public has access to all property, both public and private.

Other Jurisdictions

Cities throughout the State of California have enacted provisions prohibiting unauthorized camping and storage of personal property on both public and private property. Some Southern California cities with such ordinances include, but are not limited to, the following:

- **Manhattan Beach** prohibits camping and the storage of personal property on public and private property, subject to certain exceptions (MBMC Chapter 4.140).
- **Hermosa Beach** prohibits camping in public places and prohibits camping, sleeping, lying, or placing personal property where it obstructs or impeded passage, as required by the Americans with Disabilities Act and is within 20 feet

Ordinance Amending City's Anti-Camping Ordinance

December 2, 2025

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of an entrance or exit of a building where the public is invited. (HBMC Section 12.40.030).

- **Huntington Beach** prohibits camping and the storage of personal property on public and private property subject to certain exceptions (HBMC Section 13.10.030).
- **Irvine** prohibits camping on public and private property (Section 4-12-103).

Proposed Ordinance

The ESMC defines "to camp" as remaining in or at a campsite, and "camping" as any place where bedding, sleeping bag, or other material used for bedding purposes, or any stove or fire is placed for the purpose of maintaining a temporary place to live. (ESMC Section 7-8-1). The proposed Ordinance, if adopted, will:

1. Expand the list of locations where camping is prohibited in the City to also include certain portions of private property, including within 20 feet of an entrance or exit to any nonresidential building which abuts a public sidewalk and on privately owned parking lots.
2. Apply the "removal of campsite" procedures currently in the ESMC to those campsites on private property.

If introduced by the City Council, the ordinance will be presented at its next regularly scheduled meeting for second reading and adoption.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 2: Optimize Community Safety and Preparedness

Strategy A: Comprehensively address the unsheltered homeless population.

PREPARED BY:

David King, Assistant City Attorney

REVIEWED BY:

Saul Rodriguez, Police Chief

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Proposed Ordinance - Update to Anti-Camping Provisions

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, AMENDING SECTIONS 7-8-3 AND 7-8-4 OF CHAPTER 8 (PROHIBITED CAMPING) TO TITLE 7 (NUISANCES AND OFFENSES) OF THE EL SEGUNDO MUNICIPAL CODE EXPANDING ITS ANTI-CAMPING PROHIBITIONS TO INCLUDE CERTAIN PORTIONS OF PRIVATE PROPERTY AND TO ENSURE ACCESS TO NONRESIDENTIAL BUILDINGS

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

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

- A. The California Constitution provides that a city may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general law;
- B. The City of El Segundo (“City”) and its City Council are committed to protecting the life, health, and safety of its residents and all people within the geographical boundaries of the City;
- C. The City and its City Council are committed to protecting the rights of individuals who cannot obtain shelter and to treating their personal property with respect and consideration;
- D. On June 28, 2024, the U.S. Supreme Court decided the *City of Grants Pass, Oregon v. Johnson et al.* case, upholding Grants Pass’s ordinance prohibiting camping on public property to tackle the issue of homelessness;
- E. In July 2024, California Governor Gavin Newsom issued Executive Order N-1-24, ordering state agencies to adopt policies to address encampments on state property and encouraging local governments to adopt similar policies “and to use all available resources and infrastructure” to combat homelessness;
- F. In September 2024, in response to the *Grants Pass* decision, the City adopted Ordinance No. 1664 expanding its camping prohibitions within public parks and beaches, and prohibiting using vehicles for human habitation in specified public areas;

- G. In July 2025, U.S. President Donald J. Trump issued an executive order titled “Ending Crime and Disorder on America’s Streets” in which he identified the homelessness crisis and ordered his administration to seek civil commitments of individuals with mental illness or are living on the streets and cannot care for themselves;
- H. Unauthorized camping can create health and safety risks related to the accumulation of trash, food waste, human waste, and contaminated medical waste;
- I. To mitigate risks to health and safety of its citizens, the City Council desires to adopt regulations further expanding its anti-camping prohibition to strengthen the protection of individual and public safety as well as ensure pedestrian accessibility rights throughout the City.

SECTION 2. Section 7-8-3 of the El Segundo Municipal Code is hereby amended to read as follows (deletions in ~~strike through~~ and additions in double underline):

7-8-3 CAMPING PROHIBITED

- A. No person may occupy a campsite in or upon any sidewalk, street, alley, lane, public right of way, park, bench, or any other publicly-owned property or under any bridge or viaduct, unless (i) otherwise specifically authorized by this Code or (ii) upon City Council resolution, the City Council may exempt a special event from the prohibitions of this section, if the City Council finds such exemption to be in the public interest and consistent with their goals and notices and in accordance with conditions imposed by the City Council. Any conditions imposed will include a condition requiring that the applicant provide evidence of adequate insurance coverage and agree to indemnify the City for any liability, damage or expense incurred by the City as a result of activities of the applicant. Any findings by the City Council shall specify the exact dates and location covered by the exemption.

B. No person may occupy a campsite that:

1. Obstructs or impedes passage, as required by the Americans with Disabilities Act; or
2. Is within 20 feet of an entrance or exit to any nonresidential building which abuts a public sidewalk and (i) into which the public is invited or (ii) which is open to view from the public street; or
3. Is on a privately owned parking lot to which the public is invited and permitted.

SECTION 3. Section 7-8-4 of the El Segundo Municipal Code is hereby amended to read as follows (deletions in ~~strikethrough~~ and additions in double underline):

7-8-4 REMOVAL OF CAMPSITE ON PUBLIC PROPERTY

Upon discovery of a campsite in violation of this chapter, ~~on public property~~, removal of the campsite by the Police Department, or designee, may occur under the following circumstances:

- A. Prior to removing the campsite, the City shall post a notice, 24-hours in advance.
- B. At the time a 24-hour notice is posted, the City shall inform a local agency delivering social services to homeless people of the location of the campsite.
- C. After the 24-hour notice period has passed, the Police Department, or designee, is authorized to remove the campsite and all personal property related thereto.
- D. The foregoing notwithstanding, campsite removal may proceed without the above-referenced notice only if an imminent threat to the public health, safety, and welfare exists (e.g., fire on site) that requires immediate removal to protect the public health, safety, and welfare.

SECTION 4. *Environmental Assessment.* The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”), pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. In the alternative, the City Council finds that the Ordinance falls within the “common sense” exemption set forth in State CEQA Guidelines section 15061, subdivision (b)(3), which exempts activity from CEQA where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.”

SECTION 5. *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 6. *Effective Date.* This Ordinance shall become effective thirty

(30) days after adoption.

SECTION 7. *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance causing it to be posted as required by law.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chris Pimentel, Mayor

ATTEST:

Susan Truax, City Clerk

APPROVED AS TO FORM

Mark D. Hensley, City Attorney