



AGENDA

EL SEGUNDO CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 3, 2026

CLOSED SESSION - CANCELED
6:00 PM OPEN SESSION

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

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

Susan Truax, City Clerk

Executive Team

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

Mark Hensley, City Attorney
Paul Chung, CFO/City Treasurer
Ryan Allee, Fire Chief
Rebecca Redyk, HR Director
Elias Sassoon, Public Works Dir.

MISSION STATEMENT:

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

VISION STATEMENT:

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

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

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

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

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.

CLOSED SESSION – CANCELED

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

INVOCATION – Pastor Jonathan Elmore, The Bridge

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Baldino

SPECIAL PRESENTATIONS

1. Commendation for El Segundo Blue Butterfly Conservancy and Eagle Scout Project: El Segundo Blue Butterfly Kiosk
2. Women's History Month Proclamation

PUBLIC COMMUNICATIONS – (RELATED TO CITY BUSINESS ONLY – UP TO 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

3. City Council Meeting Minutes

Recommendation -

1. Approve the Special and Regular City Council meeting minutes of February 17, 2026.
2. Alternatively, discuss and take other action related to this item.

4. Warrant Demand Register for February 2, 2026 through February 8, 2026

Recommendation -

1. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and, wire transfers.

-
2. Approve Warrant Demand Register numbers 15B-Manual Checks, 15B-EFT, and 15B-Manual Checks-EFT: warrant numbers 3071409 through 3071526, and 9100072 through 9100082.
 3. Alternatively, discuss and take other action related to this item.

5. 2025 Annual General Plan Implementation and Housing Element Progress Reports

Recommendation -

1. Receive and file the General Plan Implementation and Housing Element 2025 annual progress reports.
2. Alternatively, discuss and take other action related to this item.

C. PUBLIC HEARINGS

D. STAFF PRESENTATIONS

6. Discussion of City of El Segundo's Participation in the South Bay Regional Housing Trust and Resolution Authorizing Execution of a Joint Powers Agreement

Recommendation -

1. Discuss joining the South Bay Regional Housing Trust, a joint powers authority.
2. Adopt a resolution approving the City as a member of the Trust and authorizing the Mayor to execute a Joint Powers Agreement on the City's behalf.
3. If approved, designate a City Council representative to serve on the Trust board.
4. Alternatively, discuss and take other action related to this item.

7. Investment Portfolio Report for December 2025

Recommendation -

1. Receive and file the Investment Portfolio Report dated December 2025.
2. Alternatively, discuss and take other action related to these items.

E. COMMITTEES, COMMISSIONS AND BOARDS PRESENTATIONS

8. Appointments to the Environmental Committee

Recommendation -

-
1. Announce appointments to the Environmental Committee, if any.
 2. Alternatively, discuss and take other action related to this item.

9. Environmental Committee Update

Recommendation -

1. Receive and file the Environmental Committee update.
2. Direct staff to work with the Environmental Committee to implement related activities.
3. Alternatively, discuss and take other action related to this item.

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: February 26, 2026

TIME: 9:00 AM

BY: Susan Truax, City Clerk

Proclamation

City of El Segundo, California



WHEREAS, The City of El Segundo encourages and promotes strong, diverse, and inclusive communities that recognize and celebrate efforts to bring people together for a greater good; and

WHEREAS, All women and girls, including women with disabilities, women of color, immigrant women, and gender diverse people who have experienced forms of oppression and inequity; and

WHEREAS, Women’s History Month started in 1981, when Congress proclaimed “Women’s History Week” beginning March 7, 1982 in conjunction with International Women’s Day celebrated globally on March 8th since 1911; and

WHEREAS, The City of El Segundo has a rich history of many dynamic and strong leaders, community volunteers, entrepreneurs, educators, and other women who have contributed and constructed the path for the city we are today; and

WHEREAS, The celebration of International Women’s Day and Women’s History Month honors the collective power of women, values the achievements of women who have broken the glass ceiling, recognizes obstacles that remain, and inspire us all to do the continued work to advance the rights, opportunities, and full participation of women and girls of all backgrounds.

NOW, THEREFORE, on this 3rd day of March, 2026, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby proclaim the month of March 2026 “**WOMEN’S HISTORY MONTH**” in appreciation of the many contributions and achievements by women of the El Segundo community as well as joining in commemorating and encouraging the study, observance, and celebration of the vital role of women in American history.

Handwritten signature of Ryan Baldino in black ink.

Ryan Baldino
Mayor Pro Tem

Handwritten signature of Chris Pimentel in black ink.

Chris Pimentel
Mayor

Handwritten signature of Drew Boyles in black ink.

Drew Boyles
Councilmember

Handwritten signature of Lance Giroux in black ink.

Lance Giroux
Councilmember

Handwritten signature of Michelle Keldorf in black ink.

Michelle Keldorf
Councilmember

SPECIAL MEETING MINUTES OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, FEBRUARY 17, 2026
4:00 PM

OPEN SESSION – Mayor Pimentel called the meeting to order at 4:05 PM

ROLL CALL

Mayor Pimentel	-	Present
Mayor Pro Tem Baldino	-	Present
Council Member Boyles	-	Present
Council Member Giroux	-	4:47 PM
Council Member Keldorf	-	Present

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

SPECIAL ORDER OF BUSINESS:

Mayor Pimentel announced that Council would be meeting in the executive conference room pursuant to the items listed on the agenda.

1. Conduct Environmental Committee Interviews

Council conducted interviews and appointed the following new members:

Environmental Committee:

Paula Rasmussen
John Dorsey
Barry Gribbon
Tracey Miller-Zarneke*

*Currently serving on this CCB

Council will announce the appointments at the 6:00 PM, March 3, 2026 regular City Council meeting.

Adjourned at 5:04 PM

Susan Truax, City Clerk

**MEETING MINUTES OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, FEBRUARY 17, 2026**

CLOSED SESSION – Mayor Pimentel called the meeting to order at 5:05 PM

ROLL CALL

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

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

SPECIAL ORDER OF BUSINESS:

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

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (GOV’T CODE §54957.6): -3-MATTER(S)

1. Employee Organizations: Supervisory Professional Employee Association (SPEA), Professional Support Services Employee Association (PSSEA), and Management Confidential (Unrepresented Employee Group)

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

Adjourned at 5:48 PM.

Minutes are prepared and ordered to correspond to the agenda.

OPEN SESSION – Mayor Pimentel called the meeting to order at 6:00 PM

ROLL CALL

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

INVOCATION – Pastor Jonathan Elmore, The Bridge

PLEDGE OF ALLEGIANCE – Council Member Keldorf

SPECIAL PRESENTATIONS:

1. Announcement of the 2025 Chamber of Commerce Holiday Parade Winners – Marsha Hansen, Chamber CEO/President, presented the awards.

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

CITY MANAGER FOLLOW-UP COMMENTS:

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

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

MOTION PASSED 5/0

AYES: Pimentel, Baldino, Boyles, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: None

B. CONSENT:

2. Approve Regular City Council Meeting minutes of February 3, 2026:
(Fiscal Impact: None.)

3. Pulled by Mayor Pimentel

4. Pulled by Mayor Pro Tem Baldino

5. Resolution Adopting a Citywide Records Retention Schedule: Adopt Resolution No. 5584 updating the City's records retention schedule.
(Fiscal Impact: Over time, the City will realize General Fund operational savings in reduced storage expenses and improved operational efficiency. The amount of budgetary savings related to reduced storage expenses is to be determined but could be in the range of \$500 - \$1,200 per month.)

6. Pulled by Mayor Pimentel

7. Pulled by Council Member Boyles

MOTION by Council Member Giroux, SECONDED by Council Member Keldorf to approve Consent Items 2 and 5.

MOTION PASSED 5/0

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

PULLED ITEMS:

3. Warrant Demand Register for January 5, 2026 through February 1, 2026:

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 13B-EFT, 13B-Manual Checks, 13B-Payroll Warrant, 14A-EFT, 14A-Manual Checks, 14A-Payroll Warrant, 14B-EFT, 14B-Manual Checks, 15A-EFT, 15A-Manual Checks, and 15A-Payroll Warrant: warrant numbers 3057687 through 3057704, 3071070 through 3071408, 9003432 through 9003433, and 9100052 through 9100071.

(Fiscal Impact: The warrants presented were drawn in payment of demands included within the FY 2025-2026 Adopted Budget. The total of \$8,341,645.69 (\$1,734,637.06 in check warrants and \$6,607,008.63 in wire warrants) are for demands drawn on the FY 2025- 2026 Budget.)

MOTION by Mayor Pimentel, SECONDED by Council Member Boyles to approve the Warrant Demand Register.

MOTION PASSED 5/0

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

4. Waiver of City's Code to Allow Adults Over 21 Years of Age to Consume Alcohol in Approved Public Areas During Special Events:

Approve requests by applicants to waive enforcement of certain El Segundo Municipal Code (ESMC) prohibitions to allow alcohol in public spaces designated for El Segundo Kiwanis Club Chilipalooza, Gundo Comedy and BBQ Fest, El Segundo Art Walk, and El Segundo Kiwanis Main St. Fair through December 2026. Waive enforcement of certain ESMC prohibitions to allow adults over 21 years of age to bring and consume alcohol at Library Park for the Summer Concerts in the Park Series for 2026.

(Fiscal Impact: None.)

MOTION by Mayor Pro Tem Baldino, SECONDED by Mayor Pimentel to waive enforcement of certain El Segundo Municipal Code (ESMC) prohibitions to allow alcohol in public spaces.

MOTION PASSED 5/0

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

ABSENT: None

6. Fifth Amended and Restated Joint Powers Agreement for the South Bay Cities Council of Governments: 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 representative to the SBCCOG Governing Board.

(Fiscal Impact: None.)

MOTION by Mayor Pro Tem Baldino, SECONDED by Council Member Keldorf to 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).

MOTION FAILED 2/3

AYES: Baldino and Keldorf

NOES: Pimentel, Boyles, and Giroux

ABSTAIN: None

ABSENT: None

7. Resolution Adopting Plans and Specifications for the Phase 2 City Hall HVAC Improvements Project: Adopt Resolution No. 5585 to approve engineering plans and specifications for the Phase 2 City Hall HVAC Improvements Project No. PW 25-18. Appropriate \$700,000 from the General Fund Reserves to FY 2025-26 budget expenditure account 301-511-4101-1-88400. Authorize staff to advertise the project for bids.

(Fiscal Impact: Amount Budgeted in FY 2025-26: \$300,000. These funds have already been allocated for the Clubhouse and Fire Station 2 HVAC projects. Additional Appropriation: \$700,000 Account Number(s): 301-511-4101-1-88400 (Citywide HVAC) The amount currently budgeted in FY 2025–26 was allocated to fund the Clubhouse and Fire Station 2 HVAC projects. The estimated construction cost for the Phase 2 City Hall HVAC project is \$700,000. The FY 2025–26 Five-Year Capital Improvement Plan identifies \$250,000 per year to be set aside for future HVAC projects. To install the Phase 2 City Hall HVAC system in a timely manner, it is proposed to utilize the future HVAC allocations for three years instead of reserving the funds over the next three fiscal years. This approach allows the City to address critical HVAC needs at City Hall now, while remaining consistent with the overall funding strategy outlined in the Capital Improvement Plan.)

MOTION by Mayor Pro Tem Baldino, SECONDED by Council Member Keldorf Pimentel to adopt a Resolution to approve engineering plans and specifications for the Phase 2 City Hall HVAC Improvements Project.

MOTION PASSED 4/1

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: Boyles

ABSTAIN: None
ABSENT: None

D. STAFF PRESENTATIONS:

8. Mid-Year Budget and Second Quarter Fiscal Year 2025-26 Financial Report:

Receive and file the FY 2025-26 Mid-Year Budget and Second Quarter Fiscal Year 2025-26 Financial Report. Amend FY 2025-26 General Fund Revenues from \$104,573,049 to \$102,923,049. Amend FY 2025-26 General Fund Appropriations from \$104,960,713 to \$105,482,713. Amend FY 2025-26 Equipment Replacement Fund Appropriations from \$8,146,058 to \$8,186,058. Approve to reclassify one Management Analyst and one Special Projects Administrator positions to Senior Management Analyst positions (no change to FTE total count).

(Fiscal Impact: The proposed General Fund, and Equipment Replacement Fund Budget adjustments are necessary to ensure continued City services, as well as ensure City Council strategic goals are implemented. The total fiscal impact is a net total decrease in appropriations of -\$1,088,000 to all funds and a net decrease of -\$1,128,000 to the General Fund.)

Paul Chung, CFO and City Treasurer, presented the item.

Council Discussion

Council consensus to receive and file the FY 2025-26 Mid-Year Budget and Second Quarter Fiscal Year 2025-26 Financial Report.

MOTION by Council Member Keldorf, SECONDED by Mayor Pro Tem Baldino to amend FY 2025-26 General Fund Revenues, to amend FY 2025-26 General Fund Appropriations, to amend FY 2025-26 Equipment Replacement Fund Appropriations, and to approve to reclassify one Management Analyst and one Special Projects Administrator positions to Senior Management Analyst positions.

MOTION PASSED 4/1

AYES: Pimentel, Baldino, Giroux, and Keldorf

NOES: Boyles

ABSTAIN: None

ABSENT: None

9. Adoption of a Side Letter Agreement Between the City of El Segundo and the El Segundo Police Officers' Association:

Adopt a Side Letter Agreement No. 7485A Between the City of El Segundo and the El Segundo Police Officers' Association ("ESPOA") to the Memorandum of Understanding ("MOU") for the term July 1, 2025 through June 30, 2029 regarding the Voluntary Binding Arbitration bonus payment for two Police Officers that were hired under the prior MOU and successfully completed probation under the current MOU.

(Fiscal Impact: The fiscal impact of the proposed changes to provide the prior bonus payment amount to two Police Officers is \$10,000 for FY 2025-26. No budget amendment is necessary at this time as the department has budgetary savings.)

Rebecca Redyk, Director of Human Resources, presented the item.

Council Discussion

MOTION by Council Member Boyles, SECONDED by Council Member Keldorf to adopt a Side Letter Agreement No. 7485A Between the City of El Segundo and the El Segundo Police Officers' Association ("ESPOA") to the Memorandum of Understanding ("MOU") regarding two Voluntary Binding Arbitration bonus payments.

MOTION PASSED 5/0

AYES: Pimentel, Baldino, Boyles, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: None

10. Annual Fee Waivers for Special Events: Approve the updated list of fee waivers for events through December 2026.

(Fiscal Impact: Staff estimates fee waivers for FY 2026-27 to be approximately \$160,000 based on historical costs. If Council wishes to adjust for CPI (3%), this estimate would increase to approximately \$165,000. If additional events are approved by the Council during the 2026 calendar year, this estimate will increase. The fees waived are actual costs for City staff to provide services and are charged against Department overtime budgets.)

Aly Mancini Director of Recreation, Parks, and Library, presented the item.

Council Discussion

MOTION by Council Member Boyles, SECONDED by Mayor Pro Tem Baldino to approve the updated list of fee waivers for special events through December 2026.

MOTION PASSED 5/0

AYES: Pimentel, Baldino, Boyles, Giroux, and Keldorf

NOES: None

ABSTAIN: None

ABSENT: None

E. COMMITTEES, COMMISSIONS AND BOARDS PRESENTATIONS

11. DEI Workplan Report: Review and approve the proposed Diversity, Equity, and Inclusion Committee Workplan.

(Fiscal Impact: None.)

Aly Mancini Director of Recreation, Parks, and Library introduced Council Member Keldorf and DEI Committee Members Christibelle Villena, Kelly Allen, La Ruth Wright and Demorrio Wright who presented the item.

Council Discussion

MOTION by Mayor Pimentel, SECONDED by Mayor Pro Tem Baldino to approve the proposed DEI Workplan.

MOTION PASSED 5/0

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

F. REPORTS – CITY CLERK – No Report

G. REPORTS – COUNCIL MEMBERS

Council Member Keldorf – Thanked City Staff for attending the various Committee, Commissions and Boards meetings throughout the year.

Council Member Giroux – No Report

Council Member Boyles – No Report

Mayor Pro Tem Baldino – Attended the Hyperion informational community forum for citizens on February 4 at the El Segundo Library. Hyperion announced the acting Plant Manager, Hi-Sang Kim, has been selected to be the new Plant Manager. Attended the Los Angeles World Airports (LAWA) Community Roundtable for elected officials at which preferential runway usage was discussed. Prior to 2016, cities surrounding LAX were given regular reports of carriers whose cargo planes did not use the northernmost runway available, an agreement designed to minimize noise disturbances in El Segundo. Mayor Pro Tem Baldino requested the item be put on the agenda, and by unanimous consent, LAWA will begin to provide cities with comprehensive reports of violations. The Aquatics Subcommittee meeting has been postponed to Wednesday due to the holiday on Monday. The Plunge opening has been pushed to July 2026 due to a delay by So. Cal. Edison to install a transformer.

Mayor Pimentel – Attended the Los Angeles County Transportation Committee Meeting and reported an additional \$3.5 million will need to be spent on the 105 and 405 freeway interchange project. The South Bay Council of Governments (COG) has pushed back on using its allocation of Measure R funds to cover this budget increase for a recently audited project. The new slate of Measure M and Measure R projects has been approved by SBCOG. Measure R sales tax funds

will sunset in 2039, at which point Measure M funds will double. There is a COG Homeless Committee meeting tomorrow. The LA28 meeting has been postponed to a later date. On February 6 the Japanese Business Association hosted City representatives at a well-attended gathering. Representatives from the City attended the Aerospace and Defense meeting last week where they met representatives from the consulates of Australia, Lithuania, New Zealand and Korea. The Governor's office has requested a meeting regarding El Segundo's aerospace businesses. There will be a South Bay Aerospace Alliance meeting next week regarding the possible realignment of Vandenberg Air Force Base. He toured the recently remodeled Pacific Corporate Towers office campus. There is an LA County Sanitation Committee Meeting tomorrow.

- I. REPORTS – CITY ATTORNEY – No Report
- J. REPORTS/FOLLOW-UP – CITY MANAGER – Thanked the Mayor Pro Tem for his report on the recent Hyperion Community Forum and for his efforts to agendize the Preferential Runway Usage Reports at the LAWA Community Roundtable. There is an all-hands meeting scheduled for March 17 between City representatives with the new Hyperion Plant Manager and the acting Director of Sanitation, Traci Minamide. County Vector Control continues to coordinate with Hyperion staff to identify and abate any ongoing mosquito issues at the plant. Vector Control encourages residents who suspect there are mosquito breeding areas on their property to call 310-915-7370 to request property inspections. The AQMD received 5 odor complaints and issued no notices of violation since February 3.

MEMORIAL: None

Adjourned at 7:50 PM.

Susan Truax, City Clerk



City Council Agenda Statement

Meeting Date: March 3, 2026

Agenda Heading: Consent

Item Number: B.4

TITLE:

Warrant Demand Register for February 2, 2026 through February 8, 2026

RECOMMENDATION:

1. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and, wire transfers.
2. Approve Warrant Demand Register numbers 15B-Manual Checks, 15B-EFT, and 15B-Manual Checks-EFT: warrant numbers 3071409 through 3071526, and 9100072 through 9100082.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The warrants presented were drawn in payment of demands included within the FY 2025-2026 Adopted Budget. The total of \$1,178,654.28 (\$814,062.38 in check warrants and \$364,591.90 in wire warrants) are for demands drawn on the FY 2025-2026 Budget.

BACKGROUND:

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

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

Warrant Demand Register

March 3, 2026

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

DISCUSSION:

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

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

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

PREPARED BY:

Liz Lydic, Management Analyst

REVIEWED BY:

Wei Cao, CPA, CPFO, Finance Manager

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Register 15b - Manual Checks - summary
2. Register 15b - EFT - summary
3. Register 15b - Manual Checks-EFT - summary

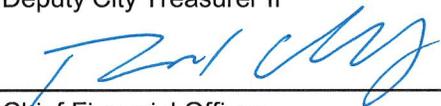
**CITY OF EL SEGUNDO
 PAYMENTS BY WIRE TRANSFER
 2/2/26 THROUGH 2/8/26**

<u>Date</u>	<u>Payee</u>		<u>Description</u>
2/2/2026	California EDD	5,915.00	Quarterly Unemployment payment
2/2/2026	Unum	149.80	Long Term Care
2/4/2026	Pitney Bowes	10,000.00	Postage
2/6/2026	Cal Pers	30,916.21	misc classic 2nd tier 27
2/6/2026	Cal Pers	54,794.22	safety police classic 1st tier 28
2/6/2026	Cal Pers	32,067.59	safety fire PEPRA New 25020
2/6/2026	Cal Pers	59,747.76	safety police PEPRA New 25021
2/6/2026	Cal Pers	74,824.17	misc PEPRA New 26013
2/6/2026	Cal Pers	53,758.25	safety fire classic 30168
2/6/2026	Cal Pers	19,160.36	safety police classic 30169
1/26/26-2/1/26	Workers Comp Activity	23,108.54	Corvel checks issued/(voided)
1/26/26-2/1/26	Liability Trust - Claims	-	Claim checks issued/(voided)
1/26/26-2/1/26	Retiree Health Insurance	150.00	Health Reimbursement checks issued
		<u>364,591.90</u>	

**DATE OF RATIFICATION: 2/5/26
 TOTAL PAYMENTS BY WIRE:**

364,591.90

Certified as to the accuracy of the wire transfers by:

	<u>2/5/26</u>
Deputy City Treasurer II	Date
	<u>2/10/26</u>
Chief Financial Officer	Date
	<u>2-17-26</u>
City Manager	Date

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



City of El Segundo, CA 90245

ACCOUNTS PAYABLE WARRANT REPORT

DATE: 02/05/2026
WARRANT: 020526
AMOUNT: 477,447.94

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

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

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

CODES:

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

For Ratification:

A = Payroll and Employee Benefit checks

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H = Handwritten Early Release disbursements and/or adjustments approved by the City Manager.

CHIEF FINANCIAL OFFICER:

[Signature]
DATE: 2/10/26

CITY MANAGER:

[Signature]
DATE: 2-17-26

ACCOUNTS PAYABLE WARRANT REPORT

Warrant Summary

WARRANT: 020526 02/05/2026
 DUE DATE: 02/05/2026

FUND	ACCOUNT	AMOUNT	AVLB BUDGET
001	General Fund 001-505-0000-0-10803-	Inventory - Garage Pa 784.85	
001	General Fund 001-505-0000-1-56204-	Contractual Services 2,329.00	6,913.96
001	General Fund 001-505-2501-1-55205-	Operating Supplies 225.76	54,344.26
001	General Fund 001-507-0000-1-56214-	Professional & Techni 3,687.00	196,704.09
001	General Fund 001-508-2402-3-56263-	Commissioners Expense 250.00	15,340.30
001	General Fund 001-508-2403-2-56214-	Professional & Techni 82,288.37	35,203.10
001	General Fund 001-509-3101-2-54215-	Uniform Replacement 913.07	2,858.32
001	General Fund 001-509-3101-2-55205-	Operating Supplies 1,178.55	-2,339.54
001	General Fund 001-509-3101-2-55218-	Training Materials & 9,331.15	18.83
001	General Fund 001-509-3101-2-56204-	Contractual Services 5,703.44	5,768.23
001	General Fund 001-509-3101-2-56208-	Dues & Subscriptions 1,530.00	-49.77
001	General Fund 001-509-3101-2-56212-	Laundry & Cleaning 352.68	0.00
001	General Fund 001-509-3101-2-56214-	Professional & Techni 46,000.00	10,491.72
001	General Fund 001-509-3101-2-56226-	Repairs & Maintenance 360.00	43.04
001	General Fund 001-509-3101-2-56254-	Telephone 9,729.02	-54,396.19
001	General Fund 001-509-3101-2-56288-	S.W.A.T.Program 154.70	491.74
001	General Fund 001-509-3107-2-56228-	Rental Charges 2,100.00	0.00
001	General Fund 001-509-3108-2-56204-	Contractual Services 3,103.89	0.00
001	General Fund 001-510-3202-2-56251-	Communication/Mobile 400.00	-342.49
001	General Fund 001-510-3203-2-55205-	Operating Supplies 934.11	1,972.00
001	General Fund 001-511-4101-7-56204-	Contractual Services 19,775.00	13,864.30
001	General Fund 001-511-4201-7-56204-	Contractual Services 83,728.20	111,573.17
001	General Fund 001-511-4202-7-55205-	Operating Supplies 209.59	97,533.59
001	General Fund 001-511-4601-1-56224-	Vehicle Operating Cha 2,191.26	47,078.51
001	General Fund 001-512-5102-8-55205-	Operating Supplies 1,223.93	-75.08
001	General Fund 001-512-5102-8-56103-	Water Utility 290.18	36,466.77
001	General Fund 001-512-5203-8-56214-	Professional & Techni 2,346.75	-44,794.42
001	General Fund 001-512-5204-8-55205-	Operating Supplies 2,333.50	4,130.69
001	General Fund 001-512-5204-8-56214-	Professional & Techni 4,698.90	-23,394.49
001	General Fund 001-512-5205-8-55205-	Operating Supplies 13.74	1,379.77
001	General Fund 001-512-6103-8-55505-	Young Peoples Books 2,425.88	0.00
001	General Fund 001-512-6103-8-55507-	School Library Materi 1,291.01	0.00
001	General Fund 001-512-6104-8-56201-	Advertising/Publishin 82.31	207.25
001	PUBLIC WORKS 001-511-2601-1-55203-	Repair & Maintenance 1,730.80	8,472.94
001	PUBLIC WORKS 001-511-2601-1-56204-	Contractual Services 7,063.79	136,758.65
		FUND TOTAL	300,760.43

CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00

003 Trust Funds-Refundabl 003-508-8506-0-22641- Buildg-PlanCheck Refu 18,500.00

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 User: Lennis Gomez (131lgomez)
 Program ID: apwarrnt

ACCOUNTS PAYABLE WARRANT REPORT

CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	18,500.00	
106	State Gas Tax Fund	106-511-4101-7-56204-		Contractual Services	4,800.00	23,224.54
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	4,800.00	
109	Asset Forfeiture Fund	109-509-3105-2-55205-		Operating Supplies	256.00	0.00
109	Asset Forfeiture Fund	109-509-3105-2-56214-		Professional & Techni	1,061.11	0.00
109	Asset Forfeiture Fund	109-509-3109-2-56208-		Dues & Subscriptions	167.94	105.67
109	Asset Forfeiture Fund	109-509-3109-2-56223-		Training & Education	5,400.00	2.11
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	6,885.05	
112	Prop A Transportation	112-512-5294-7-56228-		Rental Charges	1,416.80	18,370.30
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	1,416.80	
131	County Storm Water Me	131-511-4101-6-56204-		Contractual Services	6,323.75	105,265.98
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	6,323.75	
301	Capital Improvement F	301-511-4101-1-88236-		Plunge Rehab(includ70	100,026.78	7,714,542.90
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	100,026.78	
501	Water Utility Fund	501-000-7102-5-55205-		Operating Supplies	1,448.70	25,153.74
501	Water Utility Fund	501-000-7102-5-56214-		Professional & Techni	540.00	42,806.28
501	Water Utility Fund	501-000-7102-5-56254-		Telephone	51.60	10,671.25
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	2,040.30	
502	Sewer Fund	502-000-4301-5-55203-		Repair & Maintenance	984.56	8,495.85
502	Sewer Fund	502-000-4301-5-56102-		Electricity Utility	2,257.36	-3,169.22
502	Sewer Fund	502-000-4301-5-56204-		Contractual Services	2,170.00	1,215,694.66
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00	FUND TOTAL	5,411.92	

ACCOUNTS PAYABLE WARRANT REPORT

702	Trust Funds - Spec Re	702-512-8703-8-52561-	
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00
704	Cultural Development	704-512-3101-8-88114-	
CASH ACCOUNT 999-000-0000-0-10003-			BALANCE .00

Library Admin Expense	32.91	5,104.89
FUND TOTAL	32.91	
Other Improvements	31,250.00	40,000.00
FUND TOTAL	31,250.00	

WARRANT SUMMARY TOTAL	477,447.94
GRAND TOTAL	477,447.94

ACCOUNTS PAYABLE WARRANT REPORT

DATE: 02/05/2026
WARRANT: 020526E
AMOUNT: 6,195.90

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

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

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

CODES:

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

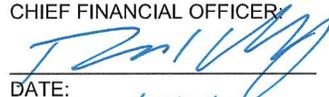
For Ratification:

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CHIEF FINANCIAL OFFICER:


DATE: 2/10/26

CITY MANAGER:


DATE: 2-17-26

ACCOUNTS PAYABLE WARRANT REPORT

Warrant Summary

WARRANT: 020526E 02/05/2026
 DUE DATE: 02/05/2026

FUND	ACCOUNT	AMOUNT	AVLB BUDGET
001	General Fund 001-503-2102-1-56254-	Telephone 80.00	-2,486.83
001	General Fund 001-505-2501-1-56254-	Telephone 80.00	1,278.56
001	General Fund 001-506-0000-1-56254-	Telephone 80.00	1,716.53
001	General Fund 001-511-4101-7-56204-	Contractual Services 2,191.70	13,864.30
001	General Fund 001-511-4601-1-56224-	Vehicle Operating Cha 705.68	47,078.51
001	General Fund 001-512-5102-8-56254-	Telephone 80.00	2,585.90
001	General Fund 001-512-5213-8-56214-	Professional & Techni 357.00	21,656.84
001	PUBLIC WORKS 001-511-2601-1-56204-	Contractual Services 1,730.00	136,758.65
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00		FUND TOTAL	5,304.38
126	CUPA 126-510-3205-2-56254-	Telephone 80.00	298.17
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00		FUND TOTAL	80.00
501	Water Utility Fund 501-000-7102-5-56204-	Contractual Services 628.00	210,770.83
501	Water Utility Fund 501-000-7102-5-56208-	Dues & Subscriptions 183.52	-352.01
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00		FUND TOTAL	811.52
WARRANT SUMMARY TOTAL			6,195.90
GRAND TOTAL			6,195.90



City of El Segundo, CA 90245

ACCOUNTS PAYABLE WARRANT REPORT

DATE: 02/05/2026
WARRANT: 020526-2
AMOUNT: 330,418.54

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

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

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

CODES:

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

For Ratification:
A = Payroll and Employee Benefit checks

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H = Handwritten Early Release disbursements and/or adjustments approved by the City Manager.

CHIEF FINANCIAL OFFICER: [Signature]
DATE: 2/10/26

CITY MANAGER: [Signature]
DATE: 2-17-26

ACCOUNTS PAYABLE WARRANT REPORT

Warrant Summary

WARRANT: 020526-2 02/05/2026
 DUE DATE: 02/05/2026

FUND	ACCOUNT	AMOUNT	AVLB BUDGET
001	General Fund 001-501-0000-1-55205-	Operating Supplies 71.23	-82.65
001	General Fund 001-501-1301-1-55205-	Operating Supplies 49.37	-34.99
001	General Fund 001-503-2101-1-55205-	Operating Supplies 71.23	4,697.51
001	General Fund 001-503-2102-1-56204-	Contractual Services 5,500.00	23,307.06
001	General Fund 001-503-2401-3-56204-	Contractual Services 3,083.00	4,800.00
001	General Fund 001-505-0000-0-10803-	Inventory - Garage Pa 42.53	
001	General Fund 001-505-0000-0-20200-	ACI / P-Card 59,334.93	
001	General Fund 001-505-0000-1-56214-	Professional & Techni 1,265.34	7,515.27
001	General Fund 001-505-1201-1-55205-	Operating Supplies 373.56	240.50
001	General Fund 001-505-1201-1-56214-	Professional & Techni 1,448.96	1,677.47
001	General Fund 001-505-2501-1-55205-	Operating Supplies 47.72	54,344.26
001	General Fund 001-505-2504-1-56214-	Professional & Techni 3,038.84	52,025.60
001	General Fund 001-506-0000-1-55205-	Operating Supplies 168.52	1,140.32
001	General Fund 001-506-0000-1-56214-	Professional & Techni 1,785.60	474,423.42
001	General Fund 001-507-0000-1-55205-	Operating Supplies 19.45	878.34
001	General Fund 001-508-2403-2-56214-	Professional & Techni 1,785.60	35,203.10
001	General Fund 001-508-2404-3-55205-	Operating Supplies 357.63	3,788.70
001	General Fund 001-509-3101-2-55205-	Operating Supplies 11,097.48	-2,339.54
001	General Fund 001-509-3101-2-56208-	Dues & Subscriptions 55.00	-49.77
001	General Fund 001-509-3101-2-56214-	Professional & Techni 75.00	10,491.72
001	General Fund 001-509-3101-2-56274-	Investigations Expens 300.00	1,585.72
001	General Fund 001-509-3101-2-56275-	K-9 Dog Care Services 377.13	-2,737.36
001	General Fund 001-509-3107-2-56204-	Contractual Services 8,186.37	25.86
001	General Fund 001-510-3201-2-55205-	Operating Supplies 491.67	15,018.11
001	General Fund 001-510-3202-2-54215-	Uniform Replacement 799.09	4,584.79
001	General Fund 001-510-3202-2-55205-	Operating Supplies 507.20	4,518.15
001	General Fund 001-510-3202-2-55207-	Small Tools & Equipme 3,634.35	173.45
001	General Fund 001-510-3202-2-55214-	Housing Supplies 30.23	635.59
001	General Fund 001-510-3202-2-56251-	Communication/Mobile 8,377.71	-342.49
001	General Fund 001-510-3203-2-55205-	Operating Supplies 232.00	1,972.00
001	General Fund 001-510-3204-2-56214-	Professional & Techni 18,823.75	1,784.65
001	General Fund 001-511-4101-7-55205-	Operating Supplies 25.00	0.00
001	General Fund 001-511-4202-7-55205-	Operating Supplies 1,136.74	97,533.59
001	General Fund 001-511-4202-7-56212-	Laundry & Cleaning 120.80	3,026.75
001	General Fund 001-511-4601-1-55201-	Office Supplies -570.27	0.00
001	General Fund 001-511-4601-1-55205-	Operating Supplies 227.39	805.11
001	General Fund 001-511-4601-1-56212-	Laundry & Cleaning 410.20	-222.71
001	General Fund 001-511-4601-1-56224-	Vehicle Operating Cha 1,246.00	47,078.51
001	General Fund 001-511-4601-1-56226-	Repairs & Maintenance 11.42	1,308.43
001	General Fund 001-512-5101-8-55205-	Operating Supplies 539.80	0.00

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 User: Heather Harding (131hharding)
 Program ID: apwarrnt

ACCOUNTS PAYABLE WARRANT REPORT

001	General Fund	001-512-5102-8-55205-	Operating Supplies	60.66	-75.08
001	General Fund	001-512-5102-8-56212-	Laundry & Cleaning	229.30	734.08
001	General Fund	001-512-5102-8-56254-	Telephone	52.95	2,585.90
001	General Fund	001-512-5201-8-55205-	Operating Supplies	176.00	2,268.40
001	General Fund	001-512-5204-8-55205-	Operating Supplies	551.78	4,130.69
001	General Fund	001-512-5204-8-56214-	Professional & Techni	2,880.00	-23,394.49
001	General Fund	001-512-5205-8-55205-	Operating Supplies	73.08	1,379.77
001	General Fund	001-512-5205-8-56254-	Telephone	168.07	220.40
001	General Fund	001-512-5210-8-55205-	Operating Supplies	255.52	3,247.26
001	General Fund	001-512-5213-8-55205-	Operating Supplies	272.45	2,127.33
001	General Fund	001-512-5213-8-56201-	Advertising/Publishin	672.00	3,740.87
001	General Fund	001-512-5213-8-56226-	Repairs & Maintenance	36.41	6,485.36
001	General Fund	001-512-5418-8-55205-	Operating Supplies	939.79	-6,554.73
001	General Fund	001-512-6101-8-55205-	Operating Supplies	26.95	2,006.89
001	General Fund	001-512-6101-8-56214-	Professional & Techni	19,303.76	32,823.60
001	General Fund	001-512-6103-8-55205-	Operating Supplies	-40.67	626.77
001	General Fund	001-512-6103-8-55505-	Young Peoples Books	251.94	0.00
001	General Fund	001-512-6103-8-56226-	Repairs & Maintenance	25.18	764.66
001	General Fund	001-512-6104-8-55205-	Operating Supplies	73.15	3,991.42
001	General Fund	001-512-6104-8-56409-	Audiovisual Materials	21.90	308.26
001	General Fund	001-512-5212-8-55205-	Operating Supplies	689.24	308.26
001	PUBLIC WORKS	001-511-2601-1-55203-	Repair & Maintenance	29.61	8,472.94
001	PUBLIC WORKS	001-511-2601-1-55205-	Operating Supplies	3,680.06	53,582.00
001	PUBLIC WORKS	001-511-2601-1-56212-	Laundry & Cleaning	50.40	1.47
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00			FUND TOTAL	165,057.10	
109	Asset Forfeiture Fund	109-509-3105-2-88117-	Equipment	1,784.80	0.00
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00			FUND TOTAL	1,784.80	
130	Affordable Housing Fu	130-508-2404-3-56214-	Professional & Techni	3,978.75	0.00
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00			FUND TOTAL	3,978.75	
131	County Storm Water Me	131-511-4101-6-56204-	Contractual Services	5,332.50	105,265.98
CASH ACCOUNT 999-000-0000-0-10003- BALANCE .00			FUND TOTAL	5,332.50	
501	Water Utility Fund	501-000-7102-5-56212-	Laundry & Cleaning	447.18	1,673.12
501	Water Utility Fund	501-000-7102-5-56214-	Professional & Techni	1,121.72	42,806.28

ACCOUNTS PAYABLE WARRANT REPORT

501	Water Utility Fund	501-000-7103-5-88381-	Water Reservoir Rehab	5,188.00	650,000.00
CASH ACCOUNT 999-000-0000-0-10003-			FUND TOTAL	6,756.90	
502	Sewer Fund	502-000-4301-0-20212-	Financed Purch-JetVac	126,779.94	
502	Sewer Fund	502-000-4301-5-54907-	Interest Expense	20,403.41	13,321.73
502	Sewer Fund	502-000-4301-5-56212-	Laundry & Cleaning	225.02	1,078.56
502	Sewer Fund	502-000-4301-5-56214-	Professional & Techni	84.35	11,081.13
CASH ACCOUNT 999-000-0000-0-10003-			FUND TOTAL	147,492.72	
702	Trust Funds - Spec Re	702-512-8703-8-52561-	Library Admin Expense	15.77	5,104.89
CASH ACCOUNT 999-000-0000-0-10003-			FUND TOTAL	15.77	
WARRANT SUMMARY TOTAL				330,418.54	
GRAND TOTAL				330,418.54	



City Council Agenda Statement

Meeting Date: March 3, 2026

Agenda Heading: Consent

Item Number: B.5

TITLE:

2025 Annual General Plan Implementation and Housing Element Progress Reports

RECOMMENDATION:

1. Receive and file the General Plan Implementation and Housing Element 2025 annual progress reports.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

California Government Code § 65400 requires local governments to annually submit a General Plan Implementation Report to the Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD) by April 1 of each year. The Housing Element portion of the report must include the number of housing units produced (including affordable units), actions taken by the City towards completion of the programs, and overall status of the City's compliance with the Housing Element milestone deadlines.

Prior to submitting to LCI and HCD, the report must be considered at an annual public meeting before the legislative body (the City Council) where members of the public shall be allowed to provide oral testimony and written comments. Staff completed the City's General Plan Implementation and Housing Element Progress Reports for 2025 and presented them to the Planning Commission on February 26, 2026. The discussion below summarizes the two reports (See Attachments 1 and 2).

2025 Annual General Plan Implementation and Housing Element Progress Reports
March 3, 2026
Page 2 of 5

DISCUSSION:

General Plan Annual Implementation Report

The General Plan report includes three main sections: an introduction, updates related to the Community Development Department, and a review of progress made in 2025 on each General Plan Element (See Attachment No. 1).

Introduction

The Introduction section contains information regarding the state law mandating these annual reports, as well as background information about El Segundo.

Community Development Department Update

The Community Development Department section describes the Department's function, structure, and its customer service and permit activity for 2025. The customer service and permit activity is summarized in Table No. 1 below.

TABLE No. 1: Community Development Activity Summary

Activity Type	Activity Numbers
Public counter visits	1,032
Building permits issued	961
Building permit inspections	5,952
Planning entitlement applications	20
Planning Commission meetings	16
Planning Commission application reviews	19
Neighborhood Preservation new cases	343

General Plan Elements Implementation Update

The General Plan Elements Implementation Update section lists the General Plan Amendments completed since the General Plan adoption in 1992. Two General Plan Amendments were completed in 2024 and no General Plan Amendments were completed in 2025. However, the City initiated a comprehensive update of the General Plan Land Use Element (El Segundo - Vision 2050) and completed initial research and

2025 Annual General Plan Implementation and Housing Element Progress Reports
March 3, 2026
Page 3 of 5

analysis of existing conditions as well as a robust first round of public engagement. In 2026, the project team will develop alternative concept plans for a new Land Use Element, conduct a second round of community engagement, select a preferred alternative, and initiate the required environmental impact analysis. Staff anticipates the El Segundo - Vision 2050 process will conclude with Planning Commission and City Council public hearings in the first half of 2027. More detailed information on El Segundo - Vision 2050 can be found on the City's website at www.elsegundo.org/Vision2050.

In addition to the general plan amendments, this section reviews the implementation of the goals, programs and objectives for all the General Plan elements:

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Public Safety
6. Noise
7. Open Space
8. Air Quality
9. Economic Development
10. Hazardous Materials and Waste Management

The updates on individual General Plan Elements include ongoing City activities, individual projects that are in progress or completed, and a list of individual goals or programs completed through 2025.

Housing Element Annual Progress Report

The Housing Element Annual Report has specific reporting requirements that include two main sections. The first section includes the number of building permits and entitlement/planning permits issued during 2025. The second section lists the Housing Element goals and programs and describes the progress made on each one.

Building Permits and Entitlements

In 2025, the City issued building permits for 25 new accessory dwelling units (ADUs) and 11 new single-family residential units. Ten single-family residential units were demolished and one was converted into an ADU. As a result, the City added a net 25 residential units, none of which were income restricted ("affordable"). Overall, since the beginning of the current Housing Element planning period, the City has issued building permits for 122 residential units.

Housing Element Goals and Programs

The Housing Element includes five primary goals and 11 specific programs intended to

2025 Annual General Plan Implementation and Housing Element Progress Reports
March 3, 2026
Page 4 of 5

accomplish the goals. The 11 programs are listed below:

1. Residential Sound Insulation (RSI)
2. Code Compliance Inspection Program
3. Accessory Dwelling Units (ADUs)
4. Inclusionary Housing Ordinance and Affordable Housing Strategy
5. Urban Lot Split
6. Provision of Adequate Sites
7. Monitoring of No Net Loss (SB 166)
8. Lot Consolidation
9. El Segundo Municipal Code (ESMC) Amendments
10. Community Outreach
11. Fair Housing Program

The Housing Element identifies specific activities to implement each program along with specific deadlines. Most activities are ongoing or annual activities for the entire planning period (2021-2029), while other activities have specific due dates. Generally, the programs and activities are front-loaded, in that most programs and activities have deadlines in the first two to four years of the planning period.

Staff has made progress on and completed most programs and activities identified in the certified Housing Element. Most notably, by the end of 2025, the City completed the 12th of 12 zone text amendments identified in Program 9, completed and posted written procedures to streamline affordable housing pursuant to SB 35, launched a Pre-approved ADU Plan (PADU) Program, and conducted at least seven meetings and delivered housing-related presentations to the City Council, City boards and commissions, and local nonprofit groups.

The City has now completed the bulk of the programs with specific deadlines during the current Housing Element planning period. In 2026, the City will continue to implement ongoing activities, such as its community outreach program, and will make substantial progress and/or complete the following remaining programs:

- Program 3. Continue to investigate and pursue available funding to facilitate ADU construction, including affordable ADUs.
- Program 11. Engage a fair housing service provider to conduct outreach and education locally.

Table D in the Housing Element Annual Progress Report (See Attachment No. 2) contains a complete accounting of the progress made on each Housing Element program.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

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

PREPARED BY:

Paul Samaras, AICP, Principal Planner

REVIEWED BY:

Michael Allen, Community Development Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. 2025 General Plan Implementation Report
2. 2025 Housing Element Annual Progress Report

2025 General Plan Annual Report

Community Development Department



City of El Segundo
350 Main Street, El Segundo, CA

March 3, 2026

City of El Segundo

350 Main Street
El Segundo, CA 90245

City Council

Chris Pimentel, Mayor

Ryan Baldino, Mayor Pro-Tem

Drew Boyles

Lance Giroux

Michelle Keldorf

Planning Commission

Kevin Maggay, Chairperson

Mario Inga, Vice-Chairperson

Mark Christian

Melissa McCaverty

Steven Taylor

City Clerk

Susan Truax

City Staff

City Administration

Darrell George
City Manager

Community Development Department

Michael Allen
Director of Community Development

Eduardo Schonborn, AICP
Planning Manager

Art Ramirez
Building Official

Paul Samaras, AICP
Principal Planner

Lauren Bolton
Senior Plan Checker

Maria Baldenegro
Assistant Planner

Robert Diaz
Building Inspector

Jazmin Farias
Assistant Planner

Todd Yeaton
Building Inspector

Venus Wesson
Senior Administrative Specialist

Tony Perez
Permit Specialist I

Agnes Ho
Administrative Analyst

Humberto Rivera
Administrative Analyst

Estella Cruz
Neighborhood Preservation
Officer

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Executive Summary

The purpose of this report is to comply with the requirements of Section 65400(a)(2) of the California Government Code, which requires the City to annually review the General Plan, and that an annual report be submitted to the legislative body, the Governor’s Office of Land Use and Climate Innovation and the State Housing and Community Development office. The annual report must provide information regarding the status of the General Plan and the progress on its implementation, including the progress in meeting its share of regional housing needs.

State law requires that each adopted general plan address a minimum of seven issues (i.e., "elements"). Each element covers a certain aspect of the City's growth and development, and must be consistent with the other elements. The seven mandatory elements include Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety (including Seismic Safety). Additional optional elements may be included, as deemed appropriate by each city, depending on the unusual characteristics or development concerns of the jurisdiction.

The El Segundo General Plan is a long range comprehensive plan that controls and regulates land uses and development in the City. Its individual Elements (land use, circulation, housing, conservation, open space, air quality, noise, public safety, hazardous materials and waste management, and economic development) Plan contain policies and programs that guide development in the City.

The El Segundo 2025 General Plan Annual Progress Report is prepared by the Community Development Department in coordination with other City Departments. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all General Plan elements.

The discuss on each element provides a list of actions taken by the City between January 1, 2025 and December 31, 2025. It also reviews other Community Development Department activities.

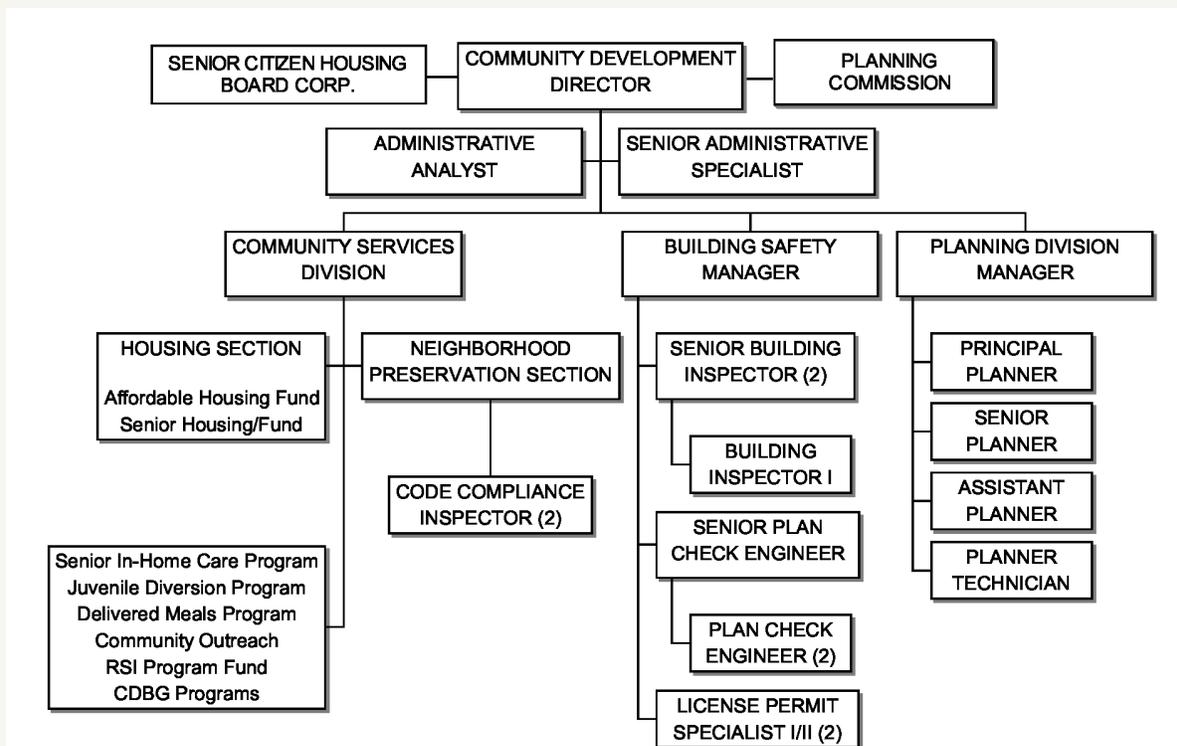
Background Information

El Segundo is 5.5 square miles in area, located in the South Bay of Los Angeles County, about 20 miles southwest of downtown Los Angeles. It is bounded by the Los Angeles International Airport to the north; Rosecrans Avenue to the south; Aviation Boulevard to the east; and the Pacific Ocean to the West. Cities bordering El Segundo include Hawthorne, Manhattan Beach, Los Angeles, and the unincorporated community of Del Air. The City of El Segundo is provided regional access by three interstate highways: the I-405 Freeway, the I-105 Freeway, and Pacific Coast Highway. These highways provide access to major employment centers including downtown Los Angeles and employment centers in Orange County, and major employment centers located with El Segundo.

The City of El Segundo has transitioned and matured from its original farming roots, to a major refinery town when the Standard Oil refinery was constructed in 1911, to the home of aerospace, tech and manufacturing companies during the Cold War, transitioning and catering to creative office and startups. It has become the premier city in the southwest part of Los Angeles County, while keeping a charming small town character for its 16,863 residents (Source: US Census Bureau, 2023 American Community Survey).

The issues addressed by the 1992 General Plan work towards achieving the City’s vision by adhering to the values of providing excellent housing, education, employment, and recreation opportunities, plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit El Segundo.

Department Organizational Chart



Community Development

Department Accomplishments



About the Community Development Department

The Community Development Department serves El Segundo’s residents and businesses by assisting, regulating, and preserving residential and commercial development within the City. The Department strives to maintain the small town atmosphere of El Segundo while enhancing the quality of life of its residents and ensuring the protection of public health, safety, and welfare within the City.

The department is comprised of three divisions that actively interact with the public at the public counter, issue building and use permits, and respond to resident complaints regarding property maintenance, illegal construction and other violations of the Municipal Code.

Counter Activity

Counter activity represents the number of counter visits by property owners, residents, architects, engineers, contractors, and other members of the public. Records of counter visits are kept and tracked on a monthly basis. Historically, counter activity has been greater during summer, while lower in the winter. In 2025, the total number of counter visits was **1,032**. September was the busiest month of counter activity with **102** visits.



Planning Division

The Planning Division is comprised of four planners tasked to maintain and implement the El Segundo Municipal Code, Zoning Ordinance, General Plan, and prepare other specialized planning documents. The division reviews development requests for conformance with the City's planning policies and standards, conducts environmental review under the provisions of the California Environmental Quality Act (CEQA), and assists in the administration of certain community service (formerly CDBG) programs. The division also provides staff support to the Planning Commission and the Senior Citizen Housing Corporation Board.

The list below outlines the day-to-day planning activities of the Planning Division from January 2025 through December 2025.

- Administering the City's Zoning Code
- Answering public inquiries on the telephone, over the public counter, and via email
- Processing planning applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Preparing reports for the City Council
- Reviewing development plans for compliance with City standards (Plan Checks).
- Advanced Planning activities including, Zone Text Amendments, Zone Changes, and General Plan Amendments

Planning Applications

Planning applications processed in 2025, including Administrative, Planning Commission, and legislative items to the City Council, totaled **20**. Also, Planning staff reviewed business licenses and conducted plan check reviews to ensure the proposed businesses, improvements and new construction comply with the zoning code.

Planning Applications	
Administrative Use Permit	8
Adjustments	0
Amplified Sound Permits	31
Coastal Permits	0
Community Benefit Plan	0
Conditional Use Permits	2
Environmental Assessments	0
Downtown Design Review	0
General Plan Amendments	0
Lot Line Adjustments	0
Master Sign Programs	7
Miscellaneous	0
Parking Demand Study	0
Site Plan Review	1
Special Events/Temporary Use Permits	39
Specific Plan/Revision	1
Subdivisions (SB-9, SB-684, ETC.)	2
Tentative Parcel Maps	2
Variance	1
Zone Text Amendments/Zone Changes	5
Zoning Conformance Letters	17

Planning Commission

The Planning Commission conducts public hearings on most entitlements, including conditionally permitted uses, variances, etc. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance (ZTA), and Zoning Changes, the Planning Commission acts as an advisory body to the City Council. In 2025, the Planning Commission conducted **16** meetings during which it considered **19** action items and several study sessions on policy items.

Below is a list of some of the major projects that were considered by the Planning Commission:

- Several amendments to the City’s Zoning Code, including:
 - Public right-of-way dedications, ADU standards and fees, and public notifications
 - Amendment to the Multi-family Residential Parking Requirements
 - Establishment of a Public Art Fee program
 - Amendment to Residential Development Impact Fee Timing of Payment
 - Amendment to Two-Unit Residential Developments and Urban Splits Standards (SB 450)
- Major development projects and Specific Plan amendments:
 - A Site Plan Review for a Professional Sports Team Headquarters and Training Facility
 - A Specific Plan Amendment to Establish a Definition and Permit Innovative Start-up Uses in the Smoky Hollow Specific Plan

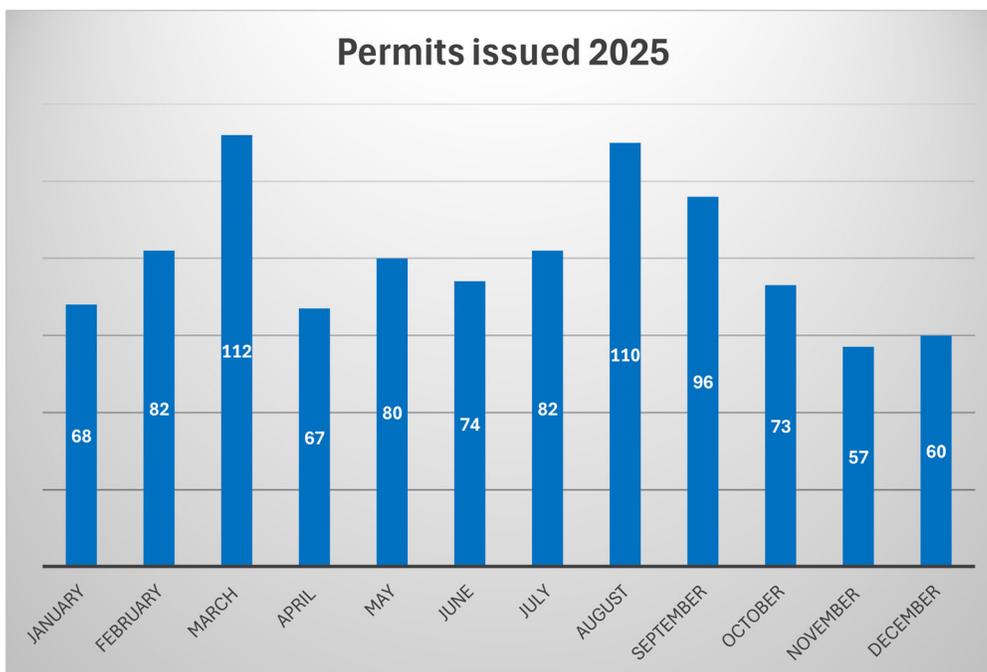
Senior Citizen Housing Corporation Board

The Senior Citizen Housing Corporation Board actively oversees the management, operation and maintenance of Park Vista, a specialty housing facility for seniors. The Board actively works with residents on compliance, financial and legal matters, and also advises on building amenities and programs. The Senior Citizen Housing Corporation Board is a non-profit corporation formed in 1984 for the construction of the low-income housing facility for seniors. The board is in an operating agreement with the City Council, and enlists a management company to operate the facility. The board, comprised of five directors who are all El Segundo residents (per revised bylaws January 25, 2023), serve without compensation, for four-year terms, without term limits. The Board meets on the 4th Wednesday of every month, at 3:30 p.m., at Park Vista, 615 E. Holly Avenue, El Segundo.

Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and conducting inspections. The Building and Safety Division reviews all plans and permits for compliance with the 2022 California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. The 2022 California Building Standards Code (California Code of Regulations, Title 24) was adopted and went into effect on January 1, 2023.

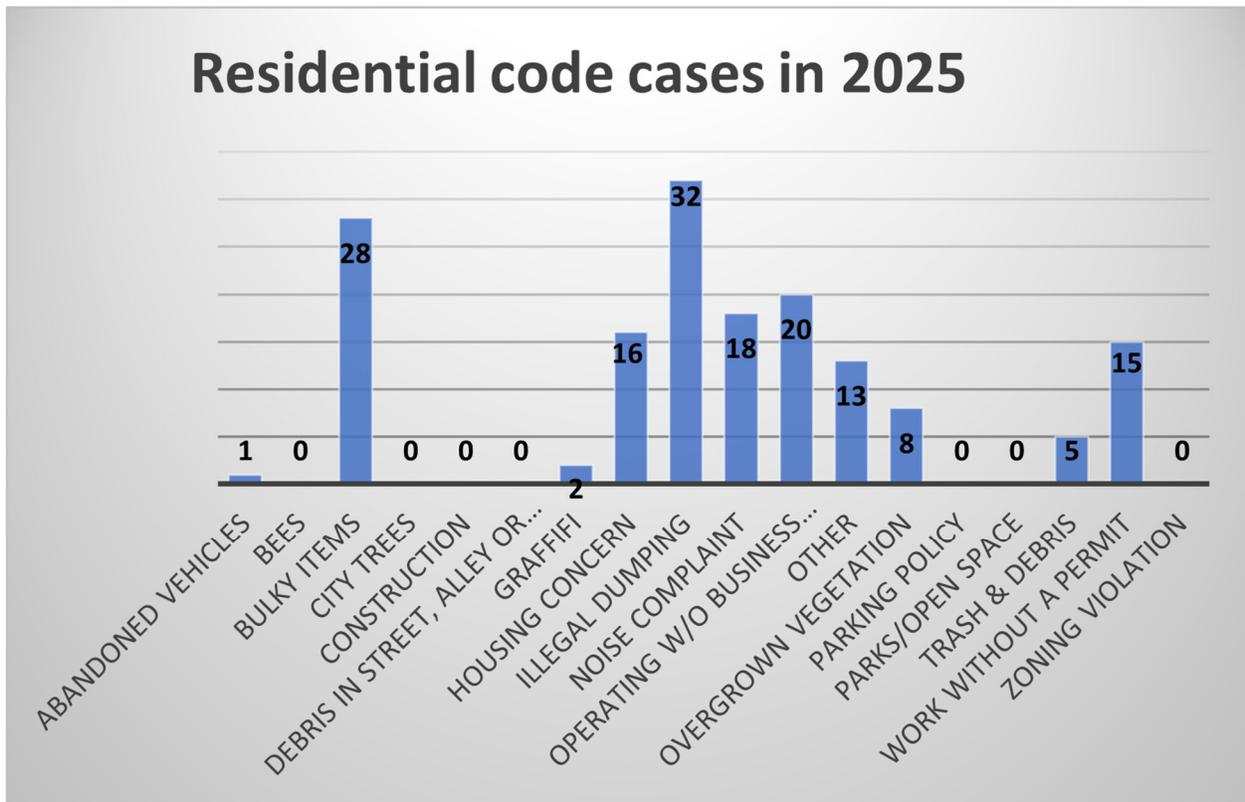
In 2025, the Building and Safety Division issued 961 permits. These permits include all construction-related projects and installation of mechanical and utility equipment. Additionally, Building Safety Inspectors conducted 5,952 inspections during 2025.



Neighborhood Preservation (Code Enforcement)

The Neighborhood Preservation Division is comprised of one officer who is responsible for enforcing the El Segundo Municipal Code provisions that relate to residential and business property maintenance standards. Neighborhood Preservation also enforces building, health and safety standards related to environmental protection and neighborhood preservation. The Division works in close cooperation with all City departments and the City Attorney's office to educate the public and gain the willing compliance of violators.

Neighborhood Preservation activity for the year of 2025 involved approximately 343 new cases for various property violations (i.e. industrial, commercial, and residential). Some of the main types of violations include operating a business without a business license, overgrown vegetation, excessive noise, and graffiti. In addition to conducting property violation inspections, the Neighborhood Preservation Officer conducted inspections on illegal construction and work without permits, and was proactive in issuing administrative citations.



General Plan

Implementation Progress





General Plan Amendments

The General Plan has been amended **32** times since its adoption in 1992. These amendments, most in the form of land use designation changes and policy amendments, retain internal consistency which is evaluated as part of each individual amendment action. Local governments are required to keep their General Plan current and internally consistent. Although the General Plan must be kept current, there is no specific requirement that a local government comprehensively update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every eight years. El Segundo last updated its Housing Element in 2022, which was certified in 2024. The following table lists the amendments to the City’s General Plan since 1992.

ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA-362 GPA 95-1 (Ord. 1244)	Southeast corner of Holly and Valley;	Change land use designation, from Residential to Parks; and expanding the Open Space designation of Chevron’s Blue Butterfly Preserve; update GP text for consistency	2/6/1996
EA-405 GPA 97-1 (Ord. 1272)	Various sites throughout city	Change land use designation from open space to Smoky Hollow MU; update GP text for consistency	6/16/1997
EA-408 GPA 97-2 (Ord. 1279)	Southeast corner of Grand and Standard	Change land use designation from Smoky Hollow MU to Downtown Commercial; update GP text for consistency	10/7/1997
EA-419 GPA 97-03 (Ord. 1286)	Various Commercial zones	Establish provisions for the Transfer of Development Rights (TDR)	3/17/1998
EA-447 GPA 98-2 (Ord. 1293)	360 Richmond St.	Change land use designation from Downtown Commercial to Multi-Family Residential	1/19/1999
EA-472 GPA 99-1 (Ord. 1309)	401 Aviation Blvd.	Creation of the 124 th Street Specific Plan; change land use designation from Parking to 124 th Street SP; update GP text for consistency	8/17/1999
EA-427, 470; GPA 97-4 (Ord. 1314)	700 S. Douglas St.	Creation of the Aviation Specific Plan; change land use designation from Open Space to Aviation Specific Plan; update GP text for consistency	12/7/1999
EA-488 GPA 99-03 (Ord. 1312)	CO Zone	CO Zone Code amendment, expand allowed uses and ; update GP text for consistency	9/7/1999
EA-474 GPA 99-5 (Ord. 1319)	Downtown	Creation of the Downtown Specific Plan; update GP text for consistency	8/1/2000
EA-548 GPA 01-2 (Ord. 1345)	Area bounded by Douglas, Mariposa Nash and Atwood	Creation of the Corporate Campus Specific Plan; update GP text for consistency	1/2/2002
LAFCO 01-13RD	East of Aviation and south of El Segundo	De-annex and annex (exchange) territory between the Cities of El Segundo and Hawthorne	8/13/2003
EA-617 GPA 03-02 (Reso 4329)	401 Aviation Blvd.	Amendment to the 124 th Street Specific Plan; update GP text for consistency	10/21/2003

ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA-579 GPA 02-01 (Reso 4386)	Citywide	Circulation Element amendment to the General Plan	9/7/2004
EA-631 GPA 03-04 (Ord. 1382)	Northeast corner of Sepulveda and Rosecrans	Change land use designation from Heavy Industrial to Commercial Center	3/15/2005
EA-645 GPA 04-01 (Ord. 1387, Reso 4441)	Downtown	Expand the boundaries of the Downtown Specific Plan; update GP text for consistency	11/15/2005
EA-722 GPA 07-01 Reso 4611	Citywide	Housing Element update (2006-2014)	9/1/2009
EA-819 GPA 08-02 (Ord. 1432, Reso 4612)	Southeast corner of Imperial and Sepulveda	Change land use from General Commercial to Corporate Office; update GP text for consistency	9/1/2009
EA-852 GPA 09-01 (Ord. 1440, Reso 4641)	Southwest corner of Selby and Imperial	Change land use from General Commercial to Corporate Office; update GP text for consistency	2/2/2010
EA-844 GPA 09-02 (Ord. 1441, Reso 4647)	199 N. Continental Blvd.	Creation of the 199 North Continental Boulevard Specific Plan; update GP text for consistency	4/20/2010
EA-890 GPA 10-03 (Ord. 1469, Reso. 4772)	540 E. Imperial	Creation of the 540 East Imperial Avenue Specific Plan; update GP text for consistency	4/3/2012
EA-959 GPA 12-02 (Ord. 1470, Reso 4779)	222 Kansas St.	Creation of the 222 Kansas Street Specific Plan; update GP text for consistency	9/4/2012
EA-1044 GPA 13-02 (Reso 4864)	Citywide	Housing Element update (2013-2021)	2/4/2014
EA-997 GPA 12-03 Ord. 1494, Reso 4867)	888 N Sepulveda Blvd.	Creation of the 888 North Sepulveda Boulevard Specific Plan; update GP text for consistency	4/15/2014
EA-905 GPA 11-01 Reso 4958	2000-2100 East El Segundo Blvd.	Creation of the El Segundo South Campus Specific Plan; update GP text for consistency	12/15/2015
EA-1218 GPA 18-01 (Ord. 1569, Reso 5090)	Properties with a Corporate Office land use designation	Expanding the permitted uses; update the GP text for consistency	6/19/2018



ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA 1011 (Ord. 1573)	Smoky Hollow	Creation of the Smoky Hollow Specific Plan	11/5/2018
EA-1201 GPA 17-01 (Ord. 1587, Reso 5160)	2021 Rosecrans Av.	Changing land use designation from Commercial Center (C-4) to Urban Mixed-Use South (MU-S)	8/20/2019
EA 1135 GPA 16-01 (Ord. 1592, Reso. 5170)	400 S. Pacific Coast Highway	Creation of The Lakes Specific Plan	11/5/2019
EA-1248 GPA 19-01 (Ord. 1635, Reso. 5319)	575 N. Pacific Coast Highway	Change land use designation from General Commercial (C-3) and Parking (P) to, and creation of, the Pacific Coast Commons Specific Plan (PCCSP)	4/19/2022
EA-1271 GPA 19-04 (Reso 5375)	Citywide	Approval of the 2021-2029 Housing Element	11/10/2022
EA-1344 GPA 23-01	Citywide	Rezoning as part of Housing Element Program 6	5/21/2024
EA-1311 GPA 21-01	Downtown	Comprehensive Update of the Downtown Specific Plan	5/21/2024

Chapter 1: Land Use Element

The Land Use chapter establishes the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The Land Use chapter defines the physical areas in the City serving the needs of residents, businesses, and visitors. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Land Use Element.

Goal LU1: Maintain El Segundo’s “small town” atmosphere, and provide an attractive place to live and work.

- ◆ **(Objective LU1-1) Preserve and maintain the City’s low-medium density residential nature, with low building height profile and character, and minimum development standards.**

Action(s): Adopted several Zoning Code amendments. Most notably was a 2017 amendment that simplified the R-1 development standards. In 2023, the City approved an extensive clean-up amendment to the Zoning Code aimed at simplifying the development standards in various zones. In 2025, the City adopted several Zoning Code amendments aimed at facilitating housing construction.

- ◆ **(Objective LU1-2) Prevent deterioration and blight throughout the City.**

Action(s): Continued the City’s Neighborhood Preservation (formerly Code Enforcement) program to ensure that structures and properties are maintained to preserve and enhance the visual character and physical quality of residential neighborhoods and non-residential properties.

- ◆ **(Policy LU1-5.1) Encourage active and continuous citizen participation in all phases of the planning program and activities.**

Action(s): The City conducts communitywide surveys on customer service and surveys specific to Community Development Department customers. The City conducted four City Hall pop-up events in different residential neighborhoods to solicit community input. In addition, the City conducted a community meeting, posted updates on the City Website, and sent email blasts to thousands of subscribers on the implementation of the 2021-2029 Housing Element.

Completed substantial improvements to the Community Development Department’s webpage to provide new and important documents to the public. Staff uses the website to provide information on a wide range of topics, including long-range planning activities, large development projects, as well as Planning Commission minutes, agendas, and staff reports. This allows public access to information on various development projects and City activities and programs.

- ◆ **(Policy LU1-5.2) Adopt a comprehensive sign ordinance which will regulate the quantity, quality, and location of signs.**

Action(s): Updated and adopted a new, citywide sign ordinance in 2017. In 2023, clarified the provisions regarding Master Sign Programs as part of a larger code amendment.



- ◆ **(Objective LU1-4) Preserve and maintain the City's Downtown and historic areas as integral to the City's appearance and function.**

Action(s): In 2000, the City adopted the Downtown Specific Plan (DSP), providing land use, development, and design standards to regulate private and public development in downtown El Segundo. The DSP boundaries were expanded in 2005. More recently, in 2017, the DSP was amended to remove restrictions on residential occupants in the DSP area. In 2024, the City completed a comprehensive update of the DSP and after conducting an extensive community outreach program including community meetings, interviews with DSP stakeholders, a community-wide online survey, a study session with the Planning Commission, a dedicated website, and multiple email updates to thousands of subscribers. The amendment expanded the DSP boundaries and incorporated detailed design guidelines covering height, massing, parking, historic resources, etc.

Goal LU2: Preserve and enhance the City's cultural heritage and buildings or sites that are of cultural, historical, or architectural importance.

Action(s): In 1986, the City adopted the Smoky Hollow Specific Plan, which has the objective to preserve the area's postwar industrial character, history, authenticity, and fine-grained architectural scale. In 2018, the Smoky Hollow Specific Plan was comprehensively updated to maintain the same overall character, while encouraging adaptive reuse of existing buildings and targeted redevelopment. Furthermore, in 2023 the City completed a historic resources study for the Downtown area as part of the Downtown Specific Plan Update process and, in May 2024, adopted a new Downtown Specific Plan with policies and guidelines regarding the preservation and treatment of potential historic resources. In 2024, the City also initiated a substantial interior remodel of the Urho Saari Swim Stadium (aka "The Plunge"), the City's only designated historic resource. Before initiating the remodel, the City processed an application for a Certificate of Appropriateness called for in its Historic Preservation Ordinance and completed appropriate environmental review pursuant to State Law (California Environmental Quality Act).

- ◆ **(Objective LU2-2) Encourage the preservation of historical and cultural sites and monuments; and (Program LU2-2.1B) The City shall investigate methods for preserving historical buildings, including overlay zoning districts, historical designations, and national register listings.**

Action(s): Adopted a Resolution designating the Urho Saari Swim Stadium (aka "The Plunge") as a cultural/historic resource. Completed a historic resources study for the Downtown area as part of the Downtown Specific Plan Update process. The comprehensive Downtown Specific Plan update completed in May 2024, identified certain properties as potential historic resources and/or potentially contributing toward the creation of a historic district, and established guidelines and permit processes for protecting the identified historic resources.

Goal LU3: Promote the health, safety, and well being of the people of El Segundo by adopting standards for the proper balance, relationship, and distribution of the residential land uses.

- ♦ **(Policy LU3-2.2) Multi-family developments will be located only in appropriate places and evaluated carefully to insure that these developments are not detrimental to the existing single-family character.**

Action(s): Approval of the DR Horton residential project at the former school site included 34 condominium units within six buildings along Imperial Avenue, consistent with the multi-family development pattern along the street. In 2021, the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was **completed in May 2024** and is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space. In April 2022, the City adopted a new Pacific Coast Commons Specific Plan and development project along Pacific Coast Highway that permits the construction of a mixed-use project including 11,252 square feet of commercial uses and 263 multi-family residential units including 32 units restricted by covenant for lower income households. In November 2022, the City approved the 2021-2029 Housing Element, which calls for establishment of two overlay districts that will permit high density residential or mixed-use (commercial/residential) development. The Housing Element overlay districts, the recently entitled projects, and projections of future ADU construction result in a total capacity of approximately 1,065 residential units over the course of the eight-year Housing Element planning period. In 2024, the City made progress toward implementing several Housing Element programs and **completed the rezoning of two residential and mixed-use overlays** to allow higher-density residential development. These efforts are described in more detail in the attached Annual Housing Element Progress Report.

Goal LU4: Provide a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.

- ♦ **(Objective LU4-1) Promote the development of high quality retail facilities in proximity to major employment centers.**

Action(s): Approved a mix of retail and office centers in close proximity to major employment centers and major thoroughfares, including the following:

- ⇒ Corporate Campus specific plan, which includes a hotel/conference center, office (including general office, government office, medical-dental office, and multimedia-related office), retail, light industrial, research and development, a fire station, and recreational uses.
- ⇒ El Segundo South Campus Specific Plan, which includes a mix of office, commercial, light industrial and warehousing uses.
- ⇒ The Point shopping center, which includes a variety of retail, commercial and restaurant uses.
- ⇒ Plaza El Segundo shopping center, which includes a variety of retail, commercial and restaurant uses.



- ⇒ Several new hotels along Pacific Coast Highway and east of PCH, including Aloft Hotel, Fairfield Inn and Suites, Cambria Hotel, Residence Inn by Marriott, Double Tree hotel, Extended Stay America, Courtyard by Marriott, Hilton Garden Inn, and Hyatt Place hotel.
- ⇒ Approved multiple new restaurant, commercial, office and warehouse buildings citywide.
- ⇒ In May 2024, the City completed a comprehensive update of the Downtown Specific Plan (DSP), which is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space, including 130,000 square feet of retail and restaurant space, 200,000 square feet of general office space, and 24,000 square feet of medical office space.
- ⇒ On September 14, 2023, the City approved a Site Plan Review application for the Beach Cities Media Campus project that includes a 182,654 square-foot office building and a 703-space parking structure located on Rosecrans Avenue, which is a mixed-use commercial corridor.

(Objective LU4-2) Create an integrated, complimentary, attractive multi-use Downtown to serve as the focal point for the civic, business, educational, and social environment of the community.

Action(s): Adopted a Downtown Specific Plan (2000), and approved several projects consistent with the plan to upgrade and revitalize commercial areas, and approve projects that enhance the low scale architectural profile.

- ⇒ In 2024, the City completed a comprehensive update of the Downtown Specific Plan (DSP), which is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space, including 130,000 square feet of retail and restaurant space, 200,000 square feet of general office space, and 24,000 square feet of medical office space.

◆ **(Policy LU4-2.7) Investigate development of shuttle service to provide public transportation access to Downtown, as well as future commercial areas.**

Action(s): Operated a lunch time shuttle that ran on a continuous route to 17 corporate and downtown locations until 2020, when it halted during the COVID 19 pandemic. In 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. In 2024, the City decided to halt the pilot shuttle service due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward.

◆ **(Policy LU4-3.3) Develop guidelines and standards for high-rise buildings within the Zoning Code, including height limits which will minimize non-residential encroachment on the nearby residential community by retaining the open and expansive views of the horizon from the existing residences.**

Action(s): Adopted development standards allowing greater building heights east of PCH, while limiting non-residential building height on sites abutting residential property.

- ◆ **(Policy LU4-4.3) Develop guidelines to ensure a mix of uses, including office, hotel, and commercial in the Urban Mixed-Use designation.**

Action(s): Adopted development standards and approved several projects in the Urban Mixed-Use zones that include hotels, commercial, creative office, restaurant, and entertainment uses. Most recently, on September 14, 2023, the City approved the Beach Cities Media Campus project along the Rosecrans corridor within the Urban Mixed-Use South (MU-S) zone.

- ◆ **(Policy LU5-4.1) Develop guidelines for permitting the Transfer of Development Rights (TDR's) with clearly identified public benefit objectives.**

Action(s): Adopted regulations to allow Transfer of Development Rights from certain non-residential properties west of PCH, to properties east of PCH.

Goal LU6: Maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo.

- ◆ **(Policy LU6-1.1) Continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees.**

Action(s): Approved various projects and programs throughout the City, including:

- ⇒ Partnered with the Wiseburn Unified School District, completed the construction of a new aquatics center featuring an Olympic-size competitive swimming pool, a separate warm-water teaching pool, locker rooms and family restrooms, seating for 600 spectators, large full-color LED scoreboard and state-of-the-art timing system.
- ⇒ Maintaining the 15 parks that are conveniently located throughout the City.
- ⇒ Upgrading Acacia Park, including the Acacia pool.
- ⇒ Upgrading Hilltop Park, including Hilltop pool.
- ⇒ Upgrading the Vista Overlook with new landscaping, tables and benches.
- ⇒ Construction of a new skate park.
- ⇒ Adopted the South Campus Specific Plan and entered into a development agreement that ensures access to an existing private park /recreational space for employees of companies within the Specific Plan area.
- ⇒ Renovated the existing golf course at The Lakes, in conjunction with the construction of the Top Golf commercial recreational facility.
- ⇒ In 2024, initiated a substantial renovation of the Urho Saari Swimming Stadium (aka "The Plunge"). The renovation is anticipated to be completed by summer 2026.

- ◆ **(Policy LU6-1.3) Utilization of utility easements (flood control, power line rights-of-way) for recreational, open space, and beautification purposes should continue and additional possibilities should be explored.**

Action(s): Continue to utilize and maintain Southern California Edison properties and easements as opportunities to provide park and open space with trail network.

Goal LU7: Provide the highest quality public facilities, services, and public infrastructure possible to the community.

- ◆ **(Policy LU7-1.2) No new development shall be allowed unless adequate public facilities are in place or provided for.**

Action(s): Through the permitting and plan check process, development plans are routed to multiple city departments to determine the adequacy of facilities. In cases where an inadequacy is identified, then conditions are included to ensure that facilities are upgraded as part of the development.

- ◆ **(Policy LU7-1.7) Develop standards for Wireless Communication Facilities, to regulate their location and design, to protect the public safety, general welfare and quality of life in the City.**

Action(s): In 2022, the City updated the existing standards for wireless communication facilities. The city has also approved several new wireless facilities on existing structures and on new monopoles designed to accommodate the facility. Wireless facilities have been located on both private and public property.

- ◆ **(Policy LU7-3.1) The City shall continue the identification of need for infrastructure maintenance and replacement, and program that maintenance and replacement through the Capital Improvements Program (CIP), which is tied to the City budget.**

Action(s): The City's Capital Improvements Program (CIP) is reviewed annually by the Capital Improvement Program Advisory Committee (CIPAC) to prioritize infrastructure maintenance and replacement projects and by the Planning Commission to ensure consistency of the CIP projects with the General Plan.

Chapter 2 Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit El Segundo. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Circulation Element.

Goal C1: Provision for a safe, convenient , and cost effective circulation system to serve the present and future circulation needs of the El Segundo community.

- ◆ **(Policy C1-1.2) Pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service; and (Policy C1-1.11) Ensure that the transition from any Master Plan roadway to another Master Plan roadway at a higher classification operates safely and efficiently, incorporating the appropriate intersection configuration and any turn lanes that are necessary.**

Action(s): In 2005, the City established a traffic congestion mitigation fee, which has been used for infrastructure improvements, such as the Douglas Street extension and grade separation project. In 2022, the City adopted an updated traffic mitigation fee to help fund future street and intersection improvements. In 2024, completed a traffic signal and bike lane project along El Segundo Boulevard starting at Illinois Street to the east City limits. The project included traffic signal upgrades ADA ramp and sidewalk improvements, street rehabilitation, bike lane installation (Class II, Class III, and Class IV), and median landscape improvements.

(Policy C1-1.3) Provide adequate roadway capacity on all Master Plan roadways.

Action(s): The city continues to identify opportunities to maximize capacity and implement improvements when funding is available.

- ◆ **(Policy C1-1.4) Construct missing roadway links to complete the roadway system designated in the Circulation Element when needed to improve traffic operating conditions and to serve development; and (Policy C1-1.10) Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service of "D" or better.**

Action(s): The Douglas Street extension and grade separation project was completed in 2006. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. In 2024, the City completed the extension of Nash Street, linking it to South Hughes Way.



- ◆ **(Policy C1-1.5) Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development.**

Action(s): The City requires roadway and intersection upgrades as a part of the private development process. In addition, the City undertakes roadway and intersection improvements, such as the Douglas Street and the El Segundo Boulevard projects.

- ◆ **(Policy C1-1.6) Ensure that planned intersection improvements are constructed as designated in Exhibit C-9 to achieve efficient operation of the circulation system at a Level of Service “D” or better where feasible; and (Policy C1-1.7) Provide adequate intersection capacity to the extent feasible on Major, Secondary, and Collector Arterials to maintain LOS D and to prevent diversion of through traffic into local residential streets.**

Action(s): The City continues to make improvements as necessary. Most notably, the following improvements have been implemented or constructed in accordance with the General Plan:

- ⇒ Intersection widening at Aviation and Rosecrans to accommodate dual lefts; added four through lanes; and added a dedicated right turn only lane .
- ⇒ A left-turn pocket added at the intersection of Continental and Grand
- ⇒ A left-turn pocket added at the intersection of PCH and Grand
- ⇒ A dedicated left-turn lane at the intersection of El Segundo and PCH
- ⇒ Nash and Douglas - Converted to two-way operation.
- ⇒ El Segundo Boulevard - Upgrades to traffic signals and installation of Class I (bike path) and Class 2 (bike lane) bike facilities (2024)

- ◆ **(Policy C1-1.10) Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service of “D” or better.** In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. This improvement began construction in 2023 and was completed in 2024. Other projects include the completion of the Douglas Street Extension, and the El Segundo Boulevard improvement project which was also completed in 2024.

- ◆ **(Policy C1-1.12) Convert Nash Street and Douglas Street from a one-way couplet to a two-way roadway operation between El Segundo Boulevard and Imperial Highway, incorporating appropriate signage, traffic controls, and other modifications to ensure motorist and pedestrian safety and efficient traffic operations.** Completed.

- ◆ **(Policy C1-1.13) Establish and maintain a citywide traffic count program, to ensure the availability of data needed to identify circulation problems and to evaluate potential improvements.**

Action(s): The City continues to review development projects and evaluate the potential

environmental and traffic impacts. Mitigation is required when an impact is identified, and the developer is responsible for completing or paying for implementation of the mitigation measure.

- ◆ **(Policy C1-1.15) Pursue and protect adequate right-of-way to accommodate future circulation system improvements; and (Policy C1-1.16) Encourage the widening of substandard streets and alleys to meet City standards wherever feasible.**

Action(s): In 2011, the City adopted thresholds and procedures for right-of-way dedications. The City has since been requiring dedications as part of discretionary project approval where warranted and needed in a concerted effort to bring the roadways/rights-of-way to the minimum widths required in the Master Plan of Streets. In 2024, the City initiated a municipal code amendment to update the thresholds for requiring dedications. The amendment was completed in the first quarter of 2025 (Ordinance No. 1668).

- ◆ **(Policy C1-2.1) Develop and maintain a circulation system which shall include a functional hierarchy and classification system of arterial highways that will correlate capacity and service function to specific road design and land use requirements.**

Action(s): The updated Circulation Element, adopted in 2004, identifies the hierarchy and classification system of streets in the City. Generally, the system has wider streets with higher capacity in the eastern portion of the City near higher intensity commercial and industrial land uses.

- ◆ **(Policy C1-3.2) Ensure that the development review process incorporates consideration of off-street commercial loading requirements for all new projects.**

Action(s): In accordance with the City's zoning regulations, new developments are evaluated to ensure consistency with the loading requirements during the development review process.

- ◆ **(Policy C1-3.3) Require that all new construction on streets or corridors that are designated truck routes have a Traffic Index calculation as stated by the State Department of Transportation in order to provide a roadway structural section that will accommodate the projected truck volumes and weights.**

Action(s): The City's Public Works Department requires roadway construction to be completed consistent with the latest edition of the "GreenBook" - Standards Specifications for Public Works Construction. The GreenBook contains roadway specifications that take Truck Routes into account. These specifications are made part of the design requirements for all public works contracts. Additionally, geotechnical borings are done on major projects to ensure roadway sections are designed to the appropriate pavement thickness.

Goal C2: Provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations.



- ◆ **(Policy C2-1.1) Encourage the development of pedestrian linkages to and from the Metro Green Line stations to encourage and attract internodal transit/ walking trips; and (Policy C2-1.2) Develop a citywide system of pedestrian walkways, alleviating the conflict between pedestrians, autos, and bicyclists throughout the City.**

Action(s): Continually surveying sidewalk conditions citywide, and within 1/2-mile walking distance from the four Metro Green Line Stations to determine conditions and construct/repair as needed based upon the survey results. The El Segundo Boulevard widening project completed in 2024 included ADA ramp and sidewalk improvements along with new bicycle facility installation that have improved pedestrian and cyclist access to the El Segundo Green Line Metro station (C Line).

- ◆ **(Policy C2-1.3) Encourage new developments in the City to participate in the development of the citywide system of pedestrian walkways and require participation funded by the project developer where appropriate; and (Policy C2-1.4) Ensure the installation of sidewalks on all future arterial widening or new construction projects, to establish a continuous and convenient link for pedestrians.**

Action(s): Adopted a Right-of-Way Dedications and Improvements Ordinance with procedures and requirements for dedications and improvements for developments during the development process. Adopted a Complete Streets Policy, which requires all roadway construction and modifications to consider and include improvements for all users, including pedestrian. Lastly, requires sidewalk improvements when needed as part of the development process.

The El Segundo Boulevard improvement project completed in 2024 included ADA ramp and sidewalk improvements have improved pedestrian circulation along the El Segundo Boulevard corridor.

- ◆ **(Policy C2-1.7) Closely monitor design practices to ensure a clear pedestrian walking area by minimizing obstructions, especially in the vicinity of intersections.**

Action(s): The Public Works Department continues to review designs and ensures adequate sidewalk width to accommodate disabled access.

- ◆ **(Policy C2-2.1) Implement the recommendations on the Bicycle Master Plan contained in the Circulation Element, as the availability arises; i.e., through development, private grants, signing of shared routes.; and (Policy C2-2.5) Continue coordination of bicycle route planning and implementation with adjacent jurisdictions and regional agencies.**

Action(s): In 2011, the City Council approved the South Bay Bicycle Master Plan (SBBMP) , which modified and added to the bicycle Master Plan in the circulation Element. The SBBMP calls for 1.2 miles of Class 1 Bike Paths, 8.7 miles of Class 2 Bike Lanes, 5 miles of Class 3 Bike Routes, and 6.4 miles of Bike-Friendly Streets. To-date, the City has completed Class 2 Bike lanes along Rosecrans Avenue (approx. 1.1 miles), approximately 5 miles of Class 3 Bike Routes citywide, and a 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between Nast St. and Continental Blvd.). In 2022,

the City completed the design and in 2023 began construction of an approximately 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between PCH and Continental Blvd.). In addition, in 2024 the City completed construction of approximately 5.2 miles of Class II Bike Lanes on El Segundo Boulevard (from Aviation Blvd. to PCH), on Douglas Street (between Rosecrans Ave. and Imperial Hwy.), and on Nash Street (between El Segundo Blvd. and Imperial Hwy.). The City also completed 2.46 miles of Class III facilities, and 0.20 miles of “cycle track” along El Segundo Boulevard. The total combined length of all bikeways completed in 2024 is 7.85 miles. The City will study additional bike lanes and routes over the next three years, coordinating with the City of Manhattan Beach for the bike lanes along Rosecrans Avenue and coordinating with LA Metro on the design and implementation of a bike path along Aviation Boulevard. Progress towards this goal is ongoing.

- ◆ **(Policy C2-2.2) Encourage new development to provide facilities for bicyclists to park and store their bicycles and provide shower and clothes changing facilities at or close to the bicyclist's work destination.**

Action(s): Adopted an Ordinance establishing minimum bicycle parking requirements for new developments. In addition, the City implements the California Green Building Code requirements regarding bike parking/storage facilities. Furthermore, El Segundo Municipal Code (ESMC) Chapter 15-16 (Transportation Demand Management) establishes incentives for development projects to provide showers and lockers.

- ◆ **(Policy C2-2.3) Develop off-street bicycle paths in corridors where appropriate throughout the City.**

Action(s): Two bike paths are contemplated in the approved SBBMP: 1) 0.5-mile path along El Segundo Boulevard from PCH to the Nash St. Green Line station and 2) 0.7-mile path along Washington Street, from Walnut Avenue to Holly Avenue. A 0.25-mile portion of Project No. 1 completed construction in 2024. The remaining portion of Project No. 1 and Project No. 2 are to be determined.

- ◆ **(Policy C2-2.4) Encourage the use of bicycles for trips to and from elementary, middle, and high schools in the area as well as parks, libraries, and other public facilities.**

Action(s): Completion of the Class 3 Bike Routes in 2019 connected new bikeways directly to El Segundo High School, the El Segundo Library, and near El Segundo Middle School. Future Bike-friendly Street projects will connect directly to El Segundo Middle School and Center Street Elementary.

- ◆ **(Policy C2-2.6) Encourage design of new streets with the potential for Class I or Class II bicycle routes that separate the automobile, bicycle, and pedestrian to the maximum extent feasible.**

- ◆ **Action(s):** As part of the development review process for the South Campus Specific Plan, the City required the developer to extend Nash Street from El Segundo Boulevard south to Hughes Way.



This street extension includes a Class 2 Bike Lane. Construction of this project was completed in 2024.

- ◆ **(Policy C2-2.8) Evaluate bikeway system links with the Metro Green Line rail stations and improve access wherever feasible.**

Action(s): The adopted SBBMP called for implementation of Class 3 Bike Routes along Nash Street and Grane Avenue, which connect to two of the City's Green Line stations (Nash and Mariposa stations). This project was completed in 2019. The SBBMP also calls for Class 2 Bike Lanes along Mariposa Avenue and Douglas Street, which will connect to the Mariposa and Douglas Street stations. The Bike Lane along Douglas Street began construction in 2023 and was completed in 2024. The Bike Lane along Mariposa Avenue will be part of a future project.

- ◆ **(Policy C2-3.1) Work closely with the Los Angeles County Metropolitan Transportation Authority (MTA), Torrance Municipal Bus Lines, the El Segundo Employers Association (ESEA), and private businesses to expand and improve the public transit service within and adjacent to the City.**

Action(s): The City continues to work closely with neighboring jurisdictions and shares in the cost of Beach Cities Transit (BCT) line No. 109.

- ◆ **(Policy C2-3.2) Ensure that transit planning is considered and integrated into all related elements of City planning.**

Action(s): On October 18, 2016, the City adopted a "Complete Streets" policy whose core objective is the coordinated planning and development of street infrastructure that allows safe and convenient travel for all users. As a result, transit planning is integrated into all related elements of City planning (private development review, Street improvements, and General Plan amendments). In particular, in May 2024 the City adopted a new Downtown Specific Plan that contains policies regarding the improvement and expansion of transit service to/from the Downtown area.

- ◆ **(Policy C2-3.3) Evaluate and implement feeder bus service through the City where appropriate. Feeder bus service could potentially take commuters from the fixed transit services (rail and bus) in the eastern portion of the City to the industrial and commercial areas to the west. In addition, midday shuttling of workers east of Sepulveda Boulevard (today Pacific Coast Highway) to the Downtown retail area should also be maintained; (Policy C2-3.5) Continue the Dial-a-Ride operation and City subsidy to serve all residents of El Segundo, especially the elderly and handicapped; and, (Policy C2-3.6) Continue to support the Downtown Lunchtime shuttle operation.**

Action(s): The midday Downtown lunch shuttle ceased operations in 2020 due to the pandemic and the City intends to resume providing this service. On October 2, 2018, the City Council adopted the Smoky Hollow Specific Plan (SHSP) for the office/industrial neighborhood of the City. One of the goals of the SHSP is to expand the El Segundo Lunchtime Shuttle Bus to create a new shuttle route to connect the City's Green Line stations with Smoky Hollow. Additionally, the adopted Downtown Specific Plan (2024) also contains policies regarding expansion of the Lunchtime Shuttle

Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project ended and the shuttle service was halted in 2024, due to low ridership and high costs. The City will instead consider other alternatives to provide similar shuttle service going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

- ◆ **(Policy C2-3.7) Explore the feasibility of using excess government right-of-way, purchased property, or land use arrangements for multiple use of existing facilities, in order to establish or construct park-and-ride services of benefit to El Segundo residents and employees; and, (Policy C2-3.8) encourage the implementation of park-and-ride facilities proximate to the I-405 and I-105 Freeways for shuttle service into El Segundo.**

Action(s): The Douglas Green Line station, which was completed in 2006, is served by a Park 'n' Ride lot owned by the City. The Nash K Line station is served by a Metro parking lot and large private parking lots in the immediate vicinity. The Mariposa station is served by private parking lots in the area. On October 2, 2018, the City Council adopted the Smoky Hollow Specific Plan (SHSP) for the office/industrial neighborhood of the City. One of the goals of the SHSP is to Expand the El Segundo Lunchtime Shuttle Bus to create a new shuttle route to connect the City's Metro K Line stations with Smoky Hollow. In May 2024, the City adopted a new Downtown Specific Plan which contains policies encouraging the resumption and expansion of the Lunchtime Shuttle Bus service. The City has and will continue to encourage shuttle services from the K Line stations to the west part of the City. Lastly, the city will continue to encourage additional park-and-ride facilities.

- ◆ **Policy C2-3.8) Encourage the implementation of park and ride facilities proximate to the I405 and I105 freeways for shuttle service into El Segundo.**

Action(s): Park and Ride facility construction has been completed. Shuttle Service into El Segundo has not yet began.

- ◆ **Policy C2-3.10) Encourage the MTA to provide bike storage facilities at the Metro Green (today "K") Line rail stations.**

Action(s): The City continues to encourage the MTA to provide bike storage facilities at its Metro K Line stations. In addition, the City collected a mitigation fee from a private developer for the construction of bike storage facilities at the Mariposa Green Line station and/or provide other related facilities in the vicinity.

- ◆ **(Policy C2-4.2) Continue to increase operational efficiencies of the transportation system by implementing all appropriate Transportation System Management (TSM) measures, including but not limited to improving design standards, upgrading and coordination of traffic control devices, controlling on-street parking, and using sophisticated electronic control methods to supervise the flow of traffic; and (Policy C3-1.7) Require submittal and implementation of a**



Transportation Management Plan (TMP) for all projects within the Urban Mixed-Use area, and encourage a TMP for all projects within the northeast quadrant.

Action(s): In 1993, the City adopted Employer/Occupant Transportation Systems Management (TSM) requirements, which apply to all businesses or multi-business complexes employing at least 200 persons and to businesses employing less than 200 person at a common location in a multi-tenant complex. Administration and compliance has been difficult to ensure consistently. No new TSM plans have been submitted to the City since 2008.

- ◆ **(Policy C2-5.1) Ensure that Transportation Demand Management (TDM) measures are considered during the evaluation of new developments within the City, including but not limited to ridesharing, carpooling and vanpooling, flexible work schedules, telecommuting and car/vanpool preferential parking.**

Action(s): In 1993, the City adopted Developer Transportation Demand management (TDM) requirements. During the development review process (discretionary and ministerial), staff ensures that new developments comply with the minimum TDM requirements.

(Goal C3: Develop a balanced General Plan, coordinating the Circulation Element with all other Elements, ensuring that the City's decision making and planning activities are consistent among all City departments.

- ◆ **(Policy C3-1.1) Require all new development to mitigate project-related impacts on the existing and future circulation system such that all Master Plan roadways and intersections are upgraded and maintained at acceptable levels of service through implementation of all applicable Circulation Element policies. Mitigation measures shall be provided by or paid for by the project developer.**

Action(s): Traffic congestion mitigation fees have been collected for new construction and for improvements where the onsite use changes to a higher traffic-generating use. The fees have been used for roadway improvements necessary to implement the traffic circulation improvement plan, including paving, grading roadway substructure, curb and gutter, sidewalks, landscaped medians, etc. In addition, the City continues to requires private developers to contribute to or construct street and intersection improvements to mitigate private development traffic impacts.

- ◆ **(Policy C3-1.2) The minimum acceptable level of service (LOS) at an intersection is LOS D. Intersections operating at LOS E or F shall be considered deficient. If traffic caused by a development project is forecast to result in an intersection level of service change from LOS D or better to LOS E or F, then the development impact shall be considered significant. If a development project is forecast to result in the increase of intersection volume/capacity ratio (V/C) of 0.02 or greater at any intersection that is forecast to operate at LOS E or F, the impact shall be considered significant.**

Action(s): During the development review process, staff conducts traffic studies evaluating intersection levels of service and delays. Developments that exceed the thresholds in this policy,

are required to mitigate the delays to the extent feasible. In addition, in 2022, the City implemented a policy to use Vehicle Miles Travelled (VMT) as the metric for determining transportation impacts pursuant to the California Environmental Quality Act (CEQA).

- ◆ **(Policy C3-1.5) Ensure that transit planning is considered and integrated into all related elements of City planning.**

Action(s): The city continuously considers and integrates transit planning. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. In addition, the plan included the construction of a bike lane along Nash Street and a bike path along El Segundo Boulevard that will connect to the Nash Street Green Line station. Both of these improvements were completed in 2024. In October 2018, the City adopted the Smoky Hollow Specific Plan, which incorporates strategies to expand bicycle facilities in the plan area and expand the City's lunchtime shuttle services to add to and/or expand the existing shuttle route. Additionally, the adopted Downtown Specific Plan, completed in 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project concluded and halted in 2024 due to low ridership and high costs. The City instead will investigate other alternative shuttle service programs going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

- ◆ **(Policy C3-1.8) Require the provision of adequate pedestrian and bicycle access for new development projects through the development review process.**

Action(s): During the development review process -whether ministerial or discretionary- staff continues to ensure that adequate pedestrian and bicycle access is provided; that development projects comply with disabled access and bicycle parking facilities, comply with the minimum standards for sidewalks, bicycles facilities (bike lanes, routes, or paths); and, if necessary, that projects dedicate sufficient land along adjacent streets to comply with the Circulation Element's minimum right-of-way width requirements.

- ◆ **(Policy C3-2.2) Ensure that the City's parking codes and zoning ordinances are kept up-to-date.**

Action(s): The City's parking standards were comprehensively updated in 2010 and several sections of the ordinance have since been amended to include tandem parking and car lifts. These amendments were made to ensure the City's parking requirements stay current and reflect the latest best practices in parking regulation. In 2022, the City approved the 2021-2029 Housing Element, which includes a program to update the City's residential parking requirements to facilitate the construction of more affordable housing. The revisions to the City's residential parking requirements began in 2023 and were completed in Q1 2025.

Goal C4: Ensure that the City remains in compliance with all Federal, State, and Regional regulations, remains consistent with the plans of neighboring jurisdictions and thus remains eligible for all potential transportation improvement programs.

- ◆ **(Policy C4-1.1) Actively participate in various committees and other planning forums associated with County, Regional, and State Congestion Management Programs.**

Action(s): The City continues to participate in various regional committees and planning forums, including monthly meetings of the South Bay Cities Council of Governments Infrastructure Working Group, American Planning Association regional and State conferences.

In addition the City participates in the preparation and provides input on the Southern California Association of Governments (SCAG) planning efforts for the region's Sustainable Communities Strategy (SCS) and Regional Transportation Plan RTP on a four year cycle.

- ◆ **(Policy C4-2.1) Ensure that new roadway links are constructed as designated in the Circulation Element and link with existing roadways in neighboring jurisdictions to allow efficient access into and out of the City.**

Action(s): City staff continuously ensures that new roadway links are constructed as designated in the Circulation Element and link with existing roadways in neighboring jurisdictions. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. The Nash Street extension was completed in 2024. In March 2019, the City completed the environmental review process for the Park Place extension and grade separation project, a 1/4-mile gap closure project. In 2024, the City halted the project due to high cost and feasibility concerns.

- ◆ **(Policy C4-2.2) Carefully assess adjacent local agencies' plans to ensure compatibility across political boundaries. This does not imply that such compatibility is a requirement for adoption of the Circulation Element; and (Policy C4-2.4) Encourage cooperation with other governmental agencies to provide adequate vehicular traffic movements on streets and through intersections by means of synchronized signalization.**

Action(s): City staff reviews adjacent local agencies plans and environmental documents to ensure compatibility across political boundaries. Further, the City encourages cooperation with other governmental agencies to provide adequate vehicular traffic movements on streets through intersections by means of synchronized signalization.

- ◆ **(Policy C4-2.3) Continuously monitor and evaluate Los Angeles International Airport (LAX) master planning and evaluate the impacts of LAX on the City's Circulation Element.**

Action(s): City staff continuously monitors and reviews LAX master planning to evaluate its impacts. In 2017-18, the City engaged a traffic engineering firm to review the design and Environmental review documents associated with the LAX people mover project.

- ◆ **(Policy C4-3.1) Identify and evaluate potential revenue sources for financing circulation system development and improvement projects. Action(s):** Staff annually evaluates potential revenue sources for financing circulation system development and improvement projects. In addition, the City conducted a study and updated its Traffic Mitigation Fee Program in 2022.

- ◆ **(Policy C4-3.2) Update the City's 1996 Traffic Congestion Mitigation Fee Program, to reflect changes in planned improvements requiring funding changing needs and changes in the construction cost index.**
Action(s): The City updated its Traffic Mitigation Fee Program in 2022.

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Chapter 3 Housing Element

On November 10, 2022, the City Council adopted the El Segundo 2021-2029 Housing Element. Exhibit A of this report is the City's Housing Element Annual Progress Report, which reports on progress made on each program in 2025.

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Chapter 4 Conservation Element

The City of El Segundo, like the rest of southern California, enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations. The last several decades have seen periods of extreme drought conditions and periods of normal rainfall activity. The inconsistency in climate and weather patterns make conservation critical. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Conservation Element.

Goal CN1: Ensure long-term public access to a safe, clean beach environment within and adjacent to the City.

- ◆ **(Policy CN1-4) The City shall establish policies and procedures for watershed and storm water management.**

Action(s): The City of El Segundo is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. R4-2012-0175; NPDES No. CAS004001), which was adopted November 8, 2012 and amended September 11, 2021 (Order R4-2021-0105, NPDES No. CAS004004) by the State Water Board (WQ2015-0075). El Segundo maintains and implements a Standard Urban Stormwater Mitigation Plan (SUSMP); priority projects are required to develop and implement project-specific SUSMPs or Urban Stormwater Mitigation Plans that identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project. Lastly, the city requires stormwater pollution prevention plans (SWPPPs) for all construction projects with disturbed areas of 1 acre or greater. The SWPPPs outline best management practices to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

Goal CN2: Assist in the maintenance of a safe and sufficient water supply and distribution system that provides for all the water needs within the community.

- ◆ **(Policy CN2-1) Periodically evaluate the entire water supply and distribution system to ensure that future water needs will be met.**

Action(s): El Segundo is located within the jurisdiction of the West Basin Municipal Water District (West Basin). West Basin relies on the following mix of water resources: 21% groundwater; 65% imported water; 7% recycled water; and 7% conservation efforts. In compliance with legislative requirements, West Basin prepared the West Basin Municipal Water District 2010 Urban Water Management (UWMP). The UWMP was updated in 2020, detailing how West Basin manages their water supplies and demands under all hydrology conditions and demonstrating how West Basin proposes to meet their service area's retail demands over the next 25 years and provide long-term



water reliability. According to the UWMP (Table 4-1, *Historic West Basin Service Area Retail Demand*), the West Basin Service Area reduced its demand by 25% in the last 20 years. The UWMP concluded that West Basin does not anticipate any shortages and will be able to provide reliable water supplies under both single dry year and multiple dry year conditions.

- ◆ **(Policy CN2-3) Investigate creating a new water conservation ordinance to address the demand created by new development; (Policy CN2-6) Encourage the retrofitting of existing systems with water-conserving fixtures and appliances; and, (Policy CN2-8) Encourage the retrofitting of existing landscapes to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.**

Action(s): In 2015, El Segundo adopted the Water Conservation in Landscaping Standards ordinance in compliance with State law, promoting water conservation. The standards promote water conservation while allowing the flexibility in designing healthy, attractive, and cost effective water efficient landscapes. The city continues to ensure that landscaping in all new development projects that are subject to the ordinance comply with the water conservation standards and with the CalGreen codes. Lastly, existing landscape systems being rehabilitated are also subject to the ordinance to ensure retrofitting with water-conserving systems.

- ◆ **(Policy CN2-5) Require new construction and development to install water-conserving fixtures and appliances to reduce the amount of new demand; and, (Policy CN2-7) Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy**

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, California Building Code relevant provisions, and the City's Water Conservation in Landscaping Standards ordinance.

- ◆ **(Policy CN2-11) Encourage, whenever appropriate and feasible, development techniques which minimize surface run-off and allow replenishment of soil moisture. Such techniques may include, but not be limited to, the on- site use and retention of storm water, the use of impervious paving material (such as walk-on-bark, pea gravel, and cobble mulches), the preservation of vegetative covers, and efficiently designed and managed irrigation systems.**

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, California Building Code relevant provisions, and the City's Water Conservation in Landscaping Standards ordinance. Further, the City continued to enforce National Pollutant Discharge Elimination System (NPDES) requirements for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which are generally required to provide infiltration. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate no increase in peak runoff as a result of the development through infiltration.

Goal CN3: Protect groundwater and coastal waters from contamination.

Action(s): The City of El Segundo is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. R4-2012-0175; NPDES No. CAS004001), which was adopted November 8, 2012 and amended September 11, 2021 (Order R4-2021-0105, NPDES No. CAS004004) by the State Water Board (WQ2015-0075. El Segundo continues to maintain and implement a Standard Urban Stormwater Mitigation Plan (SUSMP); priority projects are required to develop and implement project-specific SUSMPs or Urban Stormwater Mitigation Plans that identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project to ensure minimal pollutant discharge that can enter the public drainage system, which outlets to coastal waters. Lastly, the city requires stormwater pollution prevention plans (SWPPPs) for all construction projects with disturbed areas of 1 acre or greater. The SWPPPs outline best management practices to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

Goal CN4: Protect the rare and endangered El Segundo Blue Butterfly.

- ◆ **(Policy CN4-2) Protect the coastal habitat of the El Segundo Blue Butterfly; and, (Policy CN4-4) Designate the habitat of the El Segundo Blue Butterfly as open space in the Land Use Element.**

Action(s): Wildlife restoration project conducted at Clutter’s bluff. Further, the dunes area and Imperial Avenue slope, which contain sensitive habitat are designated open space in the Land Use map. In addition, in 2022 the City initiated a comprehensive update of the Downtown Specific Plan (DSP). During the public outreach process, the City received input from the community advocating for expansion of the Blue Butterfly habitat to the Downtown area and the Civic Center in particular. A new Downtown Specific Plan was adopted in spring 2024, which included a policy to include Sea Cliff Buckwheat in the landscape design for the Civic Center to provide habitat for the Blue Butterfly.

- ◆ **(Policy CN4-3) Work with Chevron Refinery and appropriate community organizations to monitor the condition of coastal habitat areas of the El Segundo Blue Butterfly.**

Action(s): The city coordinated with the local youth organization “Tree Musketeers” to install native landscaping, trees, shrubs, etc. throughout the city, including the coastal areas. In addition, in 2023 and 2024, City staff worked with the Blue Butterfly Conservancy, a nonprofit community organization, to incorporate specific policies regarding the Blue Butterfly in the newly adopted Downtown Specific Plan. The aim of these Specific Plan policies is to expand the habitat areas for the Blue Butterfly.



Goal CN5: Develop programs to protect, enhance, and increase the amount and quality of the urban landscape to maximize aesthetic and environmental benefits.

- ◆ **(Policy CN5-1) Preserve the character and quality of existing neighborhood and civic landscapes.**

Action(s): Downtown landscape renovation, installation of picnic tables in the civic plaza. In 2022, the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was completed in spring 2024. The updated Specific Plan incorporates goals for improving the public realm including modifications to street and sidewalk configuration to increase pedestrian and bicycle activity, planting of more native plants, and providing more gathering and outdoor seating areas.

- ◆ **(Policy CN5-3) Survey existing street trees and other specimen trees throughout the community. Identify those with historic or visual significance.**

Action(s): The Parks Division continues to maintain an inventory of all city street trees and monitors their health.

- ◆ **(Policy CN5-5) Establish a street tree program, including a computer-aided inventory, which identifies appropriate varieties, required sizes and spacing, maintenance and replacement standards, and planting schedules.**

- ◆ **Action(s):** Adopted a Master Street Tree Plan, and incorporated street tree policies in the Municipal Code.

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Chapter 5 Public Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The aim of the City is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as urban fire, flooding, mudslides, earthquakes, and hazardous incidents. The Public Safety Element addresses hazards associated with geology and seismicity, flooding, fire, and petroleum storage. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Public Safety Element.

Goal PS1: Protect the public health and safety and minimize the social and economic impacts associated with geologic hazards.

- ◆ **(Objective PS1-1) It is the objective of the City of El Segundo to reduce exposure to potentially hazardous geological conditions through land use planning and project review.**

Action(s): Through the permitting and plan check process, continued to enforce the building code, which includes detailed geologic review requirements. For larger development projects requiring environmental documentation, reviewed applicable studies to ensure that impacts were minimized through the use of proper construction techniques, especially in areas with expansive soils.

Goal PS2: Minimize injury and loss of life, property damage, and social, cultural and economic impacts caused by earthquake hazards

- ◆ **(Objective PS2-1) It is the objective of the City of El Segundo that the City promote effective response to seismic disasters and maintenance of structurally safe facilities.**

Action(s): Through the permitting and plan check process, continued to enforce the building code, which includes detailed seismic requirements. The city continues to consult with the Department of Conservation's geologic hazards maps to identify liquefaction and landslide zones within the city and the Alquist-Priolo maps for earthquake fault zones when engineering structures to minimize hazardous conditions based on the most current seismic design standards. Lastly, the City's Fire Department conducts annual inspections of all apartment buildings and buildings containing hazardous materials to ensure proper safety protocols are in place. In addition, in 2024 and 2025, the City promoted the State' Earthquake Brace + Bolt retrofit program to assist El Segundo residents obtain funding for seismic retrofits.

- ◆ **(Policy PS2-1.1) Continue to cooperate with and support federal, state, and county agencies in the development and enforcement of regional and local health and safety laws and environmental controls.**

Action(s): The City continues to prepare a new emergency preparedness plan in collaboration with Federal, State and regional agencies. Conducted emergency preparedness exercises to ensure proper training for emergency operations center staff.

- ◆ **(Policy PS2-1.3) Insure adequate public safety and the preservation and reuse of historic buildings by continuing to enforce requirements for structural strengthening of older brick and masonry buildings.**

Action(s): Approved several voluntary seismic upgrades for brick and masonry buildings. The city updated the local building code requirements to improve code requirements and ensure safety.

Goal PS3: Reduce threats to public health and safety from hazardous materials, especially threats induced by earthquakes and accidental leaks and spills.

- ◆ **(Policy PS3-1.4) Continue to encourage source reduction, substitution, and recycling.**

Action(s): Continued to co-sponsor household hazardous waste roundups. Updated the municipal code to require businesses to reduce waste and prepare a plan for the purpose.

- ◆ **(Policy PS3-1.5) Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials prior to and during incidents.**

Action(s): Continue to require staff training of the business community regarding hazardous materials and hazardous waste, and conduct follow up inspections. Staff training is conducted by the City's Fire Department.

- ◆ **(Objective AQ13-1) Reduce the amount of solid waste by 25 percent by 1994, and 50 percent by 2000; and (Policy AQ13-1.1) It is the policy of the City of El Segundo that the City continue to implement the programs proposed in the City's Solid Waste Management Plan, concurrent with California Assembly Bill 939, to achieve a 25 percent reduction in residential solid waste requiring disposal by 1995, and a 50 percent reduction by the year 2000.**

Action(s): In accordance with CalGreen requirements, the city complies and enforces the requirements for 65% recycling of construction debris. The City continually requires evidence of recycling from contractors to ensure proper recycling and disposal of debris.

Goal PS6: Protect public health, safety, and welfare from natural and man-made flood and inundation hazards. Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.

- ◆ **(Objective PS6-1) It is the objective of the City of El Segundo that the City minimize threats to public safety and protect property from wildland and urban fires.**

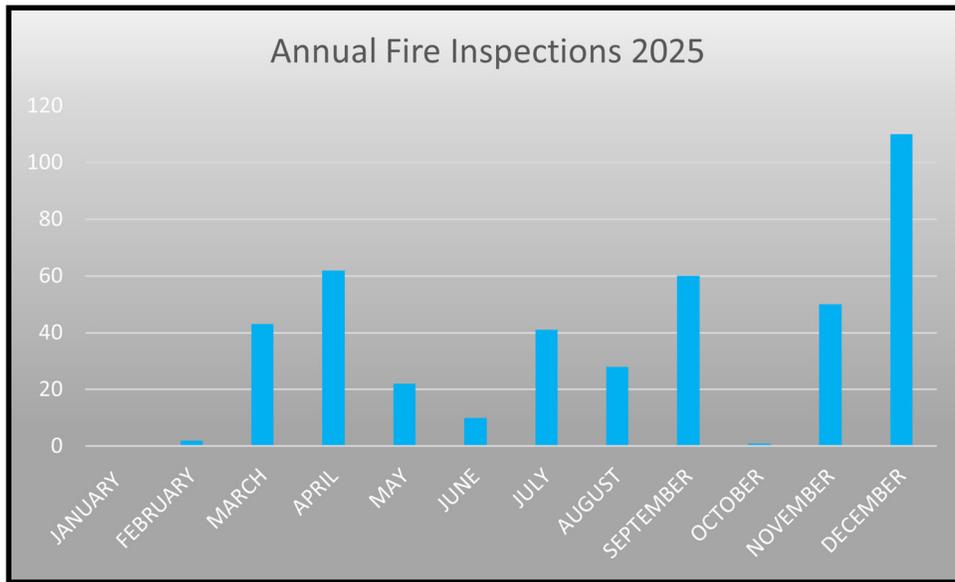
Action(s): The City annually maintains the open brush area along Imperial Highway.

- ◆ **(Policy PS6-1.2) Continue efforts to reduce fire hazards associated with older buildings, high-rise buildings, and fire-prone industrial facilities, and maintain adequate fire protection in all areas of the City.**

Action(s): In 2025, the City conducted 429 annual inspections of protection systems and devices in multifamily and high-rise buildings; continued its public education through the school system;



provided fire extinguisher training for the commercial and industrial community; and provided senior fire safety.



Goal PS7: Protect public health, safety, and welfare, and minimize loss of life, injury, property damage, and disruption of vital services, resulting from earthquakes, hazardous material incidents, and other natural and man-made disasters.

- ◆ **(Objective PS7 -1) It is the objective of the City of El Segundo to Improve the preparedness of the City for emergency situations.**

Action(s): The City continues to require the installation of shut-off valves in new and remodeled developments. Continues to conduct weekly water pressure testing. Attended several public events and provided an information booth to distribute educational materials regarding emergency preparedness.

- ◆ **(Program PS7-1.4A) The City shall support, encourage, and assist in establishing community programs which volunteer to assist police, fire, and civil defense personnel after a disaster.**

Action(s): Established a volunteer citizens academy to educate the public and provide CPR training, emergency preparedness, and proper use of fire extinguishers. Established neighborhood watch programs, and continue to support local block captains in making a safer community.

- ◆ **(Program PS7-1.6A) The City shall, in cooperation with the telephone company and industrial facilities, establish an Emergency Notification System providing quick, no-cost readily accessible service for reporting fires and other emergencies by the general public.**

Action(s): The City continues use of the Nixle notification system, which allows the public to register to receive emergency notifications. Maintains an Everbridge system, which automatically contact all businesses in the city with emergency notification. Lastly, the city continues to maintain a Facebook page and other social media accounts to disseminate emergency information, in addition to information regarding city events.

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Chapter 6 Noise Element

Noise can be defined as unwanted sound that is loud, disagreeable, or unexpected. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. The most critical impact of noise exposure is hearing loss, but other effects are speech interference, sleep interference and annoyance. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Noise Element.

Goal N1: Encourage a high quality environment within all parts of the City of El Segundo where the public's health, safety, and welfare are not adversely affected by excessive noise.

- ◆ **(Policy N1-1.1) Continue to work for the elimination of adverse noise sources, especially from Los Angeles International Airport West Imperial Terminal, and from helicopter and aircraft flyovers; (Program N1-1.1A) The City shall implement the Airport Abatement Policy and Program (City Council Resolution No. 3691, adopted May 21, 1991, or any future revisions thereto) in its efforts to minimize noise impacts caused by LAX; (Policy N1-1.9) Require review of all new development projects in the City for conformance with California Airport Noise Regulations and California Noise Insulation Standards (CCR Title 24) to ensure interior noise will not exceed acceptable levels; and, (Program N1-1.9A) All new habitable residential construction in areas of the City with an annual CNEL of 60 dBA or higher shall include all mitigation measures necessary to reduce interior noise levels to minimum state standards. Post construction acoustical analysis shall be performed to demonstrate compliance.**

Action(s): Based on federal and state guidelines, the City established land use standards for noise, which are set forth in ESMC Title 7, Chapter 2, Noise and Vibration. The standard established for commercial and industrial property is 8dBA above ambient noise level, while the standard for residential property is 5dBA above the ambient noise level. When the 2016 California Building Code was adopted, additional standards were adopted requiring new residences or additions to comply with the minimum noise insulation performance standards to demonstrate that the design will ensure that internal noise levels due to LAX aircraft noise not exceed 45dB CNEL. During the building plan check process, adherence to the Building Code and the amendments contained in the relevant section of the Municipal Code is required for properties that are within the designated area.

- ◆ **(Policy N1-1.2) Play an active role in the planning process associated with preparation of the Los Angeles International Airport Master Plan.**

Action(s): During the preparation of the Los Angeles International Airport Master Plan, the City consistently provided comments and recommendations to minimize noise impacts.

Subsequently, the City has continuously reached out to ensure enforcement of the Master Plan.

- ◆ **(Program N1-1.3C) Encourage the City of Los Angeles Department of Airports to pay the additional costs for new residential construction to provide acoustical treatment to mitigate noise impacts to a level that meets land use compatibility standards; and, (Policy N1-1.10) Continue to develop and implement City programs to incorporate noise reduction measures into existing residential development where interior noise levels exceed acceptable standards.**

Action(s): The Residential Sound Insulation (RSI) program was established as a result of a settlement, which used funds from Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) to treat homes from the effects of noise from LAX. The program was established in 1993, and ultimately treated 1,905 homes for adverse effects of noise from operations at LAX. As of May 2018, LAWA and FAA ceased reimbursements to the city for RSI administrative expenditures, thereby discontinuing the program. In 2022, LAWA decided to resume the RSI program under its direct control. The program did resume in 2023 and the first homes in El Segundo to be treated under the resumed program were selected. The City closely coordinated with LAWA in the outreach process in Q4 2023 to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began to treat homes again. The City issued 96 permits for sound insulation projects in 2024 and 98 permits in 2025.

- ◆ **(Program N1-2.1A) Address noise impacts in all environmental documents for discretionary approval projects, to insure that noise sources meet City Noise Ordinance standards. These sources may include: mechanical or electrical equipment, truck loading areas, or outdoor speaker systems; (Program N1-2.1B) The City shall establish criteria for determining the type and size of projects that should submit a construction-related noise mitigation plan. Noise mitigation plans shall be submitted to the City Engineer for his review and approval prior to issuance of a grading permit. The plan must display the location of construction equipment and how this noise will be mitigated. These mitigation measures may involve noise suppression equipment and/or the use of temporary barriers; and, (Program N1-3.3C) When appropriate, the City shall allocate noise impact mitigation costs to the agency or party responsible for the noise incompatibility.**

Action(s): During the development review process, staff conducts environmental assessments pursuant to the California Environmental Quality Act (CEQA), which may include noise assessments. Developments that are determined to have significant impacts based on the established thresholds are required to mitigate the impacts to a less-than-significant level to the extent feasible. All mitigation measures are incorporated into the conditions of approval and into a mitigation monitoring and reporting program. The costs associated with monitoring and implementing are borne by the developer or applicant.

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Chapter 7 Open Space and Recreation Element

Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment. El Segundo is primarily an industrial and suburban residential environment with little undeveloped land and a limited amount of open space. The City's major open space and recreation resources are public parks and recreational facilities; thus, these resources need to be protected, and whenever possible additional resources created for recreation, beautification, and maintenance of the small town atmosphere and quality of life in the community. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Open Space and Recreation Element.

Goal OS1: Provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo.

- ◆ **(Policy OS1-1.3) Adopt and implement a Quimby Act Dedication Ordinance and a Zoning Amendment requiring new residential subdivisions and multi-family residential projects to include land dedication or in-lieu fee payments for active and passive public open space facilities to serve the additional growth; and, (Policy OS1-1.5) Conduct a park user study for all public park facilities in order to obtain the necessary data to make findings for the adoption and collection of park impact fees. Collect park impact fees for all new development projects, residential and non-residential, for open space acquisition, maintenance, and improvement.**

Action(s): A Public Facilities Impact Fee Study was first prepared in 2010 and updated in 2022, which assessed the needs and costs for additional capital facilities improvements. As a result, the City Council adopted a Resolution for the collection of development impact fees for police, fire, library, parks, and other facilities. The City continues to collect such fees during the development review process, which are used to support activities, maintenance and upgrades to the city's parks and recreation facilities.

- ◆ **(Policy OS1-1.4) Continue to work with the El Segundo Unified School District in the utilization of school property for public open space and recreational use by maintaining and renewing the effective Joint Powers Agreement between the City and the School District.**

Action(s): In 2012, the City renewed its agreement with the El Segundo Unified School District for a 10-year term, which will expired in 2022. On September 21, 2023, the City renewed and amended its agreement for a 7-year term. In January of 2019, the City also entered into a joint use agreement with the Wiseburn Unified School District for use of the Aquatics Center for 25 years. In January 2019, the City entered into a joint use agreement with the El Segundo Unified School District for use of the Aquatics Center for 10 years. Additionally, in August 2019, the City entered into a joint use agreement with El Segundo Unified School District for the use of the shared parking lot at Richmond Street School and Field for 10 years.



- ◆ **(Policy OS1-1.10) Support and encourage the operation, upkeep, and public use of the existing golf course and driving range facility.**
Action(s): The City entered into a Ground Lease Agreement and Golf Course Management Agreement with Topgolf/Centercal, ensuring continued operations of the 9-hole course and public access to the driving range.

- ◆ **(Objective OS1-2) Preserve existing, and support acquisition of additional, private park and recreation facilities to foster recognition of their value as community recreation and open space resources.**
Action(s): The City of El Segundo and Raytheon are working in partnership to allow public access to the Raytheon Employee Park.

- ◆ **(Policy OS1-2.7) Support and encourage upkeep, public recreational use, and access to the shoreline area.**
- ◆ **Action(s):** In 2013, in partnership with LA County and Chevron, a lifeguard station was constructed.

- ◆ **(Policy OS1-2.8) Encourage the creation of active and passive open space areas within non-residential developments east of Sepulveda Boulevard.**
Action(s): The City of El Segundo and Raytheon are working in partnership to allow public access to the Raytheon Employee Park.

- ◆ **(Policy OS1-3.1) Continue use of the Joslyn Adult Center, the George E. Gordon Clubhouse, and the Teen Center facilities, for recreational activities that are provided by the City's Recreation and Parks Department. Ongoing**

- ◆ **(Policy OS1-4.2) Continue to expand landscaping and recreational use along the Southern California Edison right-of-way where feasible.**
Action(s): Entered into a long-term lease with Southern California Edison for the use of the utility right-of-way for Constitution, Washington, Freedom and Independence Parks. Washington Park Playground renovation was completed in Spring 2020.

◆ **(Policy OS1-5.3) Continue to support programs for the protection of the El Segundo Blue Butterfly.**

Action(s): Wildlife restoration project conducted at Clutter’s bluff. Further, the dunes area and Imperial slope, which contain sensitive habitat are designated open space in the Land Use map. The city coordinated with the local youth organization “Tree Musketeers” to install native landscaping, trees, shrubs, etc. throughout the city, including the coastal areas. In addition, in 2022 the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was completed in 2024. During the public outreach process, the City received input from the community advocating for expansion of the Blue Butterfly habitat to the Downtown area and the Civic Center in particular. As a result, the adopted Downtown Specific Plan has a policy to include Sea Cliff Buckwheat in the landscape design for the Civic Center to provide habitat for the Blue Butterfly.



Chapter 8 Air Quality Element

Due to El Segundo's coastal location, it is protected from the worst of the Basin's air pollution problem. Daily onshore sea breeze, which is the predominant wind, is a primary factor in maintaining cool temperatures and clean air circulation, and generally prevents warmer inland temperatures and air pollution from permeating El Segundo, except under certain seasonal conditions such as the offshore Santa Ana winds. The purpose of this Element is to address problems of maximum air pollution levels; reduce the health and economic impacts of air pollution; compliance with the Air Quality Management Plan; and increase awareness of our responsibility for air quality. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Air Quality Element.

Goal AQ1: Person work trip reduction for private employees.

Goal AQ3: Vehicle work trip reduction for private employees.

- ◆ **(Policy AQ1-1.1) It is the policy of the City of El Segundo that the City encourage businesses to adopt alternative work schedules and prepare guidelines to assist local businesses in the implementation of alternative work schedule programs; (Policy AQ1-1.3) It is the policy of the City of El Segundo that Transportation System Management (TSM) plans provide a 30 percent reduction in vehicle ridership or the equivalent Average Vehicle Ridership (AVR) per commute vehicle; and, (Policy AQ3-1.1) It is the policy of the City of El Segundo that the City continue to require employers in existing congested areas of the City and developers of large new developments to adopt Transportation System Management (TSM) plans and provide incentives for the provision of transit support facilities.**

Action(s): In 1993, the City adopted Developer Transportation Demand Management (TDM) and Employer/Occupant Transportation Systems Management (TSM) regulations. These regulations encourage and require businesses to: a) provide facilities that encourage and accommodate use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips; and b) require major employers and occupants to develop and implement TSM programs to encourage and accommodate ridesharing and the other single occupant motor vehicle trip alternatives. The City continues to monitor and implement the ordinances through the development review process.

- ◆ **(Policy AQ3-1.3) It is the policy of the City of El Segundo to cooperate with efforts to expand bus, rail, and other forms of transit within the Los Angeles region.**

Action(s): The City continues to cooperate with LA Metro and regional agencies on the expansion of the light rail network, including the Green Line (Crenshaw Corridor) extension north, to Los Angeles, and south to Redondo Beach and Torrance. The City also works closely with neighboring jurisdictions and continues to share in the cost of Beach Cities Transit line No. 109.

Goal AQ2: Person work trip reduction for local government employees.

- ◆ **(Policy AQ2-1.1) It is the policy of the City of El Segundo that a study be conducted to implement alternative work schedules and work-at-home programs for City employees that will maximize the potential for increasing employee productivity.**

Action(s): The City had a 9/80 schedule from 2008 to 2012. In 2012, the City adopted a 4/10 schedule. The City has since reverted to a 9/80 schedule starting in 2018. In 2020 and 2021, the City implemented a work-at-home program for a substantial portion of employees. In 2022, the City resumed its previous in-person operations. In 2023, the City implemented a 4/10 schedule on a trial basis for management and executive employees. At the conclusion of the trial, the City instituted the 4/10 schedule permanently for management and executive employees and permitted all other employees to request the 4/10, subject to discretion of their Department management, as an alternative to the 9/80 schedule.

Goal AQ4: Reduce motorized transportation.

- ◆ **(Objective AQ4-10) Promote non-motorized transportation; and (Policy AQ4-1.1) It is the policy of the City of El Segundo that the City actively encourage the development and maintenance of a high quality network of pedestrian and bicycle routes, linked to key locations, in order to promote non-motorized transportation.**

Action(s): To-date, the City has completed Class 2 Bike lanes along Rosecrans Avenue (approx. 1.1 miles), approximately 5 miles of Class 3 Bike Routes citywide, and a 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between Nast St. and Continental Blvd.). In 2022, the City completed the design and in 2023 began construction of an approximately 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between PCH and Continental Blvd.). In addition, in 2024, the City completed construction of approximately 5.2 miles of Class II Bike Lanes on El Segundo Boulevard (from Aviation Blvd. to PCH), on Douglas Street (between Rosecrans Ave. and Imperial Hwy.), and on Nash Street (between El Segundo Blvd. and Imperial Hwy.). The City anticipates completing additional bike lanes and routes over the next four years, coordinating with the City of Manhattan Beach for the bike lanes along Rosecrans Avenue and coordinating with LA Metro on the design and implementation of a bike path along Aviation Boulevard.

Goal AQ5: Vehicle work and non-work trip reduction.

- ◆ **(Policy AQ5-1.1) It is the policy of the City of El Segundo that the City discourage the use of single-occupant vehicles in congested areas of the City by changing or modifying the availability and cost of parking.**

Action(s): The City controls the availability of parking through parking time limits at locations in the Downtown and Smoky Hollow neighborhoods. Although the City does not charge for parking on the street and in City parking lots throughout the city, the City implemented a three preferential parking zones in residential neighborhoods immediately east of Pacific Coast



Highway and south of Imperial Avenue. The third preferential parking district was established in 2024. Households in all three zones qualify for up to three resident parking permits and up to two guest parking permits. Lastly, in 2018, the City adopted the Smoky Hollow Specific Plan, which has a goal of implementing a Parking Benefits District.

- ◆ **(Policy AQ5-1.2) It is the policy of the City of El Segundo that the City actively encourage the enhancement of transit performance and availability and establish developer fees to offset the costs of transit improvements required as a result of new developments.**

Action(s): The City worked closely with neighboring jurisdictions and continues to share in the cost of Beach Cities Transit line No. 109. Also, in 2018, the City adopted the Smoky Hollow Specific Plan. The Specific Plan goals include increased coordination with transit operators (Metro and Beach Cities Transit). In addition, the Specific Plan envisions expanding the existing city Lunchtime Shuttle to create a new shuttle route for peak hours between the Mariposa and/or El Segundo Green Line Stations and Smoky Hollow. Additionally, the new Downtown Specific Plan, adopted in 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project was halted in 2024 due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

Goal AQ6: Reduction in peak-period truck travel and number and severity of truck-involved accidents.

- ◆ **(Objective AQ6-1) Pass the necessary ordinances and memorandums of understanding to divert truck traffic during peak traffic periods.**

Action(s): Although no ordinance or memorandum has been adopted, the City's General Plan Circulation Element designates specific streets as truck routes. In accordance with the Circulation Element, the Public Works Department ensures that development projects identify the designated streets in their haul routes, and that said routes are utilized during construction activity.

Goal AQ7: Reduce vehicle emissions through traffic flow improvements.

- ◆ **(Policy AQ7-2.1) It is the policy of the City of El Segundo to improve channelization at high-volume intersections identified with assistance from SCAG.**

Action(s): During the review process of qualified development projects, the City reviews traffic studies to determine the impacts of specific projects on traffic flow and delays. When warranted by the traffic analysis, channelization improvements are required as a condition of approval for new developments. For city-initiated and funded improvements to arterial streets, channelization (addition of dedicated turn lanes) is utilized to improve traffic flow.

Goal AQ8: Reduction in tailpipe emissions from local government vehicle fleets.

- ◆ **(Policy AQ8-1.1) It is the policy of the City of El Segundo that the City support legislation for the use and ownership of clean fuel vehicles.**

Action(s): In 2017, the City installed two charging points for electric vehicles at two street parking spaces. The city continues to identify sites for additional charging points.

- ◆ **(Policy AQ8-1.3) It is the policy of the City of El Segundo that the City invest in clean fuel systems on new City fleet vehicles.**

Action(s): The City invests in hybrid electric and fully electric vehicles for the Community Development and Public Works vehicles. In 2023, the City procured its first fully electric vehicle, which is used by the Neighborhood Preservation Officer. During Fiscal year 2024-2025, the City purchased two fully electric vehicles for use by Community Development Department inspectors.

Goal AQ9: Reduction in length of vehicle trips.

- ◆ **(Policy AQ9-1.2) It is the policy of the City of El Segundo that the City participate in subregional efforts with other cities or agencies to develop mutually beneficial approaches to improving the balance of jobs and housing.**

Action(s): The City coordinated with the South Bay Cities Council of Governments (SBCCOG) on transportation and planning/housing issues, such as bike sharing programs, e-scooters, and the South Bay Slow Speed Local Travel Network (LTN).

- ◆ **(Policy AQ9-1.3) It is the policy of the City of El Segundo that the City actively encourage the establishment of a shuttle bus system to transport employees and El Segundo residents between the east and west sides of the City.**

Action(s): The City operated a lunchtime shuttle that transports people from the east part of town to the city's downtown (west). Those operations had ceased temporarily during the COVID pandemic. In August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. In 2024, the pilot project was halted due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

In addition, the City adopted the Smoky Hollow Specific Plan (2018), which aims to expand the shuttle routes and times. Furthermore, the new Downtown Specific Plan, adopted in May 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus.



Goal AQ10: Reduction in particulate emissions from paved and unpaved roads, parking lots, and road and building construction.

- ◆ **(Policy AQ10-1.1) It is the policy of the City of El Segundo that an ordinance be adopted requiring the paving or use of alternative particulate control methods on roads with low levels of vehicle traffic and on dirt roads and parking lots located on industrialized properties such as Chevron and Edison.**

Action(s): In 2010, the City adopted an Ordinance implementing minimum paving requirements for driveways and parking areas. The ordinance also allows for alternative paving materials provided they are equivalent to the required asphalt and/or concrete material.

- ◆ **(Policy AQ10-1.2) It is the policy of the City of El Segundo to adopt incentives, regulations, and/or procedures to prohibit the use of building materials and methods which generate excessive pollutants; and, (Policy AQ10-1.3) It is the policy of the City of El Segundo that all new development projects meet or exceed requirements of the South Coast Air Quality Management District for reducing PMI 0 standards.**

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, and California Building Code relevant provisions. In accordance with CEQA, air quality assessments were prepared in conjunction with new development projects to determine impacts upon air quality, and appropriate mitigation measures included to minimize impacts, especially as a result from construction vehicles and construction activity.

Goal AQ11: Reduce emissions associated with government energy consumption.

- ◆ **(Policy AQ11-1.1) It is the policy of the City of El Segundo that a study be prepared to initiate implementation of a program for retrofitting City buildings with a full range of energy conservation measures.**

Action(s): The City commenced an assessment of all City buildings and facilities, which was completed by summer 2019. During the implementation process, any construction and/or maintenance has complied with applicable energy efficiency requirement in the California Energy Code and California Building Code.

Goal AQ12: Reduction in residential, commercial, and industrial energy consumption.

- ◆ **(Policy AQ12-1.1) It is the policy of the City of El Segundo that an ordinance be adopted requiring all new swimming pool water heater systems to utilize solar, electric, or low NOx gas-fired water heaters, and/or pool covers; and (Policy AQ12-1.2) It is the policy of the City of El Segundo that the City encourage the incorporation of energy conservation features in**

the design of new projects and the installation of conservation devices in existing developments.

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code and California Building Code relevant provisions.

- ◆ **(Policy AQ12-1.3) It is the policy of the City of El Segundo to provide incentives and/or regulations to reduce emissions from residential and commercial water heating.**

Action(s): The City adopted resolution in August 2013, to participate in the Western Riverside Council of Governments PACE program. This program provides a mechanism to finance energy efficiency, renewable energy, and water conservation upgrades to residential and commercial facilities.

Goal AQ13: Increase recycling of solid waste and use of recycled materials by glass and paper manufacturers.

- ◆ **(Objective AQ13-1) Reduce the amount of solid waste by 25 percent by 1994, and 50 percent by 2000; and (Policy AQ13-1.1) It is the policy of the City of El Segundo that the City continue to implement the programs proposed in the City's Solid Waste Management Plan, concurrent with California Assembly Bill 939, to achieve a 25 percent reduction in residential solid waste requiring disposal by 1995, and a 50 percent reduction by the year 2000.**

Action(s): In accordance with CalGreen requirements, the City complies and enforces the requirements for 65% recycling of construction debris. The City continually requires evidence of recycling from contractors to ensure proper recycling and disposal of debris.

Goal AQ15: Prevent exposure of people, animals, and other living organisms to unhealthful levels of air pollution.

- ◆ **(Policy AQ15-1.2) It is the policy of the City of El Segundo to coordinate with the SCAQMD to ensure that all elements of the AQMP regarding reduction of all air pollutant emissions are being met and are being enforced.**

Action(s): During the development review process, the City ensures that new developments comply with CEQA, the California Energy Code, and California Building Code relevant provisions.

- ◆ **(Policy AQ15-1.4) It is the policy of the City of El Segundo to continue working with the City of Los Angeles to eliminate odor problems from the Hyperion Treatment Plant; this will include the continuation of the Mitigation Monitoring Implementation Plan.**

Action(s): The City coordinates with the Hyperion Treatment Plant on an ongoing basis to reduce and eliminate odor problems. In 2021 through 2023, the City has coordinated intensively with the Hyperion Treatment Plant and AQMD to address a sewage spill and ongoing operational problems at the Plant.

As a result of successful City of El Segundo lobbying, the State legislature passed, and on October 10, 2023 the governor signed into law, Assembly Bill 1216, which requires wastewater treatment plants to conduct regular monitoring of various volatile organic compounds (VOCs) and other specified pollutants.

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Chapter 9 Economic Development Element

A strong community owes much to the spirit and involvement of its residents. However, community pride and civic mindedness are not enough for a city to provide all necessary and desired services to maintain a high quality of life for residents. A city needs a variety of employment opportunities across many industries to support a vibrant economy and a desirable, well-maintained community. The Economic Development Element is concerned with the economic health of commercial and industrial uses as well as hospitality and tourism related businesses in the city. It focuses on the expansion and maintenance of El Segundo's economic base and on the enhancement of the city's business climate. Thus, the goals and policies direct city activities toward maximizing the city's economic development potential. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Economic Development Element.

Goal ED1: To create in El Segundo a strong, healthy economic community in which all diverse stakeholders may benefit.

- ◆ **(Objective ED1-1) To build support and cooperation among the City of El Segundo and its business and residential communities for the mutual benefits derived from the maintenance and expansion of El Segundo's economic base; (Policy ED1-1.1) Maintain economic development as one of the City's and the business and residential communities' top priorities; and, (Policy ED1-2) Focus short-run economic development efforts on business retention and focus longer-run efforts on the diversification of El Segundo's economic base in order to meet quality of life goals.**

Actions: The City maintains two economic development websites to support business attraction (elsegundobusiness.com) and hospitality and tourism (destinationelsegundo.com). The sites are updated with new content regularly and offer information about the commercial and industrial business community as well as retail, restaurants, entertainment venues, and hotels.

The City partners with the Chamber of Commerce on the annual State of the City event, business networking events, hospitality and tourism activities, and co-chairs a Hospitality Committee comprised of hotel general managers and sales directors.

The City hosted business roundtables, panel discussions, trade missions, startup forums and other events to build connections between companies that are already located in the city, attract new business investment, and strengthen the partnership between the city and business community.

Two e-newsletters are distributed monthly to over ten thousand opt-in subscribers. The *Business Portfolio* newsletter is targeted towards real estate developers, brokers and C-level executives and the *El Segundo Happenings* newsletter is focused on attracting visitors from

throughout the region to enjoy the city's shops, restaurants and entertainment amenities. In addition, the City proactively engages media contacts to secure coverage and maintains a strong and consistent social media presence.

The City engages in digital advertising campaigns for both business attraction and hospitality and tourism. Digital advertising is an efficient and effective approach to reach clearly defined and specific audiences. The campaign is often fine-tuned and adjusted to maximize the overall impact. In 2025, a marketing strategy was initiated to drive business to the city during upcoming major events such as the FIFA World Cup, the Super Bowl, and the LA 2028 Olympics. Original content is frequently developed in conjunction with these campaigns to keep the messaging current and relevant. For Hospitality and Tourism, ads lead to a curated landing page with travel itineraries and related video content (start.destinationelsegundo.org). For business attraction, digital ads lead to a dynamic landing page where potential new businesses can hear testimonials and quotes from CEOs and other businesses leaders about why El Segundo is a great location for businesses (bigideas.elsegundobusiness.com).

Goal ED2: To provide a supportive and economically profitable environment as the foundation of a strong local business community.

- ◆ **(Objective ED2-1) To strengthen the partnerships between local government, the residential community, and El Segundo's business community; and, (Policy ED2-1.1) Take steps to maintain public sector support of the business community, including large and small businesses, and the residential community.**

Action(s): The City has updated the Smoky Hollow Specific Plan (2018) and recently comprehensively updated the Downtown Specific Plan (2024) to support the needs of the business and residential communities. City Departments also continue to work toward improved customer service by maintaining the on-line business license application, building permit, and payments processes, which enable customers to conduct business and transactions more efficiently. The newly launched El Segundo Business website provides information on available properties for lease and for sale.

- ◆ **(Policy ED2-1.4) Continue to invest in infrastructure that encourages commercial and industrial development.**

Action(s): The approved Smoky Hollow Specific Plan and the Downtown Specific Plan are designed to promote investment and development in the city, provide alternative parking compliance through an in-lieu program to collect revenue for the beautification of streets and create additional public parking opportunities. Further, the City has initiated the process to update the General Plan Land Use Element starting in 2025. One of the primary objectives of the update is to develop land use policies and regulations that enhance commercial and industrial development opportunities.



Chapter 10 Hazardous Material and Waste Management Element

El Segundo possesses a strong, diversified economic base that includes a variety of industrial and commercial businesses. This base, while vital to the economic health of the City, also represents a potential source of problems from improper management of hazardous materials and waste.

The consequences of hazardous material and waste mismanagement throughout the nation are well documented and are reflected in polluted ground and surface water, soil, and air. Improper disposal has been associated with elevated levels of toxics in humans, aquatic species, and livestock. Illegal dumping of hazardous waste along roadsides or in open fields has resulted in explosions, fires, contaminated ground water, and air pollution. Prudent management is critical to the protection of public health, the environment, and the economy. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Hazardous Material and Waste Management Element.

Goal HM1: Protect health and safety of citizens and businesses within El Segundo and neighboring communities.

- ◆ **(Objective HM1-1) Make the County and City Hazardous Waste Management Plans available for review through the City Planning Division; (Objective HM1-2) Continue to promote development of public education programs on hazardous materials safety and emergency preparedness; and, (Policy HM1-2.2) Assist the County, as appropriate, in the dissemination of information and educational programs to the public and industry.**

Action(s): The City's website provides informational materials and links regarding household hazardous waste to educate the public about these hazards and proper disposal techniques. The City also posts information on location of recycling facilities in the area for recyclable materials in addition to hazardous items such as paint, solvents, household chemicals, and e-waste. This information is also available at the public counters and advertised in the local newspaper. The City has also cosponsored household waste recycling events. Lastly, the City continuously monitors and updates the emergency operations plan, hazard mitigation plan, tsunami operations plan, and the facility safety/evacuation plan.

Goal HM2: Minimize risks to the citizens and businesses of El Segundo from hazardous materials and wastes, while acknowledging the role of industrial users in the City.

- ◆ **(Objective HM2-1) Maintain and update a comprehensive emergency plan consisting of measures to be taken during and after hazardous materials spills.**

Action(s): The City has emergency plans in place for various emergencies and scenarios, including chemical spills and tsunami evacuation routes. The City's Fire Department has mutual aid agreements with the Chevron Fire Department, as well as other nearby municipalities. Lastly, City personnel is trained annually in providing emergency support during catastrophic events.

Goal HM3: Ensure compliance with State laws regarding hazardous materials and waste management.

- ◆ **(Policy HM3-1.2) Review existing City Zoning Code to determine if stricter permitting procedures, hazardous materials and waste transportation, and other safety considerations are necessary to meet recent changes in Hazardous Material Suppression standards.**

Action(s): A permit process has been created whereby the Police Department issues permits for the transportation of hazardous materials, and coordinates with the City's Fire Department. Through the development and environmental review process, the City requires project proponents to conduct Phase 1 environmental site assessments (ESAs) to identify potential impacts, including contamination from the project and contaminant exposure to the public. Appropriate mitigation measures are required to ensure that risk is mitigated.

Goal HM5: Assist in meeting State and County goals to reduce hazardous waste generation to the maximum extent possible.

Action(s): The City released a request to waste haulers to serve the resident's waste management needs, including diverting and separating recyclables, green waste and trash. The City entered into a new contract in the first quarter of 2019 for trash and recycling services. Further, as part of the construction process, contractors are required to provide the City evidence that demolition debris and hazardous waste are properly disposed.



Coastal Specific Plan

Certified in 1982, the El Segundo Local Coastal Program provides specific development guidelines for all land located seaward of Vista Del Mar. The Coastal Zone Specific Plan divides the City's Coastal Zone into three land use areas. These are: the Power Plant Area, the Marine Terminal Area, and the Shoreline Area. The purpose of this Specific Plan is to implement relevant Coastal Act policy provisions and defines the permitted land uses for each area. Much of the City's Coastal Zone is comprised of coastal dependent energy facilities, and the City's Specific Plan is intended to protect and guide orderly development of these industrial uses. In 2022, the City processed one new Coastal Development Permit application to permit the demolition of two boiler units at the El Segundo Generating Station (ESGS) as part of the decommissioning process of the two units. No new Coastal Development Permit applications were processed in 2023 through 2025.

Please Start Here

General Information	
Jurisdiction Name	El Segundo
Reporting Calendar Year	2025
Contact Information	
First Name	Michael
Last Name	Allen
Title	Community Development Director
Email	mallen@elsegundo.org
Phone	3105242345
Mailing Address	
Street Address	350 Main Street
City	El SEgundo
Zipcode	90245

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
- 2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Summary

Jurisdiction	El Segundo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		36
Total Units		36

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	6	11	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	25	9
Mobile/Manufactured Home	0	0	0
Total	6	36	11

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	46	36
Not Indicated as Infill	0	0

Summary

Housing Applications Summary	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	43
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	43	43
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Complaint Units																											
Project Identifier				Unit Types		Affordability by Household Income - Completed Entitlement										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA/SFD/J L/A-ADU/JM)	Tenure (R/Condo/Other)	Acutely Low Income Deed Restricted	Acutely Low Income Non-Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non-Deed Restricted	Very Low Income Deed Restricted	Very Low Income Non-Deed Restricted	Low Income Deed Restricted	Low Income Non-Deed Restricted	Moderate Income Deed Restricted	Assisted Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, report how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if applicable) (if proprietary enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	4130-01-001	101 CALIFORNIA ST, SAGINAW, CA 95205		BLD-01-012	SFD	D														1	Demolished	O					
	4130-01-017	AVE. El Segundo, CALIFORNIA 95022		BLD-01-042	ADU	R																					
	4131-005-014	101 CALIFORNIA ST, SAGINAW, CA 95205		BLD-01-021	SFD	D														1	Demolished	O					
	4130-002-022	113 WASHINGTON ST, El Segundo, California 95022		BLD-01-295	ADU	R																					
	4130-009-019	AVE. El Segundo, California 95022		BLD-01-274	SFD	D														1	Demolished	O					
	4130-009-019	AVE. El Segundo, California 95022		BLD-01-272	SFD	D																					
	4133-017-007	101 CENTER ST, El Segundo, California 95022		BLD-01-234	SFD	D														1	Demolished	O					
	4133-017-007	101 CENTER ST, El Segundo, California 95022		BLD-01-233	SFD	D																					
	4130-009-007	AVE. El Segundo, California 95022		BLD-01-232	ADU	R																					
	4131-005-016	AVE. El Segundo, California 95022		BLD-01-230	SFD	D														1	Demolished	O					
	4130-01-018	101 CENTER ST, El Segundo, California 95022		BLD-01-219	ADU	R																					
	4130-008-005	101 CENTER ST, El Segundo, CA 95022		BLD-01-209	ADU	R																					
	4130-01-007	101 CENTER ST, El Segundo, California 95022		BLD-01-128	SFD	D																					
	4130-01-007	101 CENTER ST, El Segundo, California 95022		BLD-01-127	SFD	D																					
	4130-01-007	101 CENTER ST, El Segundo, California 95022		BLD-01-126	SFD	D																					
	4130-01-007	101 CENTER ST, El Segundo, California 95022		BLD-01-118	SFD	D																					
	4130-005-008	101 CENTER ST, El Segundo, California 95022		BLD-01-103	SFD	D																					
	4130-005-008	101 CENTER ST, El Segundo, California 95022		BLD-01-95	SFD	D														1	Demolished	O					
	4130-005-009	101 CENTER ST, El Segundo, California 95022		BLD-01-77	ADU	R																					
	4130-01-007	101 CENTER ST, El Segundo, California 95022		BLD-01-119	SFD	D														1	Demolished	O					
	4130-002-023	101 CENTER ST, El Segundo, California 95022		BLD-01-90	SFD	D														1	Demolished	O					
	4130-002-023	101 CENTER ST, El Segundo, California 95022		BLD-01-13	SFD	D																					
	4130-017-015	101 CENTER ST, El Segundo, CA 95022		BLD-01-15	ADU	R																					
	4130-018-010	101 CENTER ST, El Segundo, CA 95022		BLD-01-057	ADU	R																					
	4130-018-010	101 CENTER ST, El Segundo, CA 95022		BLD-01-056	ADU	R																					
	4130-018-010	101 CENTER ST, El Segundo, CA 95022		BLD-01-054	ADU	R																					
	4130-018-010	101 CENTER ST, El Segundo, CA 95022		BLD-01-052	ADU	R																					
	4130-018-010	101 CENTER ST, El Segundo, CA 95022		BLD-01-053	ADU	R																					
	4130-010-002	101 CENTER ST, El Segundo, CA 95022		BLD-01-389	ADU	R																					
	4130-010-015	101 CENTER ST, El Segundo, CA 95022		BLD-01-327	ADU	R																					
	4130-011-000	101 CENTER ST, El Segundo, CA 95022		BLD-01-310	ADU	R																					
	4130-002-006	101 CENTER ST, El Segundo, CA 95022		BLD-01-309	ADU	R																					
	4131-003-000	101 CENTER ST, El Segundo, California 95022		BLD-01-304	SFD	D														1	Demolished	O					
	4130-002-004	101 CENTER ST, El Segundo, California 95022		BLD-01-278	SFD	D														1	Demolished	O					
	4130-009-010	101 CENTER ST, El Segundo, California 95022		BLD-01-280	ADU	R																					
	4130-016-037	101 CENTER ST, El Segundo, California 95022		BLD-01-255	ADU	R																					
	4130-016-037	101 CENTER ST, El Segundo, California 95022		BLD-01-254	SFD	D																					
	4130-017-014	101 CENTER ST, El Segundo, California 95022		BLD-01-187	ADU	R																					
	101032	101 CENTER ST, El Segundo, California 95022		BLD-01-186	ADU	R																					
	4130-002-013	101 CENTER ST, El Segundo, California 95022		BLD-01-103	ADU	R																					
	4130-009-004	101 CENTER ST, El Segundo, California 95022		BLD-01-39	ADU	R																					
	4130-009-004	101 CENTER ST, El Segundo, California 95022		BLD-01-38	SFD	D																					
	4130-004-016	101 CENTER ST, El Segundo, California 95022		BLD-01-284	SFD	D														1	Demolished	O					
	4131-006-005	101 CENTER ST, El Segundo, California 95022		BLD-01-284	ADU	R																					
	4130-011-007	101 CENTER ST, El Segundo, CA 95022		BLD-01-282	SFD	D																					
	4130-021-022	101 CENTER ST, El Segundo, California 95022		BLD-01-282	SFD	D																					
	4131-006-070	101 CENTER ST, El Segundo, California 95022		BLD-01-280	ADU	R																					
	4130-010-021	101 CENTER ST, El Segundo, California 95022		BLD-01-252	ADU	R																					
	4130-019-003	101 CENTER ST, El Segundo, California 95022		BLD-01-230	ADU	R																					
	4130-009-009	101 CENTER ST, El Segundo, California 95022		BLD-01-118	ADU	R																					
	4130-010-021	101 CENTER ST, El Segundo, California 95022		BLD-01-179	SFD	D																					
	4130-010-021	101 CENTER ST, El Segundo, California 95022		BLD-01-273	SFD	D																					
	4130-016-010	101 CENTER ST, El Segundo, California 95022		BLD-01-280	ADU	R																					
	4130-009-009	101 CENTER ST, El Segundo, California 95022		BLD-01-241	ADU	R																					
	4130-011-023	101 CENTER ST, El Segundo, California 95022		BLD-01-15	ADU	R																					

*Note: 205 unit cancelled on an ADU

Jurisdiction	El Segundo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029			Total Units to Date (all years)
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	189	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	189
Low	Deed Restricted	88	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	88
Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	84
Above Moderate		131	5	1	30	22	28	36	-	-	-	-	122	9
Total RHNA		492												
Total Units			5	1	30	22	28	36	-	-	-	-	122	370

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		El Segundo							
Reporting Year		2025		(Jan. 1 - Dec. 31)					
Table D									
Program Implementation Status pursuant to GC Section 65583									
Housing Status Progress Report									
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.									
1	2	3	4	5	6	7	8	9	
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents	
1. Residential Sound Insulation (RSI)	Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.	10/15/2029	6th Cycle	Continuous	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications. In 2025, the City processed 98 permit applications.	Other	98	None	
2. Code Compliance Inspection Program	Continue to conduct inspections on a complaint basis through the City's Community Development Department and Neighborhood Preservation Officer	10/15/2029	6th Cycle	Continuous	In 2025, the Neighborhood Preservation Officer conducted inspections at 158 residential properties in response to complaints. The typical complaints included illegal construction, noise, overgrown vegetation, housing concerns, and other zoning violations.	Other	158	None	
3. Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.	12/31/2023	6th Cycle	Completed	REAP: In progress. The City of El Segundo is participating in a South Bay Cities COG, Regional Early Action Planning grant-funded, project to accelerate ADU production. The SBCCOG is engaged in a multifaceted research and planning project that includes mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in the South Bay. An RFP for this project can be found at https://southbaycities.org The REAP-funded ADU Acceleration efforts concluded with a final report containing recommendations for cities wishing further accelerate ADU production. The City through its existing tools and incentives has implemented some of the final report recommendations. TOOLS: Completed: In Q4 2023, the City completed and posted an ADU handout on the City's Housing Division webpage. The handout includes ADU development standards and an application submittal checklist. INCENTIVES: Completed: In Q4 2024, the City developed and in Q1 2025 launched a pre-approved ADU plans program . As architects submit plans for pre-approval and the City pre-approves them, they will be posted on the City website. The City received one ADU plan pre-approval application in 2025. In addition, the City developed its own ADU calculator to assist property owners and developers estimate the costs of developing ADUs. Information on the Pre-Approved ADU (PADU) program and the ADU fee calculator can be found on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division	Other		https://www.elsegundo.org/government/departments/community-development/housing-division	
Accessory Dwelling Units (ADU)	In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	12/31/2022	6th Cycle	Completed	Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources The information on this webpage will be reviewed on an ongoing basis and updated as needed.	Other		https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources	
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	10/15/2029	6th Cycle	Continuous	In progress. In 2023, the City investigated and posted information on its Housing Division webpage regarding funding opportunities through HUD and CalHFA. In 2025, the City promoted this information through its community outreach efforts. In addition, the City also participates in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above.	Other		https://www.elsegundo.org/government/departments/community-development/housing-division	
Accessory Dwelling Units (ADU)	Monitor ADU construction trends in 2024 to determine if adjustments to incentives and tools are necessary to meet the City's projected goal. Make necessary adjustments to incentives and tools within six months.	12/31/2024	6th Cycle	Completed	Completed. The City maintains a database (ADU log) that tracks: - Number of ADUs applied, permitted, and completed each year - Property address and APN - Permit numbers - Applicant Name - Description (attached/detached, one/two story) - Size In Q4 2024, the City evaluated its incentives for ADU construction and determined that no adjustments were necessary, because the ADU construction activity exceeded the Housing Element projections (120 ADUs overall or 15 ADUs per year). The City will annually evaluate and, if necessary, adjust its incentives for ADU construction. In 2025, the City issued 25 permits for ADUs. Overall, in the 5-year period from 2021 through 2025, the City issued 110 ADU permits overall (or 22 ADUs per year)	Units	25	City of El Segundo Housing Division webpage (ADU Resources) https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources	
4. Inclusionary Housing Ordinance and Affordable Housing Strategy	Pending on the outcomes and recommendations of the feasibility study, establish the Inclusionary Housing program by 2025.	12/31/2024	6th Cycle	Completed	Completed. The feasibility study concluded that an inclusionary housing ordinance was not feasible at current densities in the Multiple-Family Residential (R-3) zone. On March 1, 2022, City Council directed staff to study the appropriate densities that would facilitate redevelopment in the City's R-3 zone while considering SB 330 (Housing Crisis Act). The results of this additional feasibility study are reflected in the densities proposed for the Housing and Mixed-Use Overlays, which were implemented on May 7, 2024 (See program 6)	Other		https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan by summer 2023 and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	10/15/2029	6th Cycle	Continuous	Adoption Completed. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement (No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668). On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548). On June 3, 2025, the City Council considered a report from staff on potential options for the long-term viability of the Park Vista Senior Housing Facility. The Council directed staff to conduct a property condition assessment. - A property condition assessment (repairs and maintenance) was performed before the end of 2025, and the findings will be presented to the City Council early 2026. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage under "Affordable Housing Strategic Plan."	Other		Professional Services Agreement No 7035 (RSG) https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&docid=0&respc=COES City of El Segundo Housing Division webpage https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing February 19, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10288/63875067385870000 June 3, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.	12/31/2022	6th Cycle	Completed	In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. In 2025, the pre-application form and related procedures were finalized and posted on the City website.	Other		City of El Segundo Planning Division website - Planning applications page (Handouts and Forms section) https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	10/15/2029	6th Cycle	Continuous	On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing. On May 7, 2024, the City Council adopted an ordinance (No. 1657) amending the municipal code for the following purposes: 1. Updated the City's subdivision regulations to allow ministerial approval of residential 10-lot subdivisions 2. Increased the maximum permitted density of the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre 3. Established objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. 4. Amended the Site Plan Review Findings of approval to streamline the development review process and provide more certainty of the outcome. On April 1, 2025, the City Council adopted an ordinance (No. 1670) reducing the parking requirements for multi-family residential uses.	Other		March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/62663/638132464542330000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000 April 1, 2025 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/10551/638786835875100000	
5. Urban Lot Split	By summer 2023, develop checklist for SB 9 application.	5/31/2023	6th Cycle	Completed	Completed. In March 2022, the City completed a development standards handout visually describing the new development standards for urban lot splits in Ordinance 1633. In 2023, the City posted a development standards handout on the City website. In February 2024 , the City developed an application checklist and posted it on the Planning Division website, on the Planning Applications page. On May 20, 2025, the City Council adopted an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. In 2026, a new SB 9/SB 450 development standards handout will be prepared and posted online.	Other		Link to Urban Lot Split (SB 9) planning application guide. https://www.elsegundo.org/home/showpublisheddocument/10348/63875982809670000	
6. Provision of Adequate Sites	By October 15, 2022, rezone adequate sites to accommodate the 08-unit RHNA shortfall carry over from the 5th cycle Housing Element. Approval of a rezone in April 2022 to accommodate the Pacific Coast Commons project results in the provision of 263 units, including 32 low income units (29 low income and 3 very low income).	10/15/2022	6th Cycle	Completed	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q3 of 2026.	Other		April 19, 2022, City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/52498/63785525383800000	
Provision of Adequate Sites	By summer 2023, rezone adequate sites as Mixed Use Overlay and Housing Overlay for the 6th cycle RHNA shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units).	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	
Provision of Adequate Sites	By Summer 2023, develop objective design standards for residential development consistent with SB 330 in conjunction with the establishment of Mixed Use Overlay and Housing Overlay.	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. In addition, the new overlay zones establish objective development standards for high density housing developments consistent with SB 330 that will also serve as objective development standards for SB 35 and AB 2011 housing developments.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	
Provision of Adequate Sites	By October 15, 2023, amend the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.	10/15/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Ordinance No. 1657 to establish the Mixed Use and Housing Overlays identified in Program 6 of the Housing Element. The Ordinance incorporated a provision of by-right approval of projects on the rezoned sites if the projects provide 20 percent of the units as affordable housing for lower income households.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	

Provision of Adequate Sites	By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.	10/15/2024	6th Cycle	Completed	Downtown Specific Plan Update. Completed. On May 7 and May 21, 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units, which meets the objective of this Housing Element Program/Action. Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In February 2025, the City selected a planning consulting firm to assist in the LU Element update. By the end of 2025, the City completed the initial research, an existing conditions report, and the first round of public outreach, and initiated work on draft alternative concept LU plans. The City anticipates completing the Land Use Element update in Q1/Q2 2027.	Other	May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000 May 21, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
7. Monitoring of No Net Loss (SB 166)	By October 15, 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary	10/15/2022	6th Cycle	Completed	Completed. In Q2 2023, the City developed a database to track and update its Sites Inventory capacity.	Other	None
Monitoring of No Net Loss (SB 166)	Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.	10/15/2029	6th Cycle	Continuous	In progress. No activity to report in 2023-2025.	Other	None
8. Lot Consolidation	Continue to facilitate the redevelopment of underutilized sites by annually contacting the development community through various outreach methods, such as promoting opportunities and incentives on the City's website, meeting with developers, and participating in local forums (City forums, Chamber of Commerce, or local real estate brokers' events).	10/15/2029	6th Cycle	Continuous	In progress. In spring 2022, as part of the Housing Element Update outreach efforts, the City conducted two series of stakeholder interviews, including property owners, real estate professionals, the Chamber of Commerce, and developers to obtain their input and discuss potential redevelopment sites. On December 11, 2025, the City conducted its annual community meeting where staff presented information regarding its Housing Element Sites Inventory, amendments to the Municipal Code that facilitate redevelopment of underutilized sites, regulations and incentives for construction of Accessory Dwelling Units, SB 9 Single-Family Lot Splits, and resources available on the City's Housing Division and Planning Division webpages. The community meeting was advertised in the local newspaper, in social media and city website postings, email bulletins sent to over 1000 Housing Element subscribers, including developers and real estate brokers, and flyers handed out at the City's weekly farmers market. In addition to the annual community meeting, the City gave Housing Element presentations to two local nonprofit organizations, the Kiwanis Club (on July 17, 2025) and the Rotary Club (on February 20, 2025). These groups' memberships include (among others) property owners, developers, and real estate professionals.	Other	December 11, 2025 Planning Commission meeting agenda packet and presentation https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&toggle=allpast
Lot Consolidation	By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.	10/15/2024	6th Cycle	Completed	Completed. In 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the City's Multiple-Family Residential (R-3) zone to increase the maximum density to 30 dwelling units per acre. Previously the R-3 zone permitted a lower maximum density for lots greater than 15,000 square feet than lots 15,000 square feet or smaller. As a result, the adoption of Ordinance No. 1657 removed a significant disincentive for lot consolidation. Ongoing. In 2026, the City will continue to evaluate additional strategies to encourage consolidation of small lots.	Other	May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
9. El Segundo Municipal Code (ESMC) Amendments	Density Bonus	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a density bonus ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a density bonus ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1645.	Other	March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Transitional and Supportive Housing	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a transitional and supportive housing ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a transitional and supportive housing ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1646.	Other	March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Single Room Occupancy (SRO) or Micro-Unit Housing	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a micro-unit ordinance. On April 28, 2022, the Planning Commission held a study session on the subject. On June 23, 2022, the Planning Commission held a second study session on the subject. The Planning Commission formed a subcommittee that worked with staff in Q3 and Q4 2022 to develop an ordinance. On January 12, 2023, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of the ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1647.	Other	March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Residential Care Facilities for Seven or More	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Residential Care Facilities in the City's residential zones.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Emergency Shelters	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 updating the emergency shelter standards to make them objective and consistent with State Law.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Low Barrier Navigation Center (LBNC)	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Employee Housing	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit employee housing in the City's residential zones.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Reasonable Accommodation	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	R-3 Zone	12/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre.	Other	May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Parking Requirements	12/31/2023	6th Cycle	Completed	In May 2024, the City adopted Ordinance No. 1657 establishing the Mixed-Use and Housing Overlays and corresponding objective performance standards. The development standards include reduced parking requirements for residential uses in the Overlay districts. In addition to the Overlay rezoning, on April 1, 2025, the City Council adopted an ordinance amending the multi-family residential parking requirements based on the number of bedrooms per unit	Other	March 18, 2025 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/638484297293700000 April 1, 2025 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/10551/638788835875100000
El Segundo Municipal Code (ESMC) Amendments	Senior Housing	12/31/2023	6th Cycle	Completed	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to permit senior housing facilities by-right in the City's Multi-family residential (R-3) zone.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Findings for Site Plan Review	12/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City adopted Ordinance No. 1657 to amend the findings of approval for Site Plan Review applications. The adopted findings are intended to be more objective and ensure more certainty in the outcome of Site Plan Review applications.	Other	April 16, 2024 City Council agenda packet - Item C.16 https://www.elsegundo.org/home/showpublisheddocument/8578/638484297293700000 May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
10. Community Outreach	Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	10/15/2029	6th Cycle	Continuous	On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	4 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&toggle=allpast October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/638962865522700000
Community Outreach	Conduct a community outreach program	10/15/2029	6th Cycle	Continuous	In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element and completed a robust public outreach effort, including housing and residential zoning topics. August 5-6, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	9 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&toggle=allpast October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/638962865522700000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&toggle=allpast webpage: past events https://www.elsegundo.org/government/departments/community-development/planning/division/visior-2050-city-of-el-segundo Vision 2050 community outreach summary https://www.elsegundo.org/home/showpublisheddocument/11594/638950211999200000
11. Fair Housing Program State and Federal Laws	Use local annual CDBG funds to separately contract with a fair housing service provider to conduct outreach and education locally. This service will be additional to the City's participation in the Los Angeles Urban County program.	10/15/2029	6th Cycle	Completed	In November 2023, the City reached out to the Los Angeles County Development Authority and the Housing Rights Center regarding the potential of conducting fair housing-related outreach and education locally. The City's CDBG fund allocation has been committed for the years 2025/2026 for other programs and services. However, on July 15, 2024, the City entered into a professional services agreement (PSA No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process, along with three more working meetings in Q4 2024. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Among other Affordable Housing Strategy objectives, RSG will assist the City with its fair housing outreach and education efforts.	Other	Professional Services Agreement No 7035 (RSG) https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&dbid=0&repo=COES City of El Segundo website, City Clerk Public Records webpage https://www.elsegundo.org/government/departments/city-clerk/public-records

Fair Housing Program AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	10/15/2029	6th Cycle	Continuous		In 2025, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo. In addition, the City has participated in an effort by the South Bay Cities Council of Governments (SBCCOG) to establish a South Bay Regional Housing Trust (SBRHT). The SBRHT will help fund the development and construction of affordable housing units in member cities. On February 3, 2025, the City Council adopted a resolution to join the SBRHT.	Other		February 3, 2025 City Council agenda packet. Item D 8 https://www.elsegundo.org/home/showpublisheddocument/12261
Fair Housing Program AFFH: Regional Efforts	Participate in the update of the five-year update of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The last regional AI was adopted in 2018.	10/15/2029	6th Cycle	Continuous		In 2023, staff participated in the Los Angeles County Development Authority annual community survey for the Annual Action Plan. Since 2024, City staff posted links on the City Housing webpage that promote the LACDA annual survey and its outreach efforts to increase community participation in future Annual Surveys.	Other		City of El Segundo website - Fair Housing Services & Programs page https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program
Fair Housing Program AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	10/15/2029	6th Cycle	Continuous		Completed in Q2 2023. The City updated its Housing Division webpage to allow the public to sign up for a variety of housing related updates. https://www.elsegundo.org/government/departments/community-development/housing-division	Other		City of El Segundo Housing Division webpage https://www.elsegundo.org/government/departments/community-development/housing-division
Fair Housing Program Fair Housing Outreach	Update City website with affordable housing projects and resources	10/15/2029	6th Cycle	Continuous		In progress. In 2022, the City approved entitlements for a mixed-use commercial/residential project (Pacific Coast Commons) that includes 231 market-rate and 32 affordable residential units. The project description was posted on the City website on its 'active projects' webpage. https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects In Q2 2023, the City updated its Housing Division webpage to include affordable housing resources. In 2024, the City continued to update its Housing Division webpage to include affordable housing resources, including information on ADU construction, SB 9 regulations, and affordable housing projects. In 2024, the City received a new development application for a commercial/residential mixed-use project on one of the housing Element inventory sites within the new Mixed-Use Overlay zone. The project includes 75 market-rate units and 4 affordable units. The project description for this project was also posted on the City website on its 'active projects' webpage. In 2025, the City launched its Pre-approved ADU Plan (PADU) program and webpage. In 2025, the City received one request for ADU plan preapproval.	Other		City of El Segundo website 'active projects' webpage. https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects City of El Segundo Housing Division website, Affordable Housing page https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing City of El Segundo Housing Division, PADU program webpage https://www.elsegundo.org/government/departments/community-development/housing-division/active-projects/pre-approved-adu-plan-program
Fair Housing Program Fair Housing Outreach	Include fair housing information on the City's website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	10/15/2029	6th Cycle	Continuous		Completed. In Q2 2023, the City updated its Housing Division webpage to include affordable housing projects and resources, as well as fair housing information. The City periodically reviews and updates the information on this webpage to reflect the latest fair housing laws, services, and other information. https://www.elsegundo.org/government/departments/community-development/housing-division	Other		City of El Segundo website, Housing Division page https://www.elsegundo.org/government/departments/community-development/housing-division
Fair Housing Program Fair Housing Outreach	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	10/15/2029	6th Cycle	Continuous		Ongoing. In 2021 and 2022, in conjunction with the Housing Element Update process, the City conducted an extensive community outreach program. The City conducted community meetings virtually and in-person and gave a presentation to the local Rotary Club. In addition, the City used a dedicated website, social media postings, thousands of emails, directed mailings, and public notices in the local newspaper. In 2025, the City utilized social media and City website postings, ads in the local weekly newspaper, to promote housing related events and to disseminate fair housing related information. Notably, the City utilized its local TV and YouTube Channel to broadcast the annual community meeting held on December 11, 2025. The staff presentation and video of the community meeting is posted on the City's Housing Element webpage.	Other		City of El Segundo, Housing Element webpage, Past events https://www.elsegundo.org/government/departments/community-development/planning-division/housing-element-update-2021-2029
Fair Housing Program Fair Housing Outreach	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	10/15/2029	6th Cycle	Continuous		In 2025, the City of El Segundo implemented three public service projects, each designed to assist service recipients with improving individual well-being and maintaining independence. The public service projects are Senior In-Home Care, Home Delivered Meals, and Juvenile Diversion. Each public service project has been in operation for twenty years or more. These projects will continue in 2026. Information, referral and outreach for these three projects is mostly accomplished through word-of-mouth or by direct contact with the service provider. Each public service project is described briefly below. 1. Senior In-Home Care provides in-home services to El Segundo elderly and severely handicapped shut-ins. Services are rendered through a qualified home health care agency on an as-needed basis. Approximately 25 eligible clients receive a total of 500 in-home visits annually. 2. Juvenile Diversion offers counseling and referral assistance to children and adolescents considered to be "at risk" for physical and/or emotional abuse. The City contracts with the South Bay Children's Health Center, a private non-profit organization that offers trained counselors to assist both the juvenile and the family. Approximately 350 hours of counseling services are provided annually to approximately 40 eligible El Segundo youth and their families. 3. Home Delivered Meals provides nourishing, balanced at-home meal service to residents who are senior citizens, severely handicapped persons, or convalescent shut-ins. The City contracts with St. Vincent's Meals on Wheels, a non-profit service organization that prepares the meals for the program recipients. Home Delivered Meals allows service recipients to continue to reside in their homes without food insecurity. The program's clients receive one hot meal Monday-Friday and a frozen meal for Saturdays. Approximately 5,000 to 6,000 meals are delivered annually.	Other		Recreation, Parks, and Library Department, Outreach Services page https://www.elsegundo.org/programs-services/community-services/el-segundo-outreach-office
Program 4: Affordable Housing Strategy	Conduct community outreach with an emphasis on outreaching to special needs populations and households impacted by disproportionate needs in the northern and eastern areas of the City.	10/15/2029	6th Cycle	Continuous	Meetings	Completed and Ongoing. In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element (El Segundo Vision 2050) and completed a robust public outreach effort, including housing and residential zoning topics. August 5-8, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.		9	April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=284&toggle=all&start October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=238&toggle=all&start webpage: past events https://www.elsegundo.org/government/departments/community-development/planning-division/vision-2050-city-of-el-segundo Vision 2050 community outreach summary https://www.elsegundo.org/home/showpublisheddocument/11594/6389502119920000
Program 10: Community Outreach	Conduct consultation meetings with the City's new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	10/15/2029	6th Cycle	Continuous		Completed. In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the City's Annual Housing Element Progress Report. Furthermore, in 2025, City staff presented its draft Annual Progress Report to both the Planning Commission (March 13, 2025) and City Council (March 4, 2025) at public meetings prior to submitting it to HCD.	Other	4	April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=238&toggle=all&start October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000
Program 10: Community Outreach	Conduct community outreach as part of the Annual Progress Report process.	10/15/2029	6th Cycle	Continuous	Meetings	In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the City's Annual Housing Element Progress Report. Furthermore, in 2025, City staff presented its draft Annual Progress Report to both the Planning Commission (March 13, 2025) and City Council (March 4, 2025) at public meetings prior to submitting it to HCD.		7	El Segundo Planning Commission Agenda Packet - March 13, 2025 https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=238&toggle=all&start El Segundo City Council Agenda packet - March 4, 2025 https://www.elsegundo.org/home/showpublisheddocument/10358/6387616811110000 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=238&toggle=all&start October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=238&toggle=all&start
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	10/15/2029	6th Cycle	Completed		Completed. In Q4 2023, the City developed and posted an ADU handout on its Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division The handout includes ADU development standards and an application submittal checklist. In Q4 2024, the City developed and launched an online ADU fee calculator to assist property owners and developers interested in building ADUs to estimate the potential City fees involved in ADU construction. In Q4 2024, the City contacted local architects and design professionals to invite them to participate in the City's upcoming pre-approved ADU plan (PADU) program. The City also began building a webpage for the program. In Q1 2025, the PADU program was launched. In 2025, the City received one request for pre-approval of ADU plans. Information on the pre-approved ADU program and the ADU fee calculator can be found on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division	Other		El Segundo Housing Division webpage https://www.elsegundo.org/government/departments/community-development/housing-division
Program 3: Accessory Dwelling Units (ADU)	Update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	10/15/2029	6th Cycle	Continuous		Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources In 2025 and going forward, the information on this webpage will be reviewed and updated as needed.	Other		El Segundo Housing Division Website, ADU Resources page https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources
Program 3: Accessory Dwelling Units (ADU)	Pursue available funding to facilitate ADU construction, including affordable ADUs.	10/15/2029	6th Cycle	Continuous		Ongoing. In 2023 and 2024, the City investigated funding opportunities through HCD and CalHFA and posted links regarding these grant opportunities on its Housing Division webpage. In 2025, the City promoted this information through its website and community outreach efforts. In addition, the City also participated in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above. The REAP-funded ADU Acceleration efforts concluded with a final report containing recommendations for cities wishing further accelerate ADU production. The City through its existing tools and incentives has implemented some of the final report recommendations.	Other		City of El Segundo Housing Division website - ADU Resources page https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	10/15/2029	6th Cycle	Continuous		On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form (using the HCD's template) and written application procedures. In 2025, the pre-application form and related procedures were finalized and posted on its website.	Other		City of El Segundo Planning Division website, Applications and forms webpage https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications

Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	9/31/2023	6th Cycle	Completed	Completed. On March 1, 2022, the City Council adopted Ordinance 1633 establishing standards for urban lot splits. In March 2022, the City completed a handout visually describing the new development standards for urban lot splits in Ordinance 1633. In Q2 2023, the City posted a development standards handout on the City website. In February 2024, the City developed an application checklist and posted it on the website. In Q4 2024, the City initiated a municipal code amendment to update the SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450 (signed into law in September 2024). In December 2024, the City's Planning Commission conducted a study session a provided direction to staff for amendments to the City's SB 9 regulations. On May 20, 2025, the City Council adopted an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. A new SB 9/SB 450 development standards handout will be prepared and posted online in 2026.	Other		Link to Urban Lot Split (SB 9) planning application guide. https://www.elsegundo.org/home/showpublisheddocument/10348/638759928096070000
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 20-unit RHNA shortfall carry over from the 5th cycle Housing Element.	10/15/2022	6th Cycle	Completed	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q3 of 2025.	Other		April 19, 2022, City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/5249/6378552539380000
Program 6: Provision of Adequate Sites	Rezone adequate sites for the 6th cycle RHNA shortfall.	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites to Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
Program 6: Provision of Adequate Sites	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	10/15/2024	6th Cycle	Completed	Downtown Specific Plan Update. Completed. On May 7 and May 21, 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units, which meets the objective of this Housing Element Program/Action. Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited or mixed-use housing development opportunities in the Smoky Hollow area. In February 2025, the City selected a planning consulting firm to assist in the LU Element update. By the end of 2025, the City completed the initial research, an existing conditions report, and the first round of public outreach, and initiated work on draft alternative concept LU plans. The City anticipates completing the Land Use Element update in Q1/Q2 2027.	Other		May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000 May 21, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8731/63851475713770000
AFFH: Public Improvements in Areas with Housing Element Sites	Prioritize the City's annual budget of approximately \$200,000 on sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory.	10/15/2029	6th Cycle	Continuous	In 2025, the City prioritized sidewalk repairs and pedestrian ramp improvements for locations in the northwest quadrant of the City which contains 100 percent of the Housing Element sites inventory. The City budgeted \$355,000 in FY2025-2026 on these types of improvements.	Other		Adopted 25/26 budget https://www.elsegundo.org/home/showpublisheddocument/11028/638841335161130000
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	10/15/2029	6th Cycle	Continuous	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications. In 2025, the City processed 98 permit applications.	Other	98	None
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	10/15/2029	6th Cycle	Continuous	In progress. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with the City's affordable housing services consultant, which is also an affordable housing developer/provider. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG, and On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668) On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548) On June 3, 2025, the City Council considered a report from staff on potential options for Park Vista, the City-owned senior housing facility. The Council directed staff to conduct a property condition assessment. At the end of 2025, staff conducted a property condition assessment (repairs and maintenance). In early 2026, the findings will be presented to the City Council. As part of the ongoing implementation of the Affordable Housing Strategy, the City will engage with affordable housing consultants and providers.	Other		January 23, 2025 Planning Commission agenda packet https://www.elsegundo.org/home/showpublisheddocument/10094/638720359394970000 June 3, 2025 City Council agenda packet, items D13 and D14 https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish the Inclusionary Housing program.	12/31/2024	6th Cycle	Completed	Completed alternative program. On March 1, 2022, staff presented the results of a feasibility study to the City Council. The study showed that an inclusionary housing ordinance would not feasibly increase affordable housing production while meeting SB 330 requirements to preserve existing affordable units. The Council directed staff to instead study the feasibility of implementing a high-density residential overlay in the City's R-3 Multiple-Family Residential zone. That study concluded that a high-density housing overlay would be more feasible in increasing the construction of affordable housing. Program 6 of the Housing Element includes a rezoning effort to establish two high-density residential overlays: the Housing Overlay and the Mixed-Use Overlay. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. Since the adoption of the new overlays, the City received a development application for a 70-unit mixed-use project, including affordable units. The City has also received a lot of inquiries for development on other Overlay sites.	Other		https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	10/15/2029	6th Cycle	Continuous	Adoption Completed. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668) On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548) On June 3, 2025, the City Council considered a report from staff on potential options for the long-term viability of the Park Vista Senior Housing Facility. The Council directed staff to conduct a property condition assessment. - A property condition assessment (repairs and maintenance) was performed before the end of 2025, and the findings will be presented to the City Council early 2026. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing	Other		https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing February 18, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10288/638752673853700000 June 3, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35.	12/31/2022	6th Cycle	Completed	In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures were finalized and posted on its website in 2025.	Other		https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications
Program 9: El Segundo Municipal Code Amendments	Amend the Zoning Code to comply with State laws related to low barrier navigation centers, emergency shelters, transitional housing, supportive housing, employee housing, reasonable accommodation, and residential care facilities.	12/31/2023	6th Cycle	Completed	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to: - permit Residential Care Facilities in the City's residential zones. - update the emergency shelter standards to make them objective and consistent with State Law. - permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them. - permit employee housing in the City's residential zones. - establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities. In addition, on March 7, 2023, the City Council adopted Ordinance No. 1646 permitting transitional and supportive housing in the City's residential zones.	Other		December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7240/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000 March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	10/15/2029	6th Cycle	In Progress	In progress. In 2022, the City collaborated with the South Bay Cities COG (SBCCOG) and advocated for the passage of SB 1444, which authorizes the creation of the South Bay Affordable Housing Trust. The City participated in multiple meetings of the SBCCOG Executive Board and meetings with state legislators. SB 1444 was passed by the legislature and signed into law by the Governor. It became effective on January 1, 2023. The South Bay Regional Housing Trust would be a funding mechanism for affordable housing in participating cities. It would secure state/federal grants and earmarks that would then be used to provide low-interest loans to developers building affordable housing. The housing trust would be governed by a Board of Directors, appointed by the SBCCOG, and would consist of elected officials from the participating cities as well as two housing/homelessness experts. In 2023, the City and the SBCCOG solicited REAP 2.0 grant funding from SCAG to hire a consultant to assist with the formation and implementation of the South Bay Affordable Housing Trust. The SBCCOG was awarded \$585,000 of REAP 2.0 money, of which \$240,000 identified for the Housing Trust project. However, due to the State's budget deficit, SCAG had to suspend the grant program in mid 2023. In 2025, the SBCCOG resumed its efforts to establish a SBRHT. On February 3, 2026, the City Council adopted a resolution to join the SBRHT.	Other		February 3, 2026 City Council agenda packet: Item D.6 https://www.elsegundo.org/home/showpublisheddocument/12261
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	12/31/2023	6th Cycle	Completed	Completed. In Q4 2023, the City contacted LACUDA and a fair housing service provider to investigate the feasibility of retaining their services directly. While that effort did not proceed further, in 2024, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo. On July 15, 2024, the City entered into a professional services agreement (PSA No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Among other Affordable Housing Strategy objectives, RSG will assist the City with its fair housing outreach and education efforts.	Other		Professional Services Agreement No 7035 (RSG) https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&dbid=0&rep=COES City of El Segundo website, City Clerk Public Records webpage https://www.elsegundo.org/government/departments/city-clerk/public-records

AFFH: Displacement	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.	10/15/2029	6th Cycle	Continuous	<p>In 2025, the City held several events and gave presentations to the community as part of its overall outreach program, including:</p> <p>On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts.</p> <p>On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts.</p> <p>On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts.</p> <p>On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts.</p> <p>On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.</p> <p>All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the overall implementation of the City's Housing Element.</p>	Meetings	5	<p>April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=2848&toggle=all&past October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389628655227/0000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=2388&toggle=all&past</p>
AFFH: Displacement	<p>Expand outreach and education on recent State laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).</p> <p>Include a fair housing factsheet with ADU and SB 9 application packets.</p>	10/15/2029	6th Cycle	Continuous	<p>Continuous. In Q4 2023, the City posted the text of SB 329 and SB 222 on the City's Housing Division webpage and consistently promoted the webpage in its outreach efforts and presentations in Q4 2023. In 2025, the City continued to include SB 329 and SB 222 along with other Fair Housing information in its outreach efforts.</p> <p>In Q4 2023, the City completed and posted an ADU application handout on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division.</p> <p>The handout contains a summary of ADU development standards, an application submittal checklist, and references to fair housing services, programs, and laws advertised on the City website and available to El Segundo's residents.</p> <p>In 2025, the City completed and posted a Housing Discrimination Factsheet (SB 329 and SB 222) on the Planning Division and Housing Division webpages.</p>	Other		<p>City of El Segundo Planning Division website, Applications and forms webpage (Handouts and Forms section) https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications City of El Segundo Housing Division webpage (Fair Housing Services) https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program City of El Segundo Housing Division (ADU Resources) https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources City of El Segundo Housing Division webpage (Urban Lot Splits) https://www.elsegundo.org/government/departments/community-development/housing-division/urban-lot-split-two-unit-development-in-the-r-1-zone-sb9</p>

Jurisdiction	El Segundo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	El Segundo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing	
Notes		



City Council Agenda Statement

Meeting Date: March 3, 2026

Agenda Heading: Staff Presentations

Item Number: D.6

TITLE:

Discussion of City of El Segundo's Participation in the South Bay Regional Housing Trust and Resolution Authorizing Execution of a Joint Powers Agreement

RECOMMENDATION:

1. Discuss joining the South Bay Regional Housing Trust, a joint powers authority.
2. Adopt a resolution approving the City as a member of the Trust and authorizing the Mayor to execute a Joint Powers Agreement on the City's behalf.
3. If approved, designate a City Council representative to serve on the Trust board.
4. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

There is no immediate fiscal impact associated with approving the South Bay Regional Housing Trust Joint Powers Agreement. If determined necessary and approved by its Board of Directors in the future, membership dues may be required.

BACKGROUND:

As part of a Regional Early Action Planning (REAP) 2.0 project funded through SCAG, the South Bay Cities Council of Governments (SBCCOG) has been working on the development of a South Bay Regional Housing Trust (SBRHT). If formed, the SBRHT would help fund the development and construction of affordable housing units in member cities only for development projects that are supported by the city in which they are proposed. Although the SBCCOG is leading the early feasibility work, the SBRHT would be a separate joint powers authority with its own Board of Directors. Four cities would have to approve the Joint Powers Agreement (JPA) for the SBRHT to form. The SBRHT is expressly authorized by state law (Gov. Code section 6539.9).

The SBHRT JPA was presented to the City Council at its February 3, 2026 City Council meeting, where the City Council received a presentation by the SBCCOG

South Bay Regional Housing Trust and Joint Powers Agreement

March 3, 2026

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representatives about the SBHRT. At the February 3 meeting, the City Council voted 3-1 to adopt the resolution approving the City as a member of the Trust and authorizing execution of the JPA.

DISCUSSION:

The version of the agreement that was considered by the City Council at its February 3 meeting was amended by the SBCCOG. A redline version of the agreement, including edits requested by the Cities of Redondo Beach and Torrance, is attached. A summary of the changes are as follows:

- Section 3 (a): use of Redondo Beach as the named city for restrictions of powers standard JPA language
- Section 3 (b)11 and 16: clarifications of specific powers
- Section 3 (c)1 and 5: clarifications on limitation of powers
- Section 5 (a)1: clarification on a County board member
- Section 9 (a)1 and 2: changes to indemnification and assignment language

Since changes were made to the agreement, staff is bringing this item back to the City Council for its consideration. The final version of the agreement is attached to the resolution and it is not expected that further changes will be made.

As of February 23, seven cities (Hawthorne, Inglewood, Lawndale, Lomita, Manhattan Beach, Rancho Palos Verdes, Redondo Beach) have approved joining the JPA.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

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

PREPARED BY:

Michael Allen, Community Development Director

REVIEWED BY:

Michael Allen, Community Development Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. SBRHT JPA Strategic Plan Summary Presentation

South Bay Regional Housing Trust and Joint Powers Agreement

March 3, 2026

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2. LACAHSAs Funding & SBCCOG vs. SBRHT Presentation
3. Proposed Resolution
4. Exhibit A Final SBRHT JPA Agreement
5. Redlined SBRHT JPA



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

SOUTH BAY REGIONAL HOUSING TRUST
STRATEGIC PLAN OVERVIEW
&
JPA SUMMARY

EXECUTIVE SUMMARY

Mission Statement

To empower South Bay cities with flexible funding, strategic guidance, and technical assistance that advance local housing priorities, expand housing opportunity, and support the development and preservation of affordable and supportive housing across the region.

Vision Statement

A South Bay region collaborating to expand housing opportunities through innovation, strategic partnerships, and coordinated Trust resources—supporting access to diverse housing choices that strengthen community stability and economic vitality.



MISSION



VISION

GOVERNANCE, TRUST STAFF, AND ADVISORY COMMITTEE

- **Governance Board**

- One Trust Board Director from each member city + Two Trust Board Directors representing housing experts.

- **Trust Staff**

- Option 1: SBCCOG Employees
- Option 2: Contracted Consulting Firm
- Organization Chart

- **Advisory Committee Framework**

- Purpose and Role
- Membership Composition
- Meeting frequency and output
- Benefits to the Trust



TRUST FORMATION & IMPLEMENTATION GOALS

1. Secure initial capital funding commitments.
2. Establish transparent, accountable, and sustainable governance.
3. Promote regional collaborative and shared solutions.
4. Strengthen local capacity through technical assistance.
5. Establish performance metrics and evaluation tools.
6. Building the Trust's brand and demonstrating early impact.
7. Design and launch housing funding programs



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

SOUTH BAY REGIONAL HOUSING TRUST
DRAFT JOINT EXERCISE OF POWERS
AGREEMENT

INTRODUCTION

- 2022 Legislation added to the CA Government Code section 6539.9 authorizing the creation of the South Bay Regional Housing Trust.
- Purpose: Receive and leverage public and private funding for planning and construction of housing of all types and tenures for persons and families of Extremely-Low, Very-Low, and Low-Income.
- Term – The Effective Date of the JPA will be the date of approval by the fourth city to join the Trust.

LIMITATION ON POWERS

- Regulate land use within the jurisdiction of any of the Parties;
- Levy, or advocate or incentivize the levying of, an exaction, including an impact fee, charge, dedication, reservation or tax assessment, as a condition of approving the funding for or approval of a development project;
- Require or incentivize inclusionary zoning requirements;
- Require the Parties to dedicate or assign funding for any SBRHT obligations or programs;
- Fund or approve a housing project or program that is not supported by the governing body of the jurisdiction (a city or the county) in which the proposed project is sited;
- Require the Parties to accept or provide any number of housing units as a prerequisite to joining or remaining a member of SBRHT; and
- Affect the individual power of each Party separately to implement affordable housing projects and programs generated within its jurisdictional boundaries.

TERMS OF THE JPA

- One elected official from each Trust member City, appointed by that City Council + Two Housing Experts appointed by the City Managers Committee.
- Withdrawal – anytime with written notice and executed copy of city resolution subject to notice received at least 90 days prior to start of fiscal year and payment of any administrative fees.

Why A South Bay Housing Trust?

- Voters approved Measure A in 2024; legislating ~\$13 million a year for Housing and Prevention funding for SBCCOG
- This presentation will talk about the funds that are dedicated to Production and Preservation, and Ownership of housing as those are the funds we would be considering for the proposed Housing Trust

Table 1. FY 2025-26 Total Funding Allocation by Jurisdiction

AGENCY	TOTAL BY AGENCY
1 LACAHSAs	\$128,229,226
2 Burbank-Glendale-Pasadena Regional Housing Trust	\$6,452,118
3 City of Glendale	\$5,103,191
4 City of Long Beach	\$10,706,466
5 City of Los Angeles	\$133,421,084
6 City of Santa Clarita	\$3,457,981
7 Gateway Cities Council of Governments/Gateway Cities Affordable Housing Trust	\$18,538,195
9 Las Virgenes/Malibu Council of Governments	\$459,405
9 North Los Angeles County Transportation Coalition JPA*	\$5,395,241
10 San Fernando Valley Council of Governments	\$518,005
11 San Gabriel Valley Council of Governments/San Gabriel Valley Regional Housing Trust	\$25,691,324
12 South Bay Cities Council of Governments/South Bay Regional Housing Trust	\$13,002,770
13 Unincorporated Los Angeles County	\$24,782,720
14 Westside Cities Council of Governments	\$7,016,083
TOTAL	\$382,773,809

**The LACAHSAs Act limits direct allocations to only certain cities; other cities may only receive funding through a COG or Regional Housing Trust. Because Lancaster and Palmdale are the only cities that are not part of a COG, their portion will be allocated and held until an Eligible Jurisdiction option is available to the JPA pending LACAHSAs Board approval and adjustments to the JPA's purpose.*

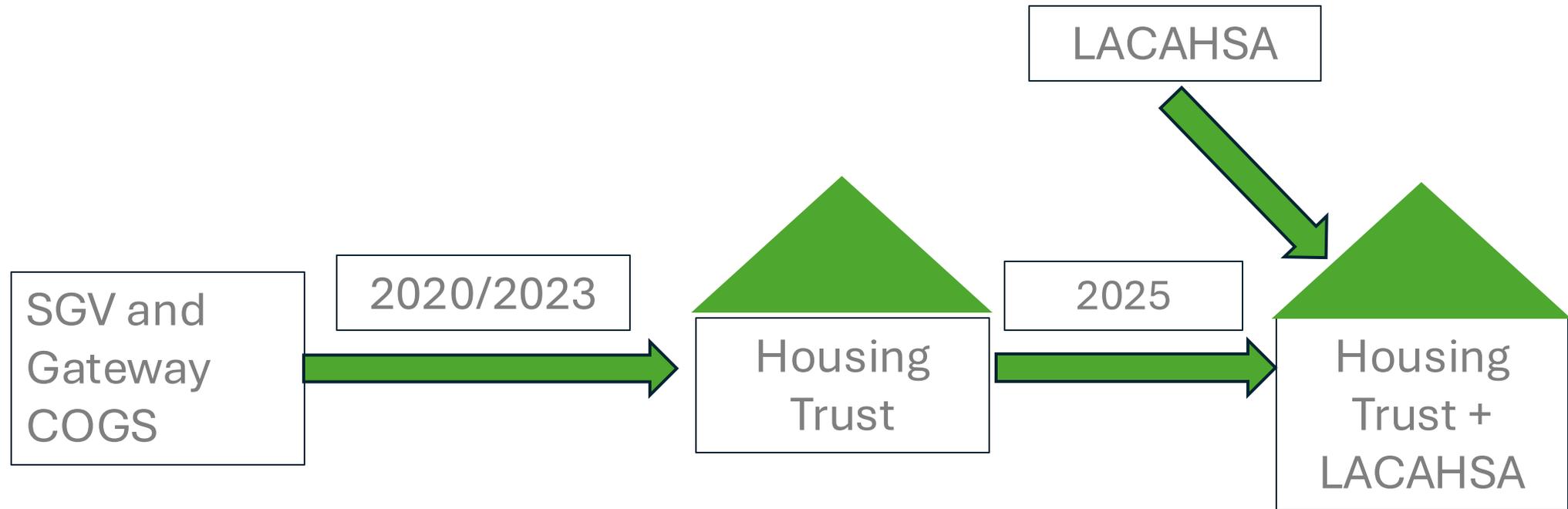
Production, Preservation, and Ownership (PPO)

- SBCCOG mandated to program \$7.3 million of LACAHSA PPO funds.
 - LACAHSA agency funds can also match our funding – so potentially +/- \$14 million of funding for our cities.

(allocations determined by low income RHNA numbers)

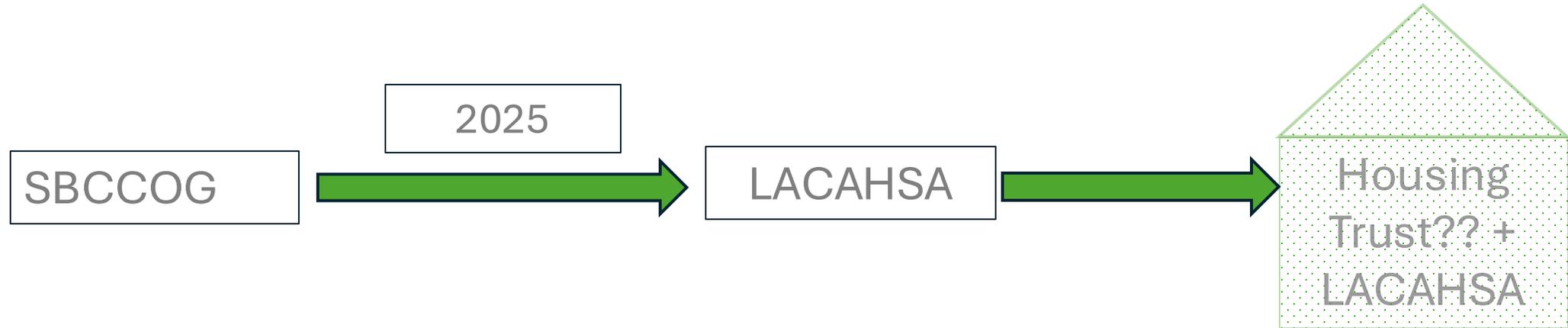
AGENCY	PPO - NEW CONSTRUCTION	PPO - FLEXIBLE	TOTAL
1 LACAHSA (including small cities TA)	\$55,220,624	\$13,678,661	\$68,899,286
2 Burbank-Glendale-Pasadena Regional Housing Trust	\$3,058,288	\$900,661	\$3,958,949
3 City of Glendale	\$2,044,455	\$602,089	\$2,646,544
4 City of Long Beach	\$4,083,071	\$1,202,458	\$5,285,528
5 City of Los Angeles	\$67,414,093	\$19,853,341	\$87,267,434
6 City of Santa Clarita	\$1,872,563	\$551,467	\$2,424,030
7 Gateway Cities Council of Governments/ Gateway Cities Affordable Housing Trust	\$7,018,735	\$2,067,006	\$9,085,742
8 Las Virgenes/Malibu Council of Governments	\$204,737	\$60,295	\$265,032
9 North Los Angeles County Transportation Coalition JPA	\$2,237,149	\$658,837	\$2,895,986
10 San Fernando Valley Council of Governments	\$267,874	\$78,888	\$346,762
11 San Gabriel Valley Council of Governments/ San Gabriel Valley Regional Housing Trust	\$12,480,955	\$3,675,621	\$16,156,577
12 South Bay Cities Council of Governments/ South Bay Regional Housing Trust	\$5,641,046	\$1,661,279	\$7,302,325
13 Unincorporated Los Angeles County	\$14,356,803	\$4,228,055	\$18,584,858
14 Westside Cities Council of Governments	\$3,511,192	\$1,034,041	\$4,545,233
TOTAL	\$179,411,586	\$50,252,699	\$229,664,285

SGV and Gateway Housing Trust Before LACAHSAs



- SGV and Gateway formed their Housing Trust first, and then incorporated LACAHSAs funds into their Trust

SBCCOG Received LACAHSAs Funding First



- SBCCOG has received LACAHSAs funding and is contemplating a Housing Trust

SBCCOG May Need a Trust to Fulfill LACAHSAs Portfolio

LACAHSAs Product Portfolio:

- Grants
- Soft Development Loans (revenue generating)
- Construction/Pre-Development Loans (revenue generating)
- Preservation Acquisition/Equity stakes (revenue generating)
- Master Leasing
- Rental or Operating Subsidies
- Direct Service - Homebuyer Assistance (revenue generating)

Activities in Red may not be possible under SBCCOG current authority – handicapping our ability to maximize our LACAHSAs funding

However, they would be possible under a Housing Trust

SGV Housing Trust Generating Revenue

- SGV Housing Trust is generating over \$230,000 a year in Interest and Loan Fee Revenue
- Their Revolving Loan Fund will receive its first loan repayment, allowing their Trust to recycle those funds to another project
- We can achieve similar results with our LACAHSAs funds, but need a Housing Trust in order to do it

San Gabriel Valley Regional Housing Trust

Project Financing and Housing Innovation

The SGVRHT funds and finances the development of affordable and homeless housing. The SGVRHT has received and leveraged Federal, State, and local funds including competitive grants and budget earmarks. To date the SGVRHT has funded the development of 830 unduplicated units and expanded the housing choice and supply in the region by supporting multifamily units across income levels and single family affordable homeownership opportunities. With 25 member cities, the SGVRHT supports activities from inception through completion to ensure affordable housing units are delivered to the SGV.

In FY 24-25, SGVRHT:

 Celebrated grand opening of funded project Chapel Apartments (Alhambra), providing 44 affordable units.

 Celebrated groundbreaking of funded project Esteban E. Torres Village (Baldwin Park), creating 57 affordable units.

 Joined Enterprise Housing Preservation Public Sector Cohort, a 15 month learning lab which will support the development of the land trust.

FY 25-26 Workplan:



What about cities with no development opportunities?

If cities have no development opportunities, there are other ways to participate in LACAHSAs PPO Funds + Housing Trust

- Preservation of existing affordable housing
- Master Leasing
- Rent or Operating Subsidies
- First Time Homebuyer Assistance

Evictions

2024 Eviction Filings

Carson	294
El Segundo	27
Gardena	295
Hawthorne	567
Hermosa Beach	44
Inglewood	704
Lawndale	79
Lomita	66
Manhattan Beach	19
Rancho Palos Verdes	41
PV, RH, RHE	5
Redondo Beach	106
Torrance	338
Total	2585

- No city is immune to financial stress that constituents face, whether they are renters or homeowners
- Evictions are one pathway into homelessness

SBCCOG LACAHS Activity FY25/26

- SBCCOG issued soft notice of funding availability in September – sent to all cities
- Hawthorne and Inglewood **may have** viable projects – currently being evaluated projects totaling 120 units
- Other cities have reached out to discuss interest in developing opportunities
- SBCCOG will be developing programs, funding criteria, and documentation requirements **for the evaluation**

This activity is similar to a housing trust

SBCCOG LACAHSAs + Housing Trust Option

- Without a Housing Trust - Hawthorne and Inglewood – may be limited in how we can help them
 - Will encourage those cities to also apply for LACAHSAs agency funds
 - Option to wait for the Trust when a loan or other more complicated arrangement could be done – COG can only grant
 - Recommendation to come back at a future meeting
- In order to maximize our LACAHSAs funding – consider moving all LACAHSAs Production, Preservation, and Ownership activities into the SBCCOG Housing Trust JPA



LACAHSAs Production, Preservation, and Ownership

- IF HOUSING TRUST
 - Housing Trust could work directly with developers on behalf of cities (pertinent for small cities)
 - Developers would know to come to a Trust
 - Cities must approve all projects funded by the Trust in their city
 - Benefits for all cities on LACAHSAs projects
 - Need to increase staffing and hire consultants
- NO HOUSING TRUST
 - Cannot implement full LACAHSAs Portfolio (Loans, Acquisitions, Ownership..)
 - Work directly with cities, but not work with developers on behalf of cities
 - LACAHSAs would still benefit all cities
 - Would still need to increase staffing and hire consultants

Information You Need to Know to Decide

NEXT STEPS

Questions?

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT POWERS AGREEMENT CREATING THE SOUTH BAY REGIONAL HOUSING TRUST (SBRHT) AND APPROVING THE MEMBERSHIP OF THE CITY

WHEREAS, the City of El Segundo (“City”) is a municipality duly organized and existing under the Constitution and the laws of the State of California;

WHEREAS, pursuant to California Government Code Sections 6500 *et seq.*, the City is authorized to enter into an agreement with one or more other public agencies to jointly exercise any power common to the contracting parties and to create an agency or entity which is separate from the parties to the agreement to administer the agreement;

WHEREAS, as part of a Regional Early Action Planning (REAP) 2.0 project funded through SCAG, the South Bay Cities Council of Governments (SBCCOG) has been working on the development of a joint powers authority to fund housing to assist the homeless population and persons and families of extremely low, very low, and low income;

WHEREAS, in 2023, SB 1444 was adopted, authorizing such a joint powers authority to be known as the “South Bay Regional Housing Trust” (Gov. Code § 6539.9);

WHEREAS, the South Bay Regional Housing Trust (SBRHT) will help fund the development and construction of affordable housing units in member cities only for development projects that are supported by the city in which they are proposed;

WHEREAS, on February 3, 2026, the City Council voted to join the SBRHT; however, changes have been made to the joint powers agreement presented to the City Council at that meeting; and

WHEREAS, the City Council desires to enter into the joint powers agreement for the purpose of joining the SBRHT, to provide funding for affordable housing developments and construction, and to help meet housing needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL SEGUNDO AS FOLLOWS:

SECTION 1: Findings. The City Council finds and declares that the actions authorized hereby constitute and are with respect to public affairs of the City, and that the statements, findings and determinations of the City set forth in the recitals above and of the documents approved herein are true and correct.

SECTION 2: Authorizations. The Mayor or designee is authorized on behalf of the City, to execute the Joint Powers Agreement Creating the South Bay Regional Housing Trust (“Agreement”), attached hereto as Exhibit “A” and incorporated herein by this reference. The City Manager or designee is further authorized to take any actions needed to effectuate this Resolution and to direct the performance of the City’s obligations under the Agreement.

SECTION 3: Membership. The participation of the City as a member in the SBRHT is hereby approved.

SECTION 4: Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 5: 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 6: 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 7: Effective Date. This Resolution will take effect immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 8: City Clerk Direction. 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.

PASSED, APPROVED AND ADOPTED this ____ day of March, 2026.

Chris Pimentel, Mayor

ATTEST:

Susan Truax, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

EXHIBIT "A"
JOINT POWERS AGREEMENT

JOINT EXERCISE OF POWERS AGREEMENT

of the

SOUTH BAY REGIONAL HOUSING TRUST

THIS JOINT EXERCISE OF POWERS AGREEMENT (the “Agreement”) is made this ____ day of _____, 2026 (the “Effective Date”), by and between the public agencies listed in Exhibit A, attached hereto and incorporated herein by reference (each a “Party” and, collectively, the “Parties”).

RECITALS

- A. The Parties are authorized to and have a strong interest in promoting the health, safety, and welfare of the residents within their geographic boundaries.
- B. The Parties acknowledge that the State has declared the existence of a shortage of affordable housing.
- C. The Parties find it in their mutual interest to increase the availability of affordable housing, workforce housing and supportive housing and to reduce homelessness in a coordinated manner on a regional level.
- D. An adequate supply of housing throughout the South Bay subregion will provide social and economic benefits to residents and taxpayers of the Parties.
- E. California Government Code section 6500 *et seq.* (“Joint Exercise of Powers Act” or “Act”) permits two or more public agencies to create joint powers authorities for the purposes cited herein and permits the agencies to exercise jointly any power that the public agencies could exercise separately, and further grants certain additional powers to such joint powers authorities.
- F. The Parties find that each of them has the individual power to implement the housing projects contemplated by this Agreement making them eligible under the Act to enter into this Agreement.
- G. In 2022, the Act was amended by the addition of California Government Code section 6539.9, which expressly authorizes the creation of a South Bay Regional Housing Trust by way of approval of this Agreement in order to promote public-private partnerships, nonprofit collaborations and otherwise to fund housing to assist the homeless population and persons and families of extremely low, very low, and low income as defined in Section 50093 of the California Health and Safety Code within the South Bay subregion.

- H. This Agreement shall not be interpreted to limit any Party's authority over land use decision making or otherwise limit their respective sovereign powers within their respective jurisdictions.

NOW, THEREFORE, in consideration of the mutual promises set forth below, the Parties agree as follows:

Section 1. Creation and Purpose.

- (a) Creation of SBRHT. Pursuant to the Joint Exercise of Powers Act, including Government Code section 6539.9, there is hereby created a public entity to be known as the "South Bay Regional Housing Trust" ("SBRHT"). Pursuant to Section 6503.5 of the California Government Code, SBRHT shall be a public entity separate and apart from the Parties and shall administer this Agreement.
- (b) Purpose. This Agreement is made pursuant to the Joint Exercise of Powers Act for the purpose of creating the SBRHT as a public entity separate from the Parties to exercise common powers with respect to receiving and leveraging public and private financing and funds for the planning and construction of housing of all types and tenures for persons and families of extremely low-, very low-, and low- income, as defined in Section 50093 of the Health and Safety Code, including, but not limited to, permanent supportive housing. The purpose of this Agreement shall be accomplished, and common powers exercised in the manner set forth in this Agreement. Nothing contained in this Agreement shall preclude any Party from establishing, maintaining, or providing social programs or services to its respective residents as it deems proper and necessary.

Section 2. Term and Termination

- (a) Term. This Agreement shall become effective, and SBRHT shall come into existence, upon the approval of this Agreement by the governing bodies of four eligible Parties. The Effective Date will be the date of approval by the fourth Party. This Agreement shall thereafter continue in full force and effect until terminated pursuant to subdivision (b) of this section.
- (b) Termination. This Agreement may be terminated by agreement of a majority vote of the Parties. Upon termination of this Agreement, SBRHT shall be dissolved and, after payment of or provision for payment of all liabilities, the assets of SBRHT shall be distributed to the Parties in proportion to the contributions of each Party to SBRHT and the amounts paid by each Party in connection with SBRHT's activities.

Section 3. Powers and Duties of SBRHT.

- (a) General Powers. SBRHT shall have all the powers common to the Parties to this Agreement necessary or convenient, specified, or implied, to accomplish the purpose of this Agreement as set forth in Section 1, subject to the restrictions set forth in this

Section 3, subdivision (c) below. Said powers shall be exercised in the manner provided in the Joint Exercise of Powers Act, including without limitation all powers set forth in Government Code section 6539.9, and, except as expressly set forth herein, subject only to such restrictions upon the manner of exercising such powers as are imposed upon the City of Redondo Beach, a chartered city and municipal corporation, in the exercise of similar powers.

(b) Specific Powers. Without limiting the generality of the powers conferred in subdivision (a) of this Section 3, SBRHT is hereby authorized, in its own name, to do all of the acts necessary or convenient to the accomplishment of the purposes of this Agreement and the full exercise of the powers conferred in subdivision (a) of this Section 3, including but not limited to the following:

1. to make and enter into contracts;
2. to hire employees or contract for staff assistance, including but not limited to contracting with other public agencies;
3. to sue and be sued in its own name;
4. to apply for, accept, receive and disburse grants, loans and other aids from any agency of the United States of America, the State of California, Los Angeles County, a Party to this Agreement, or any other agency providing funding related to the purposes of this Agreement;
5. to invest any money in the treasury pursuant to Section 6505.5 of the Joint Exercise of Powers Act that is not required for the immediate necessities of SBRHT, as SBRHT determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the California Government Code;
6. to apply for letters of credit or other forms of financial guarantees in order to enter into agreements in connection therewith;
7. to incur and discharge debts, liabilities, and obligations, subject to the limitations set forth in this Agreement and to the extent permitted by law;
8. to assume ownership of affordability covenants governing a property from another entity in order to preserve the units as affordable;
9. to engage the services of private consultants to render professional and technical assistance and advice in carrying out the purposes of this Agreement;
10. to employ and compensate legal counsel determined appropriate by SBRHT in carrying out the purposes of this Agreement;
11. to contract for engineering, construction, architectural, accounting, environmental, land use, or other services determined necessary or convenient by SBRHT in connection with the accomplishment of the purposes of this Agreement;

- to, for the purposes of enforcing affordable housing covenants or holding security interests for loans, to take title to, and transfer, sell by installment sale or otherwise, lands, structures, real or personal property, rights, rights-of-way, franchises, easements, and other interests in real or personal property which SBRHT determines are necessary or convenient in connection with the accomplishment of the purposes of this Agreement; provided, however, that any such acquisition shall be structured to avoid any assumption of liability by a Party;
12. for the purposes of renting space for SBRHT to operate, to lease to, and to lease from, a Party or any other person or entity, lands, structures, real or personal property, rights, rights-of-way, franchises, easements, and other interests in real or personal property which SBRHT determines are necessary or convenient in connection with the accomplishment of the purposes of this Agreement;
 13. to solicit charitable contributions from private sources;
 14. to acquire, hold or dispose of property, contributions and donations of property, funds, services and other forms of assistance from persons, firms, corporations and government entities;
 15. to partner with Parties on funding solicitations and other opportunities for the purposes set forth in this Agreement, including but not limited to jointly exercising powers with a Party pursuant to the Joint Exercise of Powers Act;
 16. to authorize and issue bonds, certificates of participation, or other debt instruments; provided, however, that any such debt shall be payable solely from funds and revenues of SBRHT and shall not constitute a debt, liability, or obligation of any Party, and no such debt shall be secured by or payable from any tax, assessment, fee, or other revenue of a Party unless approved by that Party's governing body and in compliance with all applicable legal requirements, including any voter approval required by law;
 17. to propose amendments to this Agreement;
 18. to the extent not herein specifically provided for, to exercise any and all other powers as may be provided for SBRHT in the Joint Exercise of Powers Act or any other applicable law; and
 19. to carry out and enforce all the provisions of this Agreement.
- (c) Limitation on Powers. This Agreement does not authorize SBRHT to do any of the following:
1. Regulate land use, zoning, or development approvals within the jurisdiction of any Party;

2. Levy, or advocate or incentivize the levying of, an exaction, including an impact fee, charge, dedication, reservation or tax assessment, as a condition of approving the funding for or approval of a development project;
3. Require or incentivize inclusionary zoning requirements;
4. Require the Parties to dedicate or assign funding for any SBRHT obligations or programs;
5. Fund or approve a housing project or program that is not supported by the governing body of the jurisdiction (a city or the county) in which the proposed project is sited, nor shall the SBRHT commit or expend funds for such a project or program within a Party's jurisdiction unless and until such project or program has been approved by the governing body of that Party, with the exception of expenditures for services requested by a Party's staff for the purpose of evaluating the viability of potential housing projects or programs within the Party's jurisdiction;
6. Require the Parties to accept or provide any number of housing units as a prerequisite to joining or remaining a member of SBRHT; and
7. Affect the individual power of each Party separately to implement affordable housing projects and programs generated within its jurisdictional boundaries.

Section 4. Members

The members of SBRHT shall be the Parties to this Agreement, and such other public agencies as may join SBRHT after execution of this Agreement. New members may join on the terms and conditions set forth in Section 10 hereof. Only the County of Los Angeles and cities within the jurisdiction of the South Bay Cities Council of Governments may be a party to this Agreement and a member of SBRHT. The SBRHT bylaws may provide for affiliate memberships or other categories of membership for eligible entities which do not want to be full members.

Section 5. Board of Directors

(a) Selection of Directors. SBRHT shall be governed by a Board of Directors selected as follows:

1. One elected official from each Party to this Agreement, appointed by that Party's governing body and ratified by the governing board of the South Bay Cities Council of Governments. Each Party may also appoint one of its elected officials as an Alternate Director, who may serve in the absence of the Party's appointed Director. The elected official from the County of Los Angeles must be from a Board of Supervisors District that is located wholly or partially within the territory of the South Bay Cities Council of Governments.

2. Two Directors that are experts in homelessness or housing policy appointed by the South Bay Cities Council of Governments City Managers Committee and ratified by the governing board of the South Bay Cities Council of Governments.

(b) Board Powers. Subject to the limitations of this Agreement and the laws of the State of California, the powers of SBRHT shall be vested in and exercised by, and its property and its affairs administered by, the Board of Directors.

(c) Advisory Bodies. The Board of Directors may appoint advisory bodies that may include such persons as are designated by the Board of Directors. The Board of Directors shall adopt bylaws that govern the appointment of advisory bodies should it determine in its discretion to appoint such advisory bodies.

(d) Compensation. Members of the Board shall serve without compensation but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as Director; provided such expenses have been previously approved by the Board of Directors and incurred in accordance with any SBRHT policies or procedures governing the same.

(e) Term. Members of the Board shall serve for a two-year term. There is no limit to the number of consecutive terms members may serve. In the event of a vacancy, the Party whose appointee has vacated the position shall appoint a replacement within 60 days of the effective date of the vacancy, subject to ratification by the governing board of the South Bay Cities Council of Governments. The replacement will serve out the remainder of the term of the Director that they replaced. The two Directors that are experts in homelessness or housing policy may be removed with or without cause at any time by a majority vote of the Board of Directors.

(f) Meetings of the Board of Directors.

1. Call, Notice and Conduct of Meetings. All meetings of the Board of Directors, including without limitation, regular, adjourned regular, special meetings and adjourned special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act, Government Code sections 54950 *et seq.*

2. Regular Meetings. Regular meetings of the Board of Directors shall be held at such dates and times as the Board may fix by resolution from time to time. If any day so fixed for a regular meeting shall fall upon a legal holiday, then such regular meeting shall be held on the next succeeding business day at the same hour, unless otherwise determined by the Board. No notice of any regular meeting of the Board of Directors need be given to the individual Directors.

3. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the Chairperson of the Board or by a majority of the Directors. Notice of special meetings shall be provided to all Parties.

4. Quorum. A majority of the seated members of the Board of Directors shall constitute a quorum at any meeting of the Board except that less than a quorum may adjourn a meeting to another time and place. Unless otherwise provided in this Agreement, actions and decisions of the Board of Directors may be taken by a majority of the quorum present at any meeting.
5. Minutes. The Board of Directors shall cause minutes of all regular, adjourned regular, and special meetings to be kept and presented to the Board for approval at a subsequent meeting.
6. Officers. The Board of Directors shall elect a chairperson and a vice chairperson from among its Directors at the first meeting held in each calendar year. In the event that the chairperson or vice chairperson so elected ceases to be a Director, the resulting vacancy shall be filled at the next regular meeting of the Board of Directors held after such vacancy occurs or at a special meeting called for that purpose. In the absence or inability of the chairperson to act, the vice chairperson shall act as chairperson. The chairperson, or in the chairperson's absence, the vice chairperson, shall preside at and conduct all Board of Director's meetings.
7. Rules and Regulations. The Board of Directors may adopt, from time to time, by resolution, such rules, regulations, and bylaws for the conduct of its meetings and affairs as the Board determines is necessary or convenient.

Section 6. Staff and Treasurer

(a) Staff

1. SBRHT may contract with a Party or the SBCCOG for staff pursuant to Section 6(d), hire its own employees, or retain independent contractors, agents, or volunteers as the Board of Directors may deem necessary to carry out any of SBRHT's powers, upon such terms and conditions as the Board may require, including the retaining of professional and technical assistance, provided that adequate funds are available in SBRHT's budget and are appropriated by SBRHT therefor.
2. None of the officers, agents, or staff, if any, directly contracted by SBRHT shall be deemed, by reason of their roles or duties or contracted status, to be employed by the Parties.

(b) Treasurer and Auditor/Controller. Pursuant to Government Code Sections 6505.5 and 6505.6, the Board of Directors shall appoint an officer or employee of SBRHT, or an officer or employee of a public agency that is a Party, or a certified public accountant to hold the offices of treasurer and auditor for SBRHT. Such person or persons shall possess the powers of and shall perform the treasurer and auditor functions for SBRHT required by Sections 6505, 6505.5 and 6505.6 of the Government Code, including any subsequent amendments thereto. Pursuant to Government Code Section 6505.1, the auditor and treasurer shall have charge of certain property of SBRHT. The treasurer and auditor shall assure that there shall

be strict accountability of all funds and reporting all receipts and disbursements of SBRHT. The treasurer and auditor of SBRHT shall be required to file an official bond with the Board of Directors in an amount which shall be established by the Board. Should the existing bond or bonds or any such officer be extended to cover the obligations provided herein, said bond shall be the official bond required herein. The premiums on any such bonds attributable to the coverage required herein shall be an appropriate expense of SBRHT.

(c) Attorney. The Board of Directors shall have the power to appoint one or more legal advisors to SBRHT who shall perform such duties as may be prescribed by the Board.

(d) Administrative Services and Reimbursement of Costs.

1. The Board of Directors may contract with a Party to provide necessary administrative services to SBRHT, including the services described in Section 6(a), (b) and (c). The amount charged by the Party to provide such services to SBRHT shall be fixed by agreement between the Board of Directors and the governing body of the Party providing such services. In the absence of an agreement on costs, the Party providing services to SBRHT under this Section 6 may charge SBRHT the amounts necessary to recover the direct and indirect costs of such services.
2. If SBRHT contracts with a Party to provide SBRHT with administrative services through persons who are employees and officers of the Party, then any retirement liabilities associated with that Party's employees and officers shall not constitute a liability of SBRHT or any other Party. This Section 6(d)(2) shall not preclude a Party providing administrative services to SBRHT pursuant to a contract with SBRHT from accounting for such salary and benefit costs when negotiating the rates that the Party will charge SBRHT for providing such services.

Section 7. Financial Provisions

(a) Fiscal Year. The Fiscal Year of SBRHT shall, unless and until changed by the Board of Directors, commence on the 1st day of July of each year and shall end on the 30th day of June of the next succeeding year except that the initial Fiscal Year of SBRHT shall commence on the Effective Date and end on the immediately following 30th day of June.

(b) Budget.

1. General Budget. Within one hundred and twenty days (120) after the first meeting of the Board of Directors, a general budget for the first fiscal year shall be adopted by the vote of a majority of the total membership of the Board of Directors. The budget shall distinguish between administrative costs (i.e., the cost of operating SBRHT) and Program costs (i.e., the financing of the programs funded or sponsored by SBRHT). Thereafter, at or prior to the last meeting of the Board of Directors for each fiscal year, a general

budget shall be adopted for the ensuing fiscal year or years by a vote of at least a majority of the total membership of the Board.

2. Expenditures for the Approved Budget. The payment of all SBRHT obligations is limited to the amount of appropriations allowed in SBRHT's approved budget, except as it may be revised with the approval of a majority of the total membership of the Board of Directors.

(c) Contributions by the Parties.

1. Administrative Cost Contributions. In consideration of the mutual promises contained herein, the Parties agree that they shall make annual contributions (each a "Fee" and collectively the "Fees") towards the budgeted administrative costs of SBRHT as set forth in a duly adopted Board resolution. The Fees shall be assessed annually. After the first fiscal year, the Fees shall increase annually in an amount equal to the U.S. Bureau of Labor Statistics consumer price index for all urban consumers in the Los Angeles-Long Beach-Anaheim area for the 12-month period preceding the year the Fees are assessed. Payment of the Fees shall be due within 30 days of receipt of an invoice from the SBRHT. The invoice shall indicate how the Fees were calculated. A Party's contribution to SBRHT's administrative costs shall be in the form of money, unless the Board of Directors approves another form of contribution such as services, personal property or use of real or personal property, or other in-kind contributions. The acceptance and valuation of any such non-monetary contributions may be used to offset in whole or part a Party's contribution as determined in the sole and absolute discretion of the Board of Directors. Notwithstanding the above, after the first fiscal year the Board of Directors may establish Fees in an amount the Board of Directors deems financially prudent.
2. Program Cost Contribution. The particular programs and program budget, funded, sponsored or operated by SBRHT, as well as the level of and mechanisms for the involvement of SBRHT and each Party, in such programs and program budget, shall be determined and approved by the Board of Directors.

(d) Accounts and Reports.

1. Books and Records. There shall be strict accountability of all SBRHT funds and accounts and report of all SBRHT receipts and disbursements. Without limiting the generality of the foregoing, SBRHT shall establish and maintain such funds and accounts as may be required by good government accounting practice. The books and records of SBRHT shall be open to inspection at all reasonable times by each Party and its duly authorized representatives.
2. Annual Audit. The person appointed by the Board of Directors to perform the auditor function for SBRHT shall cause an annual independent audit of the accounts and records of SBRHT and records to be made by a certified public accountant or firm of certified

public accountants in accordance with Government Code section 6505. Such audits shall be delivered to each Party and shall be made available to the public.

3. Annual Financial Report. Pursuant to section 6539.9(d) of the Government Code, SBRHT shall publish an Annual Financial Report that shall describe the funds received by SBRHT and the use of such funds by SBRHT. The Annual Financial Report shall describe how the funds received by SBRHT have furthered the purposes of SBRHT.

- (e) Funds. Subject to the applicable provisions of any instrument or agreement which SBRHT may enter into, which may provide for a trustee or other fiscal agent to receive, have custody of and disburse SBRHT funds, the person appointed by the Board of Directors to perform the treasurer function for SBRHT shall receive, have the custody of and disburse SBRHT funds as nearly as possible in accordance with generally accepted accounting principles, shall make the disbursements required by this Agreement in order to carry out any of the provisions or purposes of this Agreement.

Section 8. Amendments.

- (a) This Agreement may be amended or modified with the approval of two-thirds of all the Parties through formal action approving such an amendment by the Parties' respective governing bodies.
- (b) No addition to, or alteration of, the terms of this Agreement, whether by written or oral understanding of the Parties, their officers, employees or agents, shall be valid or effective unless made in the form of a written amendment which is formally adopted and executed by the Parties as provided in subparagraph (a) of this Section.

Section 9. Non-Liability for Obligations of SBRHT.

- (a) The debts, liabilities, and obligations of SBRHT shall not be considered the debts, liabilities and obligations of any of the Parties or their respective officers, employees, agents or volunteers, or the personal debts, liabilities and obligations of the Directors, officers or employees of SBRHT.
 1. Indemnification. The SBRHT shall defend, indemnify and hold harmless each Party, its officials, officers, agents, employees, representatives and volunteers (the "Indemnitees") from and against any loss, injury, claim, lawsuit, liability, expense, or damages of any kind or nature (collectively, "Claims") brought by a third party which arises out of or in connection with SBRHT's administration of this Agreement, including such third party claims arising out of or in connection with any Indemnitees acting within their authorized capacity as an officer, agent, employee, representative or volunteer of SBRHT. The SBRHT's duty to defend and indemnify under this Section shall not extend to Claims otherwise arising out of the Indemnitees' own active negligence or willful misconduct, whether in whole or part. The SBRHT shall finance its obligation pursuant to this Subsection by establishing a liability reserve fund, and/or by purchasing commercial insurance, and/or by joining a joint powers insurance authority (JPIA) as

determined by the Board. In the event the SBRHT's financial obligations to indemnify, defend and hold harmless, pursuant to this Subsection, exceed the liability reserve fund and/or the proceeds from any applicable insurance and/or JPIA coverage maintained by the SBRHT (hereinafter "Unfunded Liability"), a Party or Parties may meet and confer with SBRHT in good faith to negotiate alternative means or mechanisms by which SBRHT may fund such Unfunded Liability; however, in no event shall the event of an Unfunded Liability relieve, limit or waive SBRHT's obligations of indemnity or defense to each Party as first set forth above in this Section. Nothing herein shall obligate any Party to indemnify or hold harmless SBRHT for any Unfunded Liability.

2. Assignment. To the extent SBRHT has satisfied its obligations to defend and indemnify a Party under this Section, such Party shall cooperate with SBRHT in the pursuit of recovery of damages for Claims arising out of this Agreement from any third party, provided that nothing herein shall require a Party to assign or waive any legal rights, compromise its insurance coverage, or relinquish control over its claims without its express written consent.
3. Survival. SBRHT's duty to defend, indemnify and hold harmless shall survive and continue in full force and effect after withdrawal of any Party from this Agreement, including as to the withdrawing Party, or termination of this Agreement for any reason with respect to any Claims that occurred before the date of such withdrawal or termination.

Section 10. Admission and Withdrawal of Parties.

- (a) Admission of New Parties. It is recognized that additional public agencies other than the original Parties, may wish to join SBRHT after the Effective Date. The County of Los Angeles and any city within the SBCCOG may become a Party to SBRHT upon such terms and conditions as are established by the Board of Directors. As a condition precedent to becoming a Party more than six months after the Effective Date, an eligible entity may thereafter become a Party to this Agreement; provided that (1) this Agreement is adopted by its governing body and (2) the eligible entity pays a late joining fee. The late joining fee shall be calculated by totaling the annual fee the eligible entity would have paid under this Agreement had it been a Party in all years prior and up until the Effective Date. Notwithstanding the foregoing, an eligible entity's late joining fee shall not exceed two times the amount of the applicable annual administrative fee existing at the time it becomes a Party. Payment shall be due within 30 days of receipt of an invoice from SBRHT.
- (b) Withdrawal from SBRHT. A Party may withdraw from SBRHT at any time upon its governing body's adoption of a resolution stating the Party's intent to withdraw from SBRHT and written notice of withdrawal accompanied by an executed copy of the resolution of intent to the SBRHT. The withdrawal of any Party, unless otherwise provided by the Board of Directors, shall be subject to the following prerequisites and conditions:

1. The withdrawal shall be effective immediately upon receipt by the SBRHT of the written notice of withdrawal, subject to subsection (2) below.
2. If the withdrawal notice is received by the SBRHT less than ninety (90) days before the start of a fiscal year or after the commencement of a fiscal year but before payment of that year's Section 7(c) contribution, the withdrawal shall not be effective unless and until the withdrawing Party has fully paid that fiscal year's contribution; otherwise, the notice of withdrawal shall be null and void.
3. Unless otherwise provided by a unanimous vote of the Board of Directors, withdrawal shall result in the forfeiture of that Party's rights and claims relating to distribution of property and funds upon termination of SBRHT as set forth in Section 2 above. Withdrawn members shall not be entitled to any reimbursement of Fees.
4. Withdrawal of a Party will not relieve that Party of prior financial obligations of liabilities unless otherwise approved by the Board.

Section 11. Notices.

- (a) Notices required or permitted hereunder shall be sufficiently given if made in writing and delivered either personally or by registered or certified mail, postage prepaid, to the persons and entities listed at the addresses set forth in Exhibit A, or to such other address as may be designated in writing to SBRHT for formal notice.

Section 12. Miscellaneous.

- (a) Section Headings. The section headings herein are for convenience only and are not to be construed as modifying or governing or in any manner affecting the scope, meaning or intent of the provisions or language of this Agreement.
- (b) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same Agreement.
- (c) Laws Governing. This Agreement is made in the State of California under the Constitution and laws of such State and shall be construed and enforced in accordance with the laws of California.
- (d) Severability. Should any part, term, portion or provision of this Agreement, or the application thereof to any person or circumstance, be held to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual it shall be deemed severable, and the remainder of this Agreement or the application thereof to other persons or circumstances shall continue to constitute the Agreement the Parties intended to enter into in the first instance.

(e) Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the respective Parties. No Party may assign any right or obligation hereunder without the written consent of a majority of the other Parties.

Section 13. Sunset Date.

In the event that a source of funding is not identified and funding not obtained to cover SBRHT's administrative costs on or before December 31, 2026, this Agreement will on that date expire automatically and be null and void without further action of the Parties.

IN WITNESS THEREOF, the Parties hereto have caused this Agreement to be executed and attested by their duly authorized officers as follows:

CITY OF

Mayor

Date

ATTEST:

City Clerk

Date

APPROVED AS TO FORM:

City Attorney

Date

EXHIBIT A

Parties to this Agreement and their Addresses for notice pursuant to Section 11 are as follows:

JOINT EXERCISE OF POWERS AGREEMENT

of the

SOUTH BAY REGIONAL HOUSING TRUST

THIS JOINT EXERCISE OF POWERS AGREEMENT (the “Agreement”) is made this ____ day of _____, ~~2026~~2026 (the “Effective Date”), by and between the public agencies listed in Exhibit A, attached hereto and incorporated herein by reference (each a “Party” and, collectively, the “Parties”).

RECITALS

- A. The Parties are authorized to and have a strong interest in promoting the health, safety, and welfare of the residents within their geographic boundaries.
- B. The Parties acknowledge that the State has declared the existence of a shortage of affordable housing.
- C. The Parties find it in their mutual interest to increase the availability of affordable housing, workforce housing and supportive housing and to reduce homelessness in a coordinated manner on a regional level.
- D. An adequate supply of housing throughout the South Bay subregion will provide social and economic benefits to residents and taxpayers of the Parties.
- E. California Government Code section 6500 *et seq.* (“Joint Exercise of Powers Act” or “Act”) permits two or more public agencies to create joint powers authorities for the purposes cited herein and permits the agencies to exercise jointly any power that the public agencies could exercise separately, and further grants certain additional powers to such joint powers authorities.
- F. The Parties find that each of them has the individual power to implement the housing projects contemplated by this Agreement making them eligible under the Act to enter into this Agreement.
- G. In 2022, the Act was amended by the addition of California Government Code section 6539.9, which expressly authorizes the creation of a South Bay Regional Housing Trust by way of approval of this Agreement in order to promote public-private partnerships, nonprofit collaborations and otherwise to fund housing to assist the homeless population and persons and families of extremely low, very low, and low income as defined in Section 50093 of the California Health and Safety Code within the South Bay subregion.

H. This Agreement shall not be interpreted to limit any Party's authority over land use decision making or otherwise limit their respective sovereign powers within their respective jurisdictions.

NOW, THEREFORE, in consideration of the mutual promises set forth below, the Parties agree as follows:

Section 1. Creation and Purpose.

- (a) Creation of SBRHT. Pursuant to the Joint Exercise of Powers Act, including Government Code section 6539.9, there is hereby created a public entity to be known as the "South Bay Regional Housing Trust" ("SBRHT"). Pursuant to Section 6503.5 of the California Government Code, SBRHT shall be a public entity separate and apart from the Parties and shall administer this Agreement.
- (b) Purpose. This Agreement is made pursuant to the Joint Exercise of Powers Act for the purpose of creating the SBRHT as a public entity separate from the Parties to exercise common powers with respect to receiving and leveraging public and private financing and funds for the planning and construction of housing of all types and tenures for persons and families of extremely low-, very low-, and low- income, as defined in Section 50093 of the Health and Safety Code, including, but not limited to, permanent supportive housing. The purpose of this Agreement shall be accomplished, and common powers exercised in the manner set forth in this Agreement. Nothing contained in this Agreement shall preclude any Party from establishing, maintaining, or providing social programs or services to its respective residents as it deems proper and necessary.

Section 2. Term and Termination

- (a) Term. This Agreement shall become effective, and SBRHT shall come into existence, upon the approval of this Agreement by the governing bodies of four eligible Parties. The Effective Date will be the date of approval by the fourth Party. This Agreement shall thereafter continue in full force and effect until terminated pursuant to subdivision (b) of this section.
- (b) Termination. This Agreement may be terminated by agreement of a majority vote of the Parties. Upon termination of this Agreement, SBRHT shall be dissolved and, after payment of or provision for payment of all liabilities, the assets of SBRHT shall be distributed to the Parties in proportion to the contributions of each Party to SBRHT and the amounts paid by each Party in connection with SBRHT's activities.

Section 3. Powers and Duties of SBRHT.

- (a) General Powers. SBRHT shall have all the powers common to the Parties to this Agreement necessary or convenient, specified, or implied, to accomplish the purpose of this Agreement as set forth in Section 1, subject to the restrictions set forth in this

Section 3, subdivision (c) below. Said powers shall be exercised in the manner provided in the Joint Exercise of Powers Act, including without limitation all powers set forth in Government Code section 6539.9, and, except as expressly set forth herein, subject only to such restrictions upon the manner of exercising such powers as are imposed upon the City of _____, Redondo Beach, a _____ chartered city and municipal corporation, in the exercise of similar powers.

(b) Specific Powers. Without limiting the generality of the powers conferred in subdivision (a) of this Section 3, SBRHT is hereby authorized, in its own name, to do all of the acts necessary or convenient to the accomplishment of the purposes of this Agreement and the full exercise of the powers conferred in subdivision (a) of this Section 3, including but not limited to the following:

1. to make and enter into contracts;
2. to hire employees or contract for staff assistance, including but not limited to contracting with other public agencies;
3. to sue and be sued in its own name;
4. to apply for, accept, receive and disburse grants, loans and other aids from any agency of the United States of America, the State of California, Los Angeles County, a Party to this Agreement, or any other agency providing funding related to the purposes of this Agreement;
5. to invest any money in the treasury pursuant to Section 6505.5 of the Joint Exercise of Powers Act that is not required for the immediate necessities of SBRHT, as SBRHT determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the California Government Code;
6. to apply for letters of credit or other forms of financial guarantees in order to enter into agreements in connection therewith;
7. to incur and discharge debts, liabilities, and obligations, subject to the limitations set forth in this Agreement and to the extent permitted by law;
8. to assume ownership of affordability covenants governing a property from another entity in order to preserve the units as affordable;
9. to engage the services of private consultants to render professional and technical assistance and advice in carrying out the purposes of this Agreement;
10. to employ and compensate legal counsel determined appropriate by SBRHT in carrying out the purposes of this Agreement;
11. to contract for engineering, construction, architectural, accounting, environmental, land use, or other services determined necessary or convenient by SBRHT in connection with the accomplishment of the purposes of this Agreement;

- to, for the purposes of enforcing affordable housing covenants or holding security interests for loans, to take title to, and transfer, sell by installment sale or otherwise, lands, structures, real or personal property, rights, rights-of-way, franchises, easements, and other interests in real or personal property which SBRHT determines are necessary or convenient in connection with the accomplishment of the purposes of this Agreement; provided, however, that any such acquisition shall be structured to avoid any assumption of liability by a Party;
12. for the purposes of renting space for SBRHT to operate, to lease to, and to lease from, a Party or any other person or entity, lands, structures, real or personal property, rights, rights-of-way, franchises, easements, and other interests in real or personal property which SBRHT determines are necessary or convenient in connection with the accomplishment of the purposes of this Agreement;
 13. to solicit charitable contributions from private sources;
 14. to acquire, hold or dispose of property, contributions and donations of property, funds, services and other forms of assistance from persons, firms, corporations and government entities;
 15. to partner with Parties on funding solicitations and other opportunities for the purposes set forth in this Agreement, including but not limited to jointly exercising powers with a Party pursuant to the Joint Exercise of Powers Act;
 16. to authorize and issue bonds, certificates of participation, or ~~any~~ other debt ~~instrument repayable instruments;~~ provided, however, that any such debt shall be payable solely from funds and financing received revenues of SBRHT and pledged shall not constitute a debt, liability, or obligation of any Party, and no such debt shall be secured by the SBRHT. or payable from any tax, assessment, fee, or other revenue of a Party unless approved by that Party's governing body and in compliance with all applicable legal requirements, including any voter approval required by law;
 17. to propose amendments to this Agreement;
 18. to the extent not herein specifically provided for, to exercise any and all other powers as may be provided for SBRHT in the Joint Exercise of Powers Act or any other applicable law; and
 19. to carry out and enforce all the provisions of this Agreement.
- (c) Limitation on Powers. This Agreement does not authorize SBRHT to do any of the following:
1. Regulate land use, zoning, or development approvals within the jurisdiction of any ~~of the Parties~~ Party;

2. Levy, or advocate or incentivize the levying of, an exaction, including an impact fee, charge, dedication, reservation or tax assessment, as a condition of approving the funding for or approval of a development project;
3. Require or incentivize inclusionary zoning requirements;
4. Require the Parties to dedicate or assign funding for any SBRHT obligations or programs;

5. Fund or approve a housing project or program that is not supported by the governing body of the jurisdiction (a city or the county) in which the proposed project is sited; nor shall the SBRHT commit or expend funds for such a project or program within a Party's jurisdiction unless and until such project or program has been approved by the governing body of that Party, with the exception of expenditures for services requested by a Party's staff for the purpose of evaluating the viability of potential housing projects or programs within the Party's jurisdiction;

~~5.6.~~ Require the Parties to accept or provide any number of housing units as a prerequisite to joining or remaining a member of SBRHT; and

~~6.7.~~ Affect the individual power of each Party separately to implement affordable housing projects and programs generated within its jurisdictional boundaries.

Section 4. Members

The members of SBRHT shall be the Parties to this Agreement, and such other public agencies as may join SBRHT after execution of this Agreement. New members may join on the terms and conditions set forth in Section 10 hereof. Only the County of Los Angeles and cities within the jurisdiction of the South Bay Cities Council of Governments may be a party to this Agreement and a member of SBRHT. The SBRHT bylaws may provide for affiliate memberships or other categories of membership for eligible entities which do not want to be full members.

Section 5. Board of Directors

(a) Selection of Directors. SBRHT shall be governed by a Board of Directors selected as follows:

1. One elected official from each Party to this Agreement, appointed by that Party's governing body and ratified by the governing board of the South Bay Cities Council of Governments. Each Party may also appoint one of its elected officials as an Alternate Director, who may serve in the absence of the Party's appointed Director. The elected official from the County of Los Angeles must be from a Board of Supervisors District that is located wholly or partially within the territory of the South Bay Cities Council of Governments.

~~1.2.~~ Two Directors that are experts in homelessness or housing policy appointed by the South Bay Cities Council of Governments City Managers Committee and ratified by the governing board of the South Bay Cities Council of Governments.

- (b) Board Powers. Subject to the limitations of this Agreement and the laws of the State of California, the powers of SBRHT shall be vested in and exercised by, and its property and its affairs administered by, the Board of Directors.
- (c) Advisory Bodies. The Board of Directors may appoint advisory bodies that may include such persons as are designated by the Board of Directors. The Board of Directors shall adopt bylaws that govern the appointment of advisory bodies should it determine in its discretion to appoint such advisory bodies.
- (d) Compensation. Members of the Board shall serve without compensation but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as Director; provided such expenses have been previously approved by the Board of Directors and incurred in accordance with any SBRHT policies or procedures governing the same.
- (e) Term. Members of the Board shall serve for a two-year term. There is no limit to the number of consecutive terms members may serve. In the event of a vacancy, the Party whose appointee has vacated the position shall appoint a replacement within 60 days of the effective date of the vacancy, subject to ratification by the governing board of the South Bay Cities Council of Governments. The replacement will serve out the remainder of the term of the Director that they replaced. The two Directors that are experts in homelessness or housing policy may be removed with or without cause at any time by a majority vote of the Board of Directors.
- (f) Meetings of the Board of Directors.
 - 1. Call, Notice and Conduct of Meetings. All meetings of the Board of Directors, including without limitation, regular, adjourned regular, special meetings and adjourned special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act, Government Code sections 54950 *et seq.*
 - 2. Regular Meetings. Regular meetings of the Board of Directors shall be held at such dates and times as the Board may fix by resolution from time to time. If any day so fixed for a regular meeting shall fall upon a legal holiday, then such regular meeting shall be held on the next succeeding business day at the same hour, unless otherwise determined by the Board. No notice of any regular meeting of the Board of Directors need be given to the individual Directors.
 - 3. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the Chairperson of the Board or by a majority of the Directors. Notice of special meetings shall be provided to all Parties.

4. Quorum. A majority of the seated members of the Board of Directors shall constitute a quorum at any meeting of the Board except that less than a quorum may adjourn a meeting to another time and place. Unless otherwise provided in this Agreement, actions and decisions of the Board of Directors may be taken by a majority of the quorum present at any meeting.
5. Minutes. The Board of Directors shall cause minutes of all regular, adjourned regular, and special meetings to be kept and presented to the Board for approval at a subsequent meeting.
6. Officers. The Board of Directors shall elect a chairperson and a vice chairperson from among its Directors at the first meeting held in each calendar year. In the event that the chairperson or vice chairperson so elected ceases to be a Director, the resulting vacancy shall be filled at the next regular meeting of the Board of Directors held after such vacancy occurs or at a special meeting called for that purpose. In the absence or inability of the chairperson to act, the vice chairperson shall act as chairperson. The chairperson, or in the chairperson's absence, the vice chairperson, shall preside at and conduct all Board of Director's meetings.
7. Rules and Regulations. The Board of Directors may adopt, from time to time, by resolution, such rules, regulations, and bylaws for the conduct of its meetings and affairs as the Board determines is necessary or convenient.

Section 6. Staff and Treasurer

(a) Staff

1. SBRHT may contract with a Party or the SBCCOG for staff pursuant to Section 6(d), hire its own employees, or retain independent contractors, agents, or volunteers as the Board of Directors may deem necessary to carry out any of SBRHT's powers, upon such terms and conditions as the Board may require, including the retaining of professional and technical assistance, provided that adequate funds are available in SBRHT's budget and are appropriated by SBRHT therefor.
2. None of the officers, agents, or staff, if any, directly contracted by SBRHT shall be deemed, by reason of their roles or duties or contracted status, to be employed by the Parties.

(b) Treasurer and Auditor/Controller. Pursuant to Government Code Sections 6505.5 and 6505.6, the Board of Directors shall appoint an officer or employee of SBRHT, or an officer or employee of a public agency that is a Party, or a certified public accountant to hold the offices of treasurer and auditor for SBRHT. Such person or persons shall possess the powers of and shall perform the treasurer and auditor functions for SBRHT required by Sections 6505, 6505.5 and 6505.6 of the Government Code, including any subsequent amendments thereto. Pursuant to Government Code Section 6505.1, the auditor and treasurer shall have charge of certain property of SBRHT. The treasurer and auditor shall assure that there shall

be strict accountability of all funds and reporting all receipts and disbursements of SBRHT. The treasurer and auditor of SBRHT shall be required to file an official bond with the Board of Directors in an amount which shall be established by the Board. Should the existing bond or bonds or any such officer be extended to cover the obligations provided herein, said bond shall be the official bond required herein. The premiums on any such bonds attributable to the coverage required herein shall be an appropriate expense of SBRHT.

(c) Attorney. The Board of Directors shall have the power to appoint one or more legal advisors to SBRHT who shall perform such duties as may be prescribed by the Board.

(d) Administrative Services and Reimbursement of Costs.

1. The Board of Directors may contract with a Party to provide necessary administrative services to SBRHT, including the services described in Section 6(a), (b) and (c). The amount charged by the Party to provide such services to SBRHT shall be fixed by agreement between the Board of Directors and the governing body of the Party providing such services. In the absence of an agreement on costs, the Party providing services to SBRHT under this Section 6 may charge SBRHT the amounts necessary to recover the direct and indirect costs of such services.
2. If SBRHT contracts with a Party to provide SBRHT with administrative services through persons who are employees and officers of the Party, then any retirement liabilities associated with that Party's employees and officers shall not constitute a liability of SBRHT or any other Party. This Section 6(d)(2) shall not preclude a Party providing administrative services to SBRHT pursuant to a contract with SBRHT from accounting for such salary and benefit costs when negotiating the rates that the Party will charge SBRHT for providing such services.

Section 7. Financial Provisions

(a) Fiscal Year. The Fiscal Year of SBRHT shall, unless and until changed by the Board of Directors, commence on the 1st day of July of each year and shall end on the 30th day of June of the next succeeding year except that the initial Fiscal Year of SBRHT shall commence on the Effective Date and end on the immediately following 30th day of June.

(b) Budget.

1. General Budget. Within one hundred and twenty days (120) after the first meeting of the Board of Directors, a general budget for the first fiscal year shall be adopted by the vote of a majority of the total membership of the Board of Directors. The budget shall distinguish between administrative costs (i.e., the cost of operating SBRHT) and Program costs (i.e., the financing of the programs funded or sponsored by SBRHT). Thereafter, at or prior to the last meeting of the Board of Directors for each fiscal year, a general

budget shall be adopted for the ensuing fiscal year or years by a vote of at least a majority of the total membership of the Board.

2. Expenditures for the Approved Budget. The payment of all SBRHT obligations is limited to the amount of appropriations allowed in SBRHT's approved budget, except as it may be revised with the approval of a majority of the total membership of the Board of Directors.

(c) Contributions by the Parties.

- ~~1.~~ Administrative Cost Contributions. In consideration of the mutual promises contained herein, the Parties agree that they shall make annual contributions (each a "Fee" and collectively the "Fees") towards the budgeted administrative costs of SBRHT as set forth in a duly adopted Board resolution. The Fees shall be assessed annually. After the first fiscal year, the Fees shall increase annually in an amount equal to the U.S. Bureau of Labor Statistics consumer price index for all urban consumers in the Los Angeles-Long Beach-Anaheim area for the 12-month period preceding the year the Fees are assessed. Payment of the Fees shall be due within 30 days of receipt of an invoice from the SBRHT. The invoice shall indicate how the Fees were calculated. A Party's contribution to SBRHT's administrative costs shall be in the form of money, unless the Board of Directors approves another form of contribution such as services, personal property or use of real or personal property, or other in-kind contributions. The acceptance and valuation of any such non-monetary contributions may be used to offset in whole or part a Party's contribution as determined in the sole and absolute discretion of the Board of Directors. Notwithstanding the above, after the first fiscal year the Board of Directors may establish Fees in an amount the Board of Directors deems financially prudent.

1.

2. Program Cost Contribution. The particular programs and program budget, funded, sponsored or operated by SBRHT, as well as the level of and mechanisms for the involvement of SBRHT and each Party, in such programs and program budget, shall be determined and approved by the Board of Directors.

(d) Accounts and Reports.

1. Books and Records. There shall be strict accountability of all SBRHT funds and accounts and report of all SBRHT receipts and disbursements. Without limiting the generality of the foregoing, SBRHT shall establish and maintain such funds and accounts as may be required by good government accounting practice. The books and records of SBRHT shall be open to inspection at all reasonable times by each Party and its duly authorized representatives.
2. Annual Audit. The person appointed by the Board of Directors to perform the auditor function for SBRHT shall cause an annual independent audit of the accounts and records

of SBRHT and records to be made by a certified public accountant or firm of certified public accountants in accordance with Government Code section 6505. Such audits shall be delivered to each Party and shall be made available to the public.

3. Annual Financial Report. Pursuant to section 6539.9(d) of the Government Code, SBRHT shall publish an Annual Financial Report that shall describe the funds received by SBRHT and the use of such funds by SBRHT. The Annual Financial Report shall describe how the funds received by SBRHT have furthered the purposes of SBRHT.
- (e) Funds. Subject to the applicable provisions of any instrument or agreement which SBRHT may enter into, which may provide for a trustee or other fiscal agent to receive, have custody of and disburse SBRHT funds, the person appointed by the Board of Directors to perform the treasurer function for SBRHT shall receive, have the custody of and disburse SBRHT funds as nearly as possible in accordance with generally accepted accounting principles, shall make the disbursements required by this Agreement in order to carry out any of the provisions or purposes of this Agreement.

Section 8. Amendments.

- (a) This Agreement may be amended or modified with the approval of two-thirds of all the Parties through formal action approving such an amendment by the Parties' respective governing bodies.
- (b) No addition to, or alteration of, the terms of this Agreement, whether by written or oral understanding of the Parties, their officers, employees or agents, shall be valid or effective unless made in the form of a written amendment which is formally adopted and executed by the Parties as provided in subparagraph (a) of this Section.

Section 9. Non-Liability for Obligations of SBRHT.

- (a) The debts, liabilities, and obligations of SBRHT shall not be considered the debts, liabilities and obligations of any of the Parties or their respective officers, employees, agents or volunteers, or the personal debts, liabilities and obligations of the Directors, officers or employees of SBRHT.
1. Indemnification. The SBRHT shall defend, indemnify and hold harmless each Party, its officials, officers, agents, employees, representatives and volunteers (the "Indemnitees") from and against any loss, injury, claim, lawsuit, liability, expense, or damages of any kind or nature (collectively, "Claims") brought by a third party which arises out of or in connection with SBRHT's administration of this Agreement, including such third party claims arising out of or in connection with any Indemnitees acting within their authorized capacity as an officer, agent, employee, representative or volunteer of SBRHT. The SBRHT's duty to defend and indemnify under this Section shall not extend to Claims otherwise arising out of the Indemnitees' own active negligence, ~~omissions~~ or willful misconduct, whether in whole or part. The SBRHT shall finance its obligation pursuant to this Subsection by establishing a liability reserve fund, and/or by

purchasing commercial insurance, and/or by joining a joint powers insurance authority (JPIA) as determined by the Board. In the event the SBRHT's financial obligations to indemnify, defend and hold harmless, pursuant to this Subsection, exceed the liability reserve fund and/or the proceeds from any applicable insurance and/or JPIA coverage maintained by the SBRHT (hereinafter "Unfunded Liability"), a Party or Parties may meet and confer with SBRHT in good faith to negotiate alternative means or mechanisms by which SBRHT may fund such Unfunded Liability; however, in no event shall the event of an Unfunded Liability relieve, limit or waive SBRHT's obligations of indemnity or defense to each Party as first set forth above in this Section. Nothing herein shall obligate any Party to indemnify or hold harmless SBRHT for any Unfunded Liability.

2. Assignment. ~~Each Party shall assign to the SBRHT its rights, title, and interest to recover damages from any third party for Claims arising out of this Agreement, to~~ To the extent ~~that the SBRHT has met~~ satisfied its obligations to defend and indemnify ~~such Party pursuant to this Section.~~ a Party under this Section, such Party shall cooperate with SBRHT in the pursuit of recovery of damages for Claims arising out of this Agreement from any third party, provided that nothing herein shall require a Party to assign or waive any legal rights, compromise its insurance coverage, or relinquish control over its claims without its express written consent.
3. Survival. SBRHT's duty to defend, indemnify and hold harmless shall survive and continue in full force and effect after withdrawal of any Party from this Agreement, including as to the withdrawing Party, or termination of this Agreement for any reason with respect to any Claims that occurred before the date of such withdrawal or termination.

Section 10. Admission and Withdrawal of Parties.

- (a) Admission of New Parties. It is recognized that additional public agencies other than the original Parties, may wish to join SBRHT after the Effective Date. The County of Los Angeles and any city within the SBCCOG may become a Party to SBRHT upon such terms and conditions as are established by the Board of Directors. As a condition precedent to becoming a Party more than six months after the Effective Date, an eligible entity may thereafter become a Party to this Agreement; provided that (1) this Agreement is adopted by its governing body and (2) the eligible entity pays a late joining fee. The late joining fee shall be calculated by totaling the annual fee the eligible entity would have paid under this Agreement had it been a Party in all years prior and up until the Effective Date. Notwithstanding the foregoing, an eligible entity's late joining fee shall not exceed two times the amount of the applicable annual administrative fee existing at the time it becomes a Party. Payment shall be due within 30 days of receipt of an invoice from SBRHT.
- (b) Withdrawal from SBRHT. A Party may withdraw from SBRHT at any time upon its governing body's adoption of a resolution stating the Party's intent to withdraw from SBRHT and written notice of withdrawal accompanied by an executed copy of the resolution of intent

to the SBRHT. The withdrawal of any Party, unless otherwise provided by the Board of Directors, shall be subject to the following prerequisites and conditions:

1. The withdrawal shall be effective immediately upon receipt by the SBRHT of the written notice of withdrawal, subject to subsection (2) below.
2. If the withdrawal notice is received by the SBRHT less than ninety (90) days before the start of a fiscal year or after the commencement of a fiscal year but before payment of that year's Section 7(c) contribution, the withdrawal shall not be effective unless and until the withdrawing Party has fully paid that fiscal year's contribution; otherwise, the notice of withdrawal shall be null and void.
3. Unless otherwise provided by a unanimous vote of the Board of Directors, withdrawal shall result in the forfeiture of that Party's rights and claims relating to distribution of property and funds upon termination of SBRHT as set forth in Section 2 above. Withdrawn members shall not be entitled to any reimbursement of Fees.
4. Withdrawal of a Party will not relieve that Party of prior financial obligations of liabilities unless otherwise approved by the Board.

Section 11. Notices.

- (a) Notices required or permitted hereunder shall be sufficiently given if made in writing and delivered either personally or by registered or certified mail, postage prepaid, to the persons and entities listed at the addresses set forth in Exhibit A, or to such other address as may be designated in writing to SBRHT for formal notice.

Section 12. Miscellaneous.

- (a) Section Headings. The section headings herein are for convenience only and are not to be construed as modifying or governing or in any manner affecting the scope, meaning or intent of the provisions or language of this Agreement.
- (b) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same Agreement.
- (c) Laws Governing. This Agreement is made in the State of California under the Constitution and laws of such State and shall be construed and enforced in accordance with the laws of California.
- (d) Severability. Should any part, term, portion or provision of this Agreement, or the application thereof to any person or circumstance, be held to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual it shall be deemed severable, and the ~~remainder~~remainder of this Agreement or the application thereof to other persons or circumstances shall continue to constitute the Agreement the Parties intended to enter into in the first instance.

(e) Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the respective Parties. No Party may assign any right or obligation hereunder without the written consent of a majority of the other Parties.

Section 13. Sunset Date.

In the event that a source of funding is not identified and funding not obtained to cover SBRHT's administrative costs on or before December 31, 2026, this Agreement will on that date expire automatically and be null and void without further action of the Parties.

IN WITNESS THEREOF, the Parties hereto have caused this Agreement to be executed and attested by their duly authorized officers as follows:

CITY OF REDONDO BEACH,
a chartered municipal corporation of the
State of California

James A. Light, Mayor

Date

ATTEST:

Eleanor Manzano, City Clerk

Date

APPROVED AS TO FORM:

Joy A. Ford, City Attorney

Date

_(NAME OF CITY)

BY: (NAME/TITLE OF CITY
OFFICER)

Dated: _____

ATTEST:

(NAME) City Clerk _____ Date

APPROVED AS TO FORM:

By: _____

_____ (NAME) City Attorney _____ Date

EXHIBIT A

Parties to this Agreement and their Addresses for notice pursuant to Section 11 are as follows:

City of Redondo Beach
City Manager's Office
415 Diamond Street
Redondo Beach, CA 90277
Attention: Jane Chung

City of Torrance
3031 Torrance Boulevard

Torrance, California 90503

cc: Aram Chaparyan, City Manager

Danny Santana, Assistant City Manager

Patrick Sullivan, City Attorney

Michelle Ramirez, Community Development Director



City Council Agenda Statement

Meeting Date: March 3, 2026

Agenda Heading: Staff Presentations

Item Number: D.7

TITLE:

Investment Portfolio Report for December 2025

RECOMMENDATION:

1. Receive and file the Investment Portfolio Report dated December 2025.
2. Alternatively, discuss and take other action related to these items.

FISCAL IMPACT:

None

BACKGROUND:

The Treasury Department provides an Investment Portfolio Report presented to City Council on a quarterly basis. This current report includes the status of Treasury investment activities and related economic indicators as of December 2025.

DISCUSSION:

See attached Investment Portfolio Report.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

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

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

PREPARED BY:

Dino Marsocci, Treasury & Customer Services Manager

Presentation of Investment Portfolio Report for December 2025

March 3, 2026

Page 2 of 2

REVIEWED BY:

Paul Chung, Chief Financial Officer

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. December 2025 Portfolio Report



City of El Segundo Investment Portfolio Report December 2025

Certified By:
Chief Financial Officer / City Treasurer

Table of Contents

1. CMTA Certification of City Investment Policy
2. Portfolio
3. Transactions
4. Compliance
5. LAIF
6. City Cash Flows
7. Economic Environment
8. Annex



1. City of El Segundo Investment Policy Certified by CMTA

California Municipal Treasurers Association



Investment Policy Certification



Issued on 12/12/2025

City of El Segundo

The California Municipal Treasurers Association certifies that the investment policy of the City of El Segundo complies with the current State statutes governing the investment practices of local government entities located within the State of California.



Nadia Fuser

President

12/12/2025

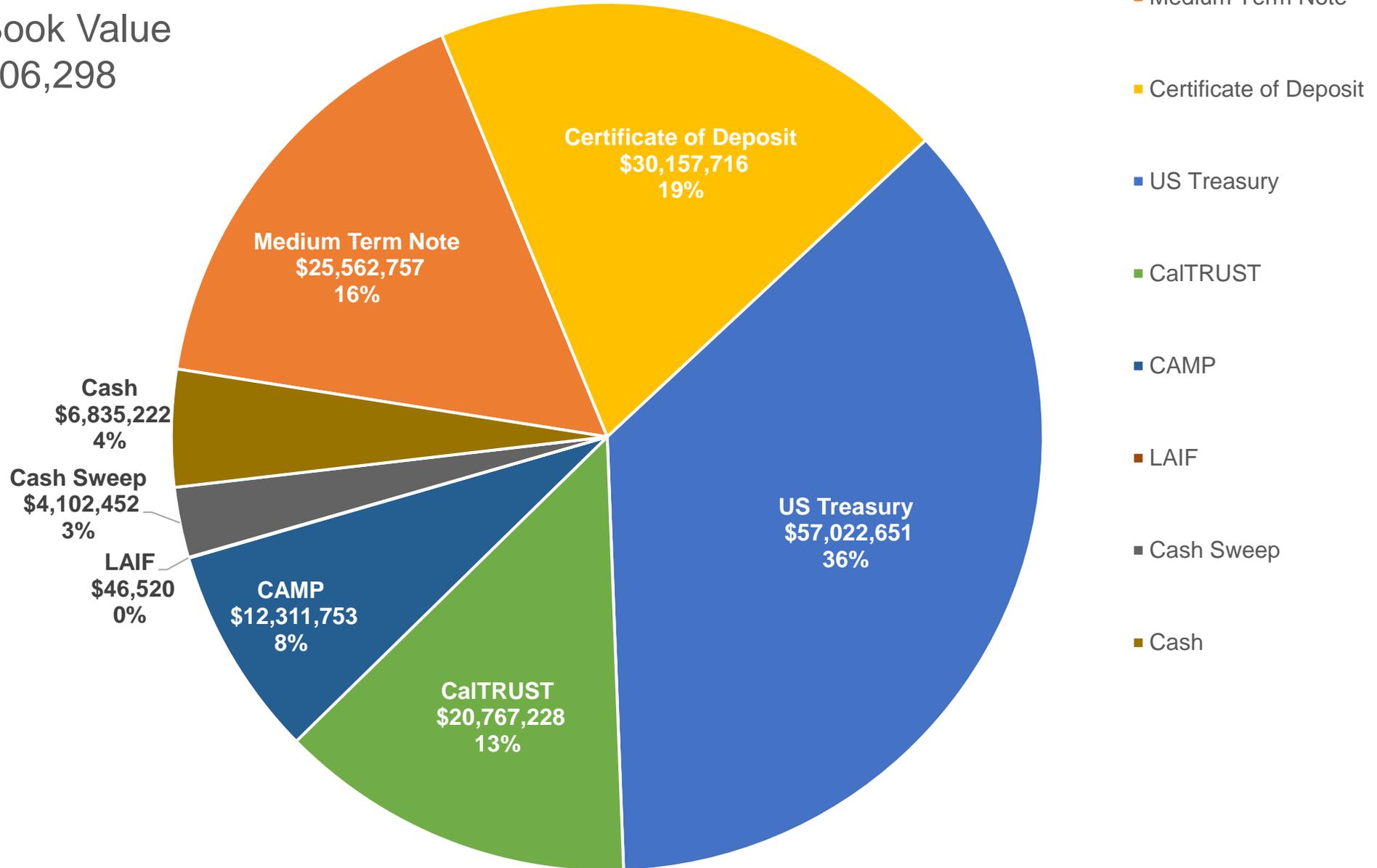
Date



2. Portfolio

Investment by Security Type - December 2025

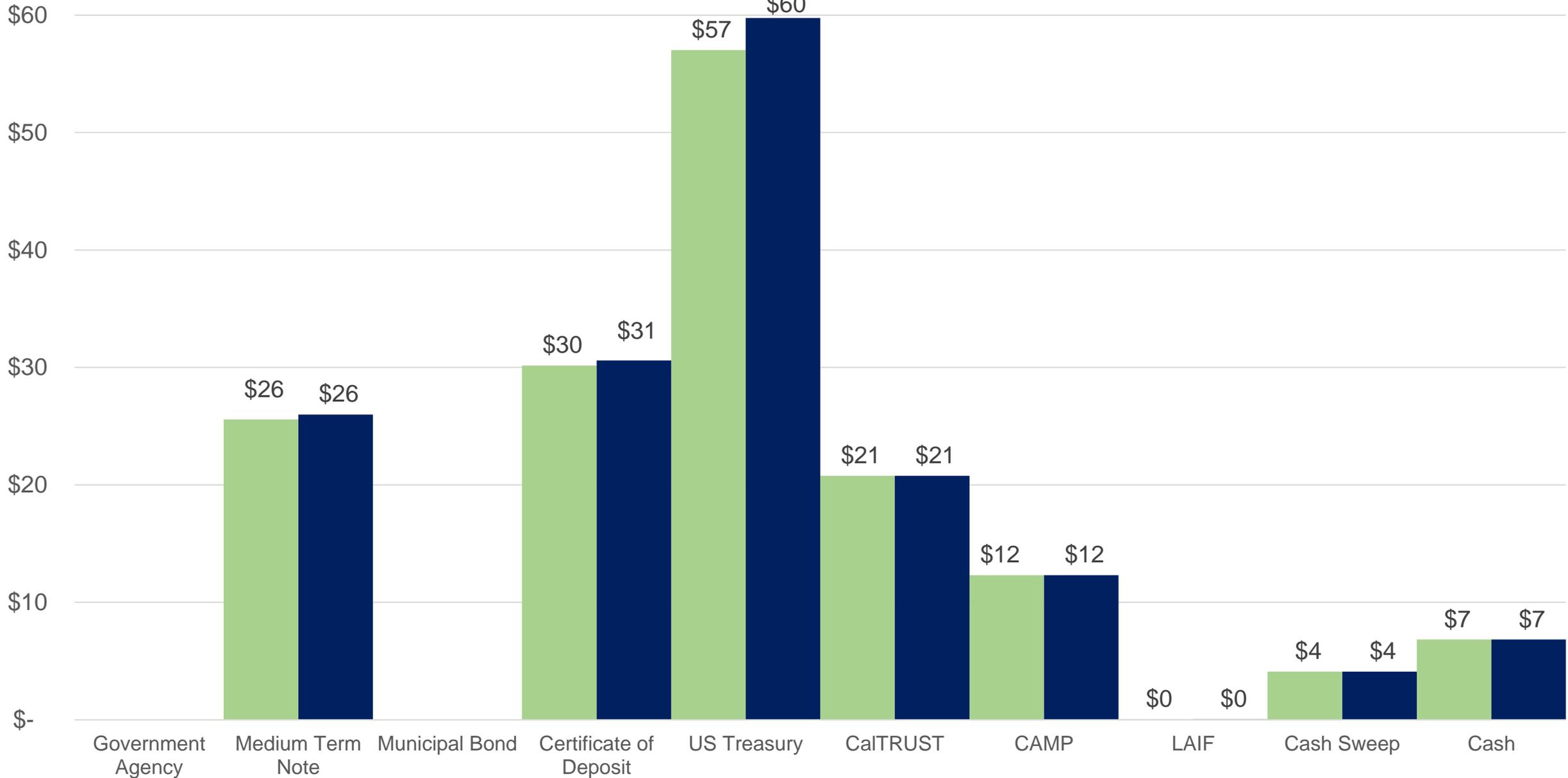
Portfolio Book Value
\$156,806,298



Portfolio Summary

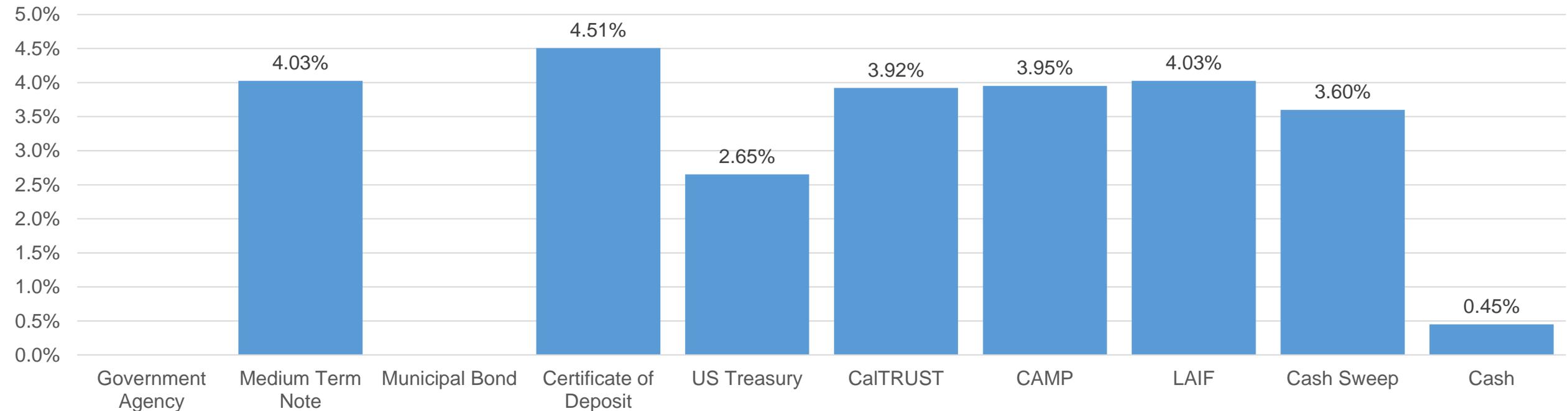
As of December 2025

Millions

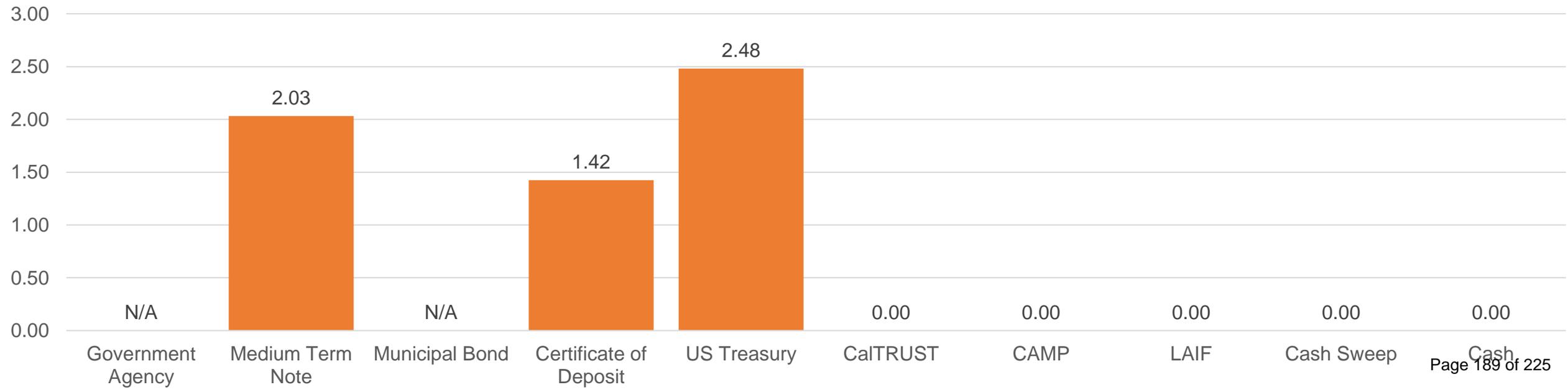


■ Book Value ■ Market Value

Portfolio Weighted Average Yield



Portfolio Weighted Average Maturity



Total Portfolio as of December 2025

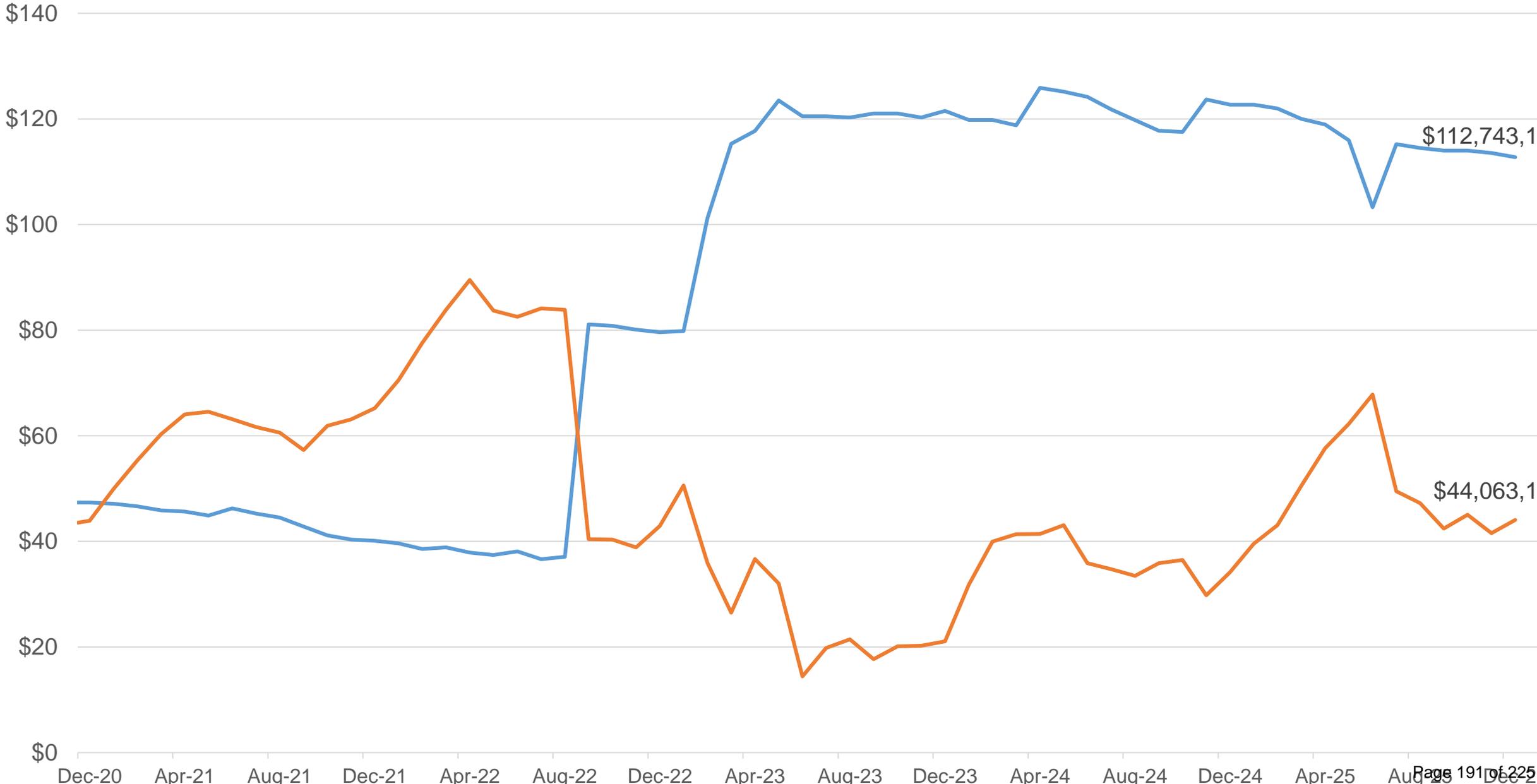
Millions



Portfolio Through Time

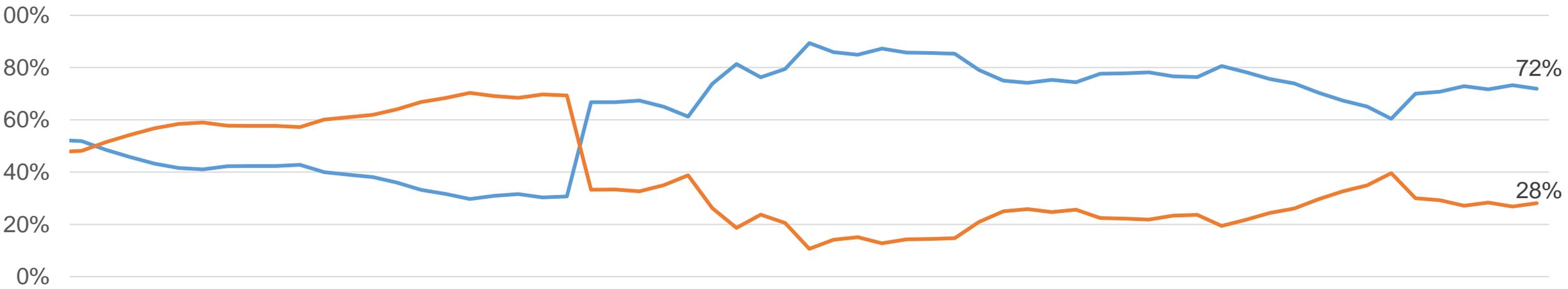
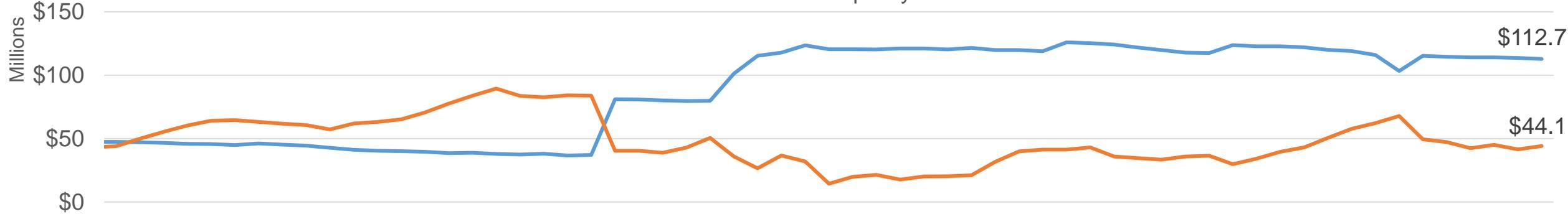
— Reserve — Liquidity

Millions

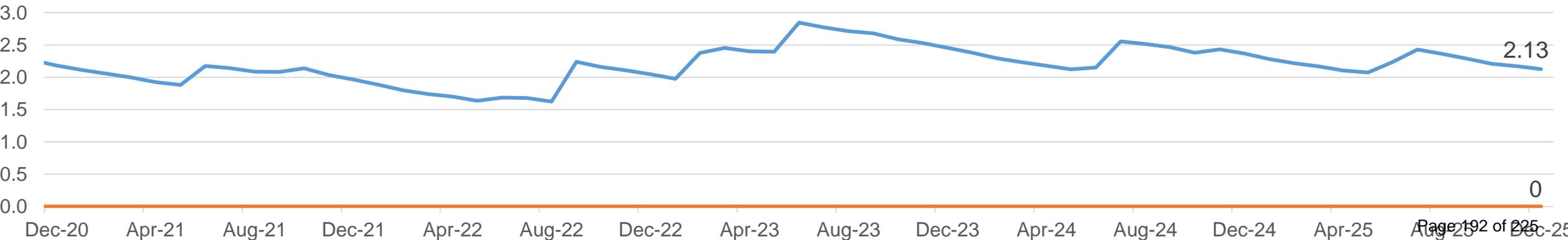


Portfolio Through Time

— Reserve — Liquidity

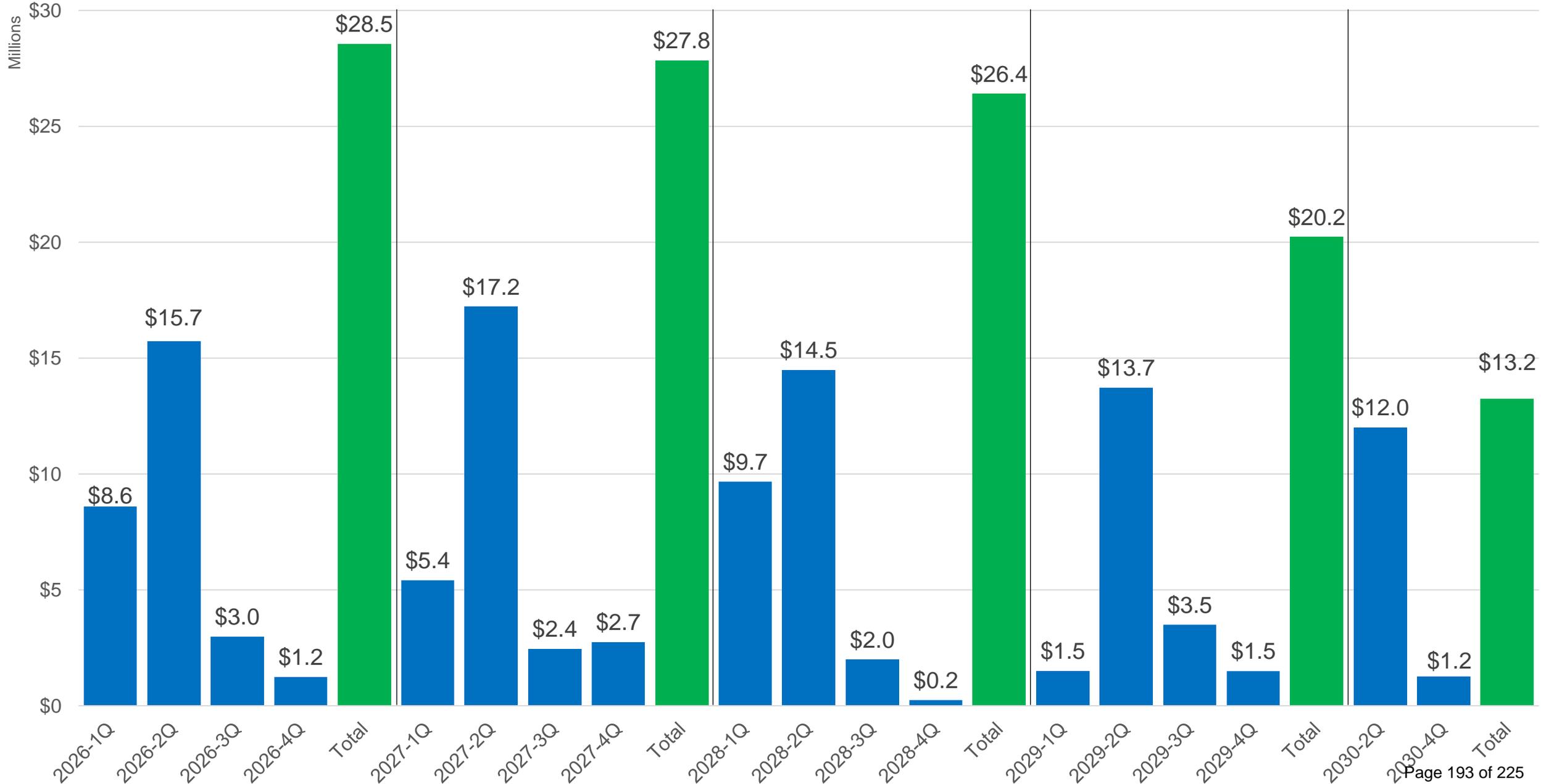


Weighted Average Maturity



Reserve Portfolio Ladder by Quarter (in Millions)

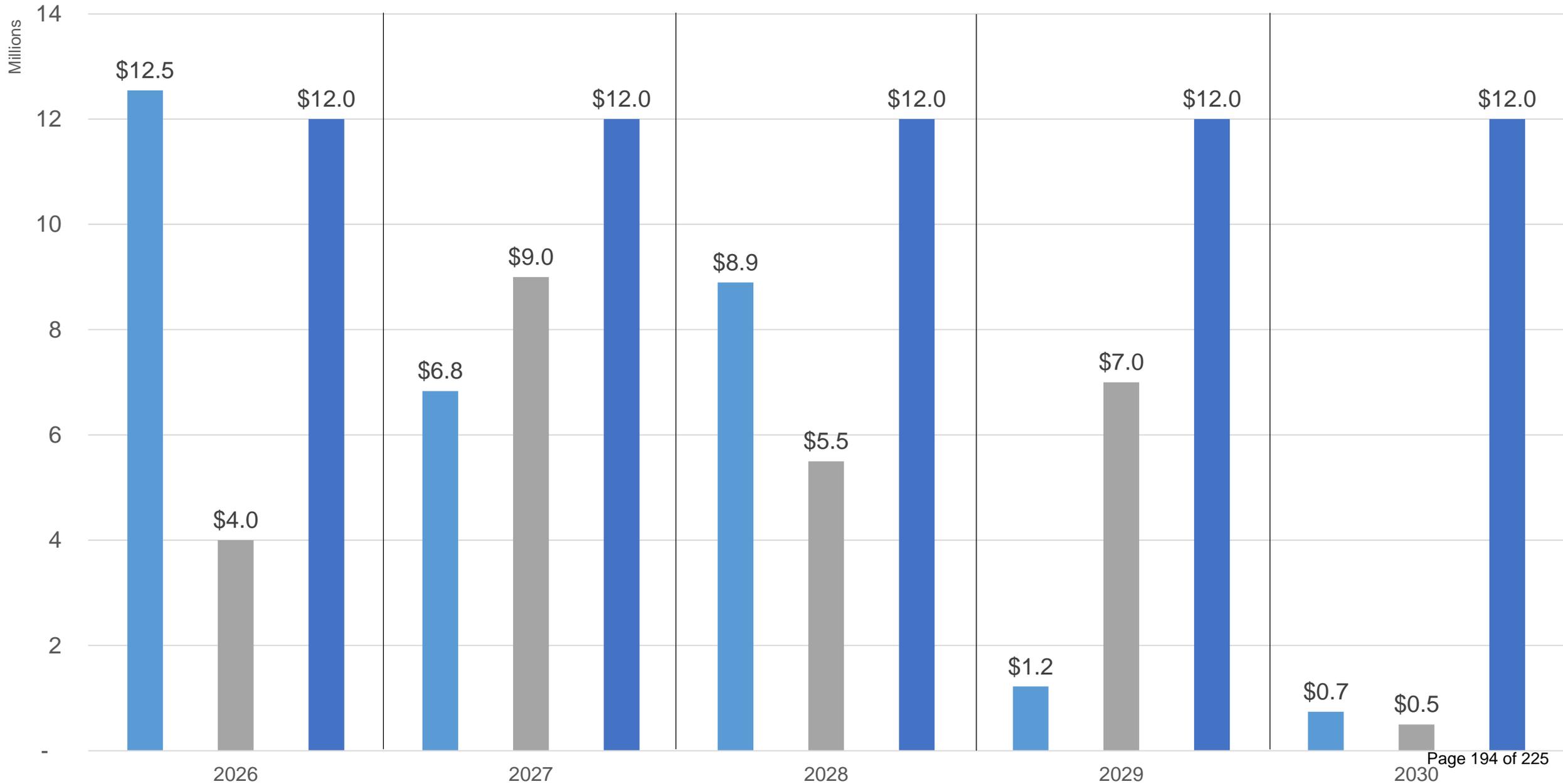
As of December 2025



Ladder Diversification

As of December 2025

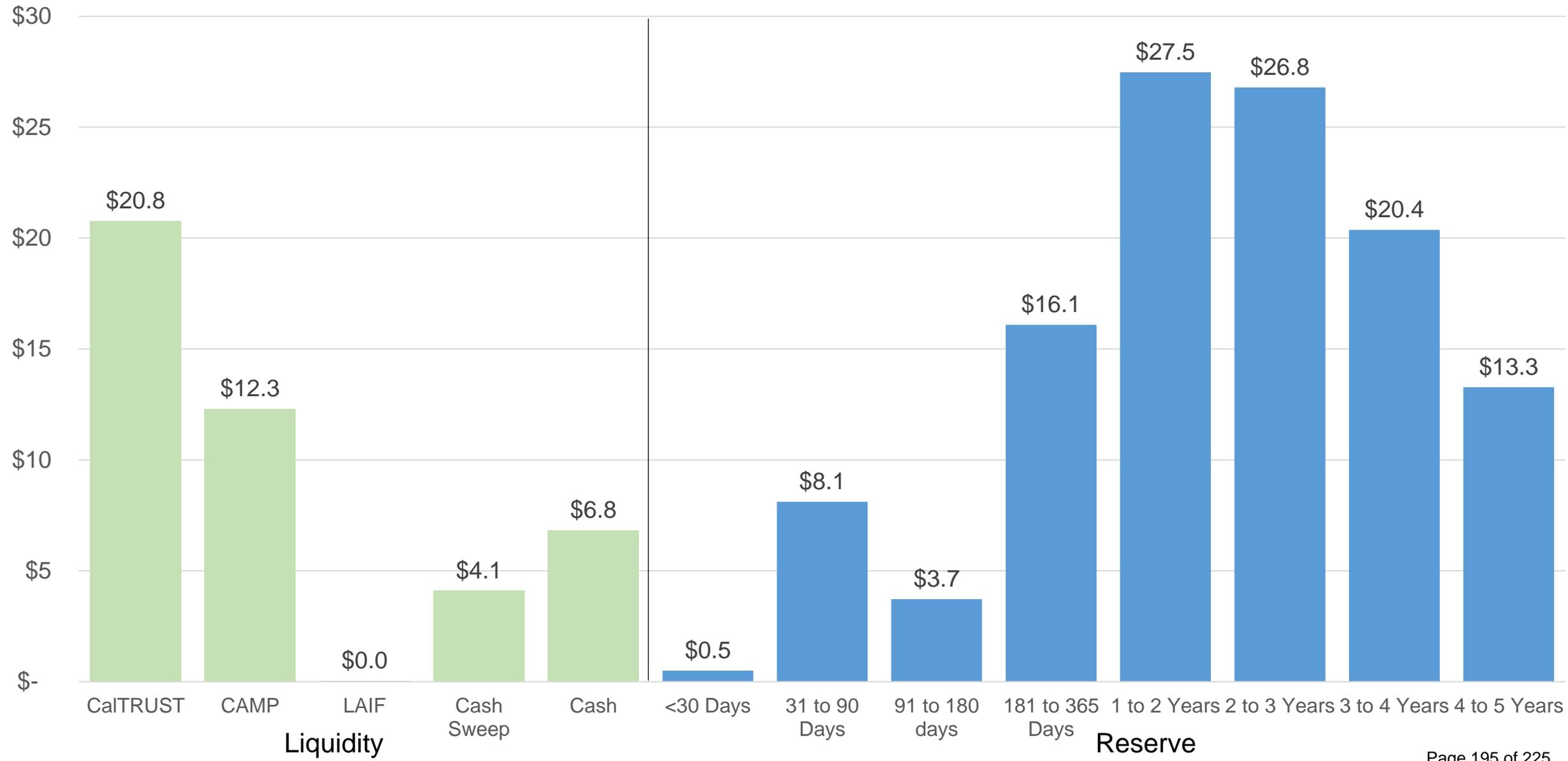
■ Certificate of Deposit ■ Government Agency ■ Medium Term Note ■ Municipal Bond ■ US Treasury



Investments by Maturity Date

As of December 2025

Millions



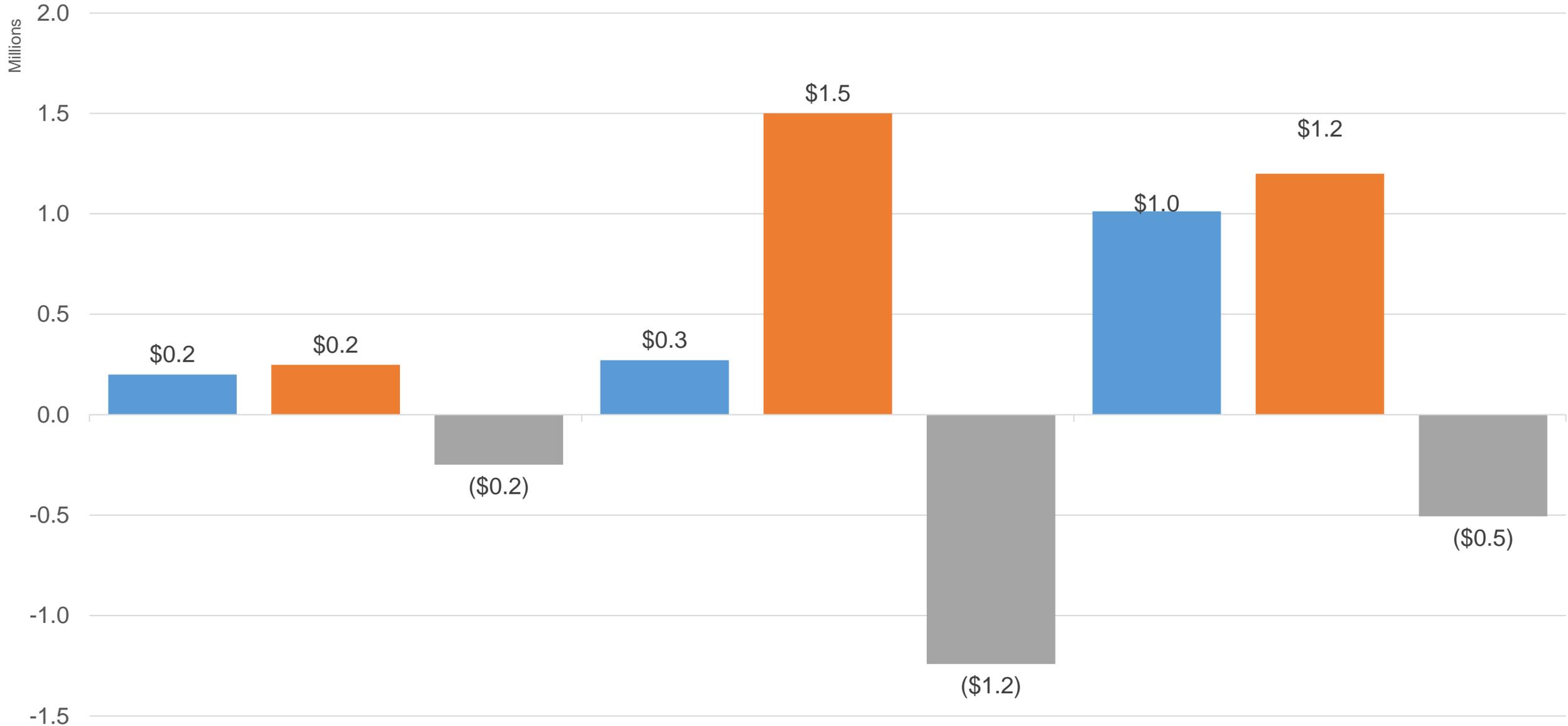


3. Transactions

Transaction Summary

Prior 3 Months

Interest Earned Maturities (Purchases)



Oct-25

Nov-25

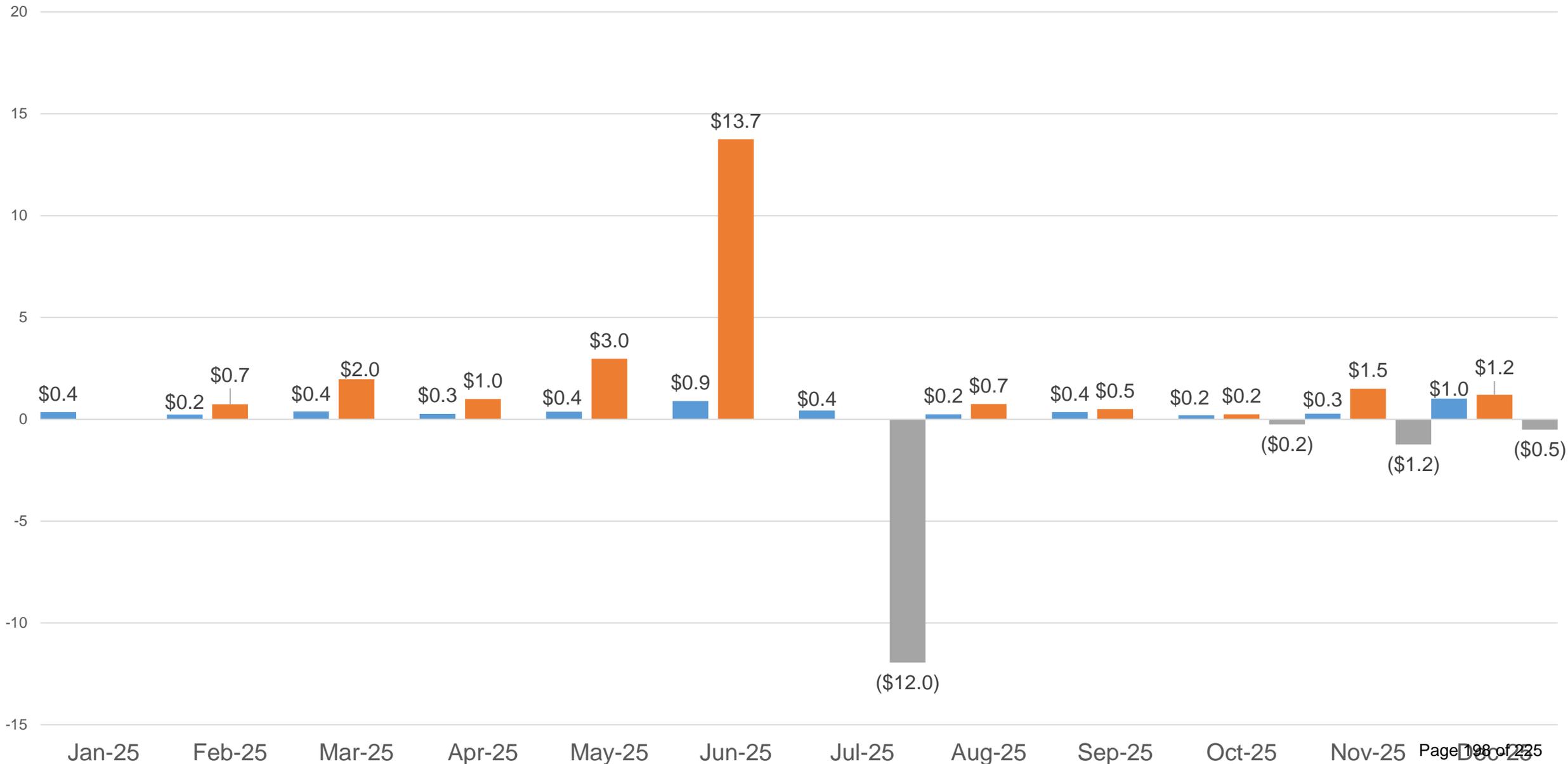
Dec-25

Interest Received

As of December 2025

■ Interest Earned ■ Maturities ■ (Purchases)

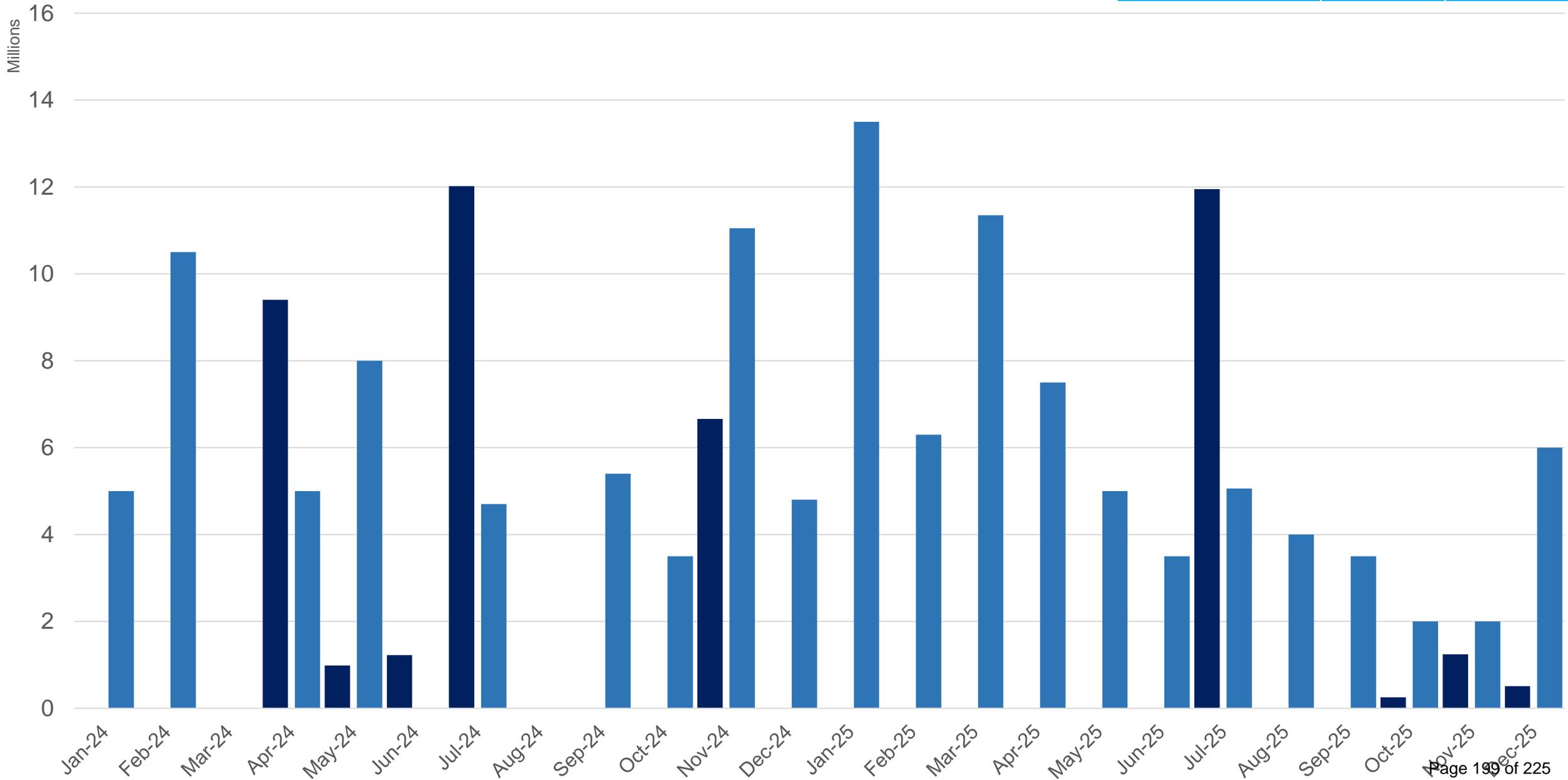
Millions



Investment Purchases & Liquidity Investments

Investments over past	12 months	24 Months
Purchases	\$14M	\$44.2M
Liquidity Investments	\$69.7M	\$127.7M

■ Purchases ■ Liquidity Investments





4. Compliance

Asset Class Compliance

As of December 2025

Security Type	In Compliance?	Max Weight	Weight	Book Value	Market Value	Par Value
CalTRUST	Y	100%	12.95%	\$20,767,228	\$20,767,228	\$20,767,228
CAMP	Y	100%	7.68%	\$12,311,753	\$12,311,753	\$12,311,753
LAIF	Y	100%	0.03%	\$46,520	\$46,520	\$46,520
Cash Sweep	Y	100%	2.56%	\$4,102,452	\$4,102,452	\$4,102,452
Cash	Y	100%	4.26%	\$6,835,222	\$6,835,222	\$6,835,222
Government Agency	Y	100%	0.00%	\$0	\$0	\$0
Medium Term Note	Y	30%	16.21%	\$25,562,757	\$25,991,570	\$26,000,000
Municipal Bond	Y	100%	0.00%	\$0	\$0	\$0
Certificate of Deposit	Y	30%	19.07%	\$30,157,716	\$30,585,348	\$30,241,000
US Treasury	Y	100%	37.25%	\$57,022,651	\$59,750,520	\$60,000,000
Totals			100.00%	\$156,806,298	\$160,390,612	\$160,304,174

Analysis of B-Rated Medium Term Notes

Medium Term Notes	Maturity	S&P Rating	Moody Rating	Notes
3M COMPANY	08/26/2029	BBB+	A3	Upgraded to BBB+ March 2025 due to reduced leverage exposure; Short-Term debt rating is A-2
ALTRIA GROUP INC	02/14/2029	BBB+	A3	Upgraded to BBB+ since investment in term note (S&P rating was BBB at time of investment)
CITIGROUP INC	05/01/2026	BBB+	A3	Moody's (A3) and Fitch (A rating) provide counterweight to S&P BBB+, which is still listed as "Stable"
INTEL CORP	02/10/2026	BBB	BAA2	Government investment makes possible distress unlikely; maturing in February 2026
WELLS FARGO	07/22/2027	BBB	A3	S&P Outlook listed as positive, Moody's A3, Fitch rating is A-

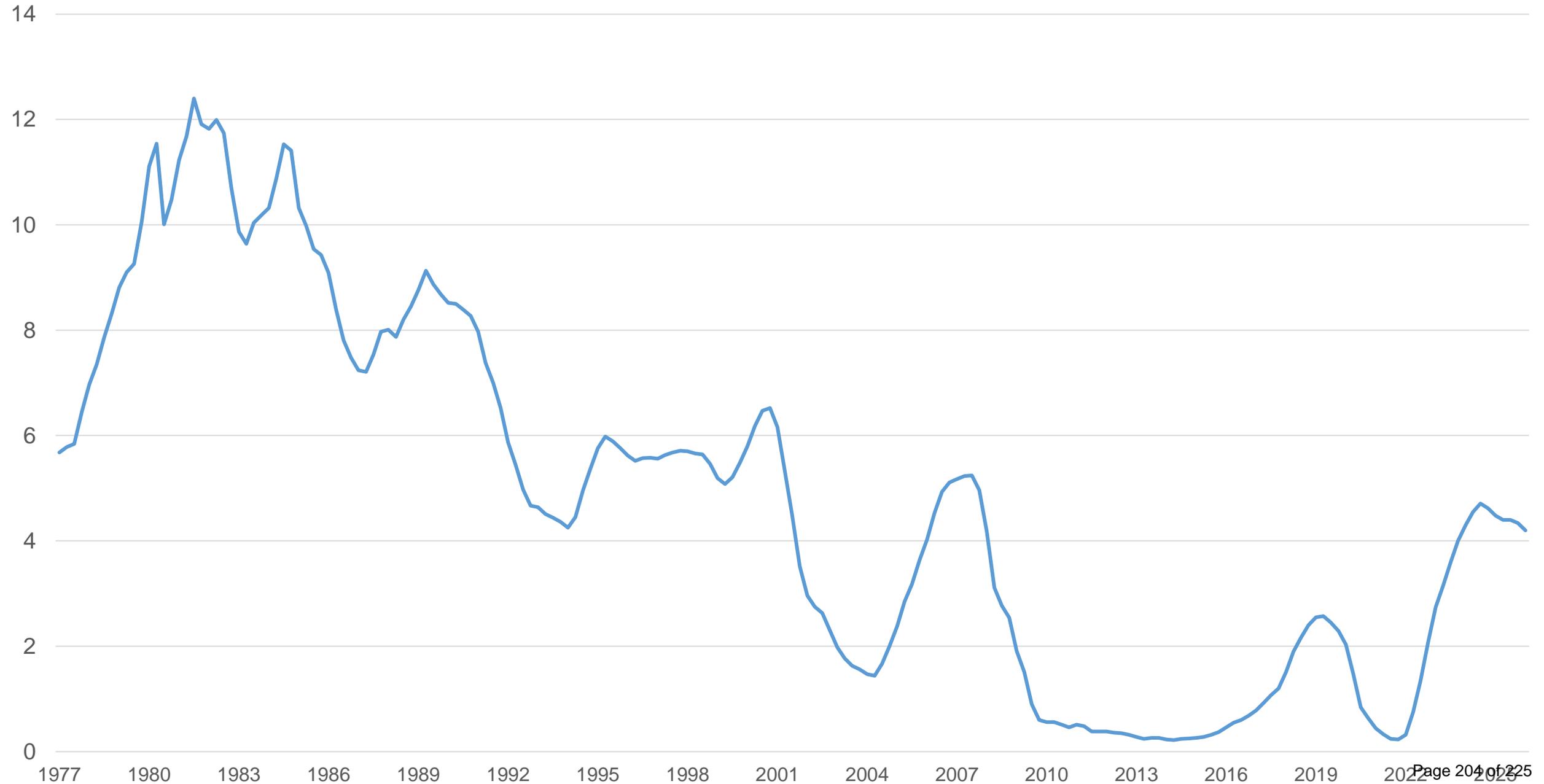


CITY OF
EL SEGUNDO

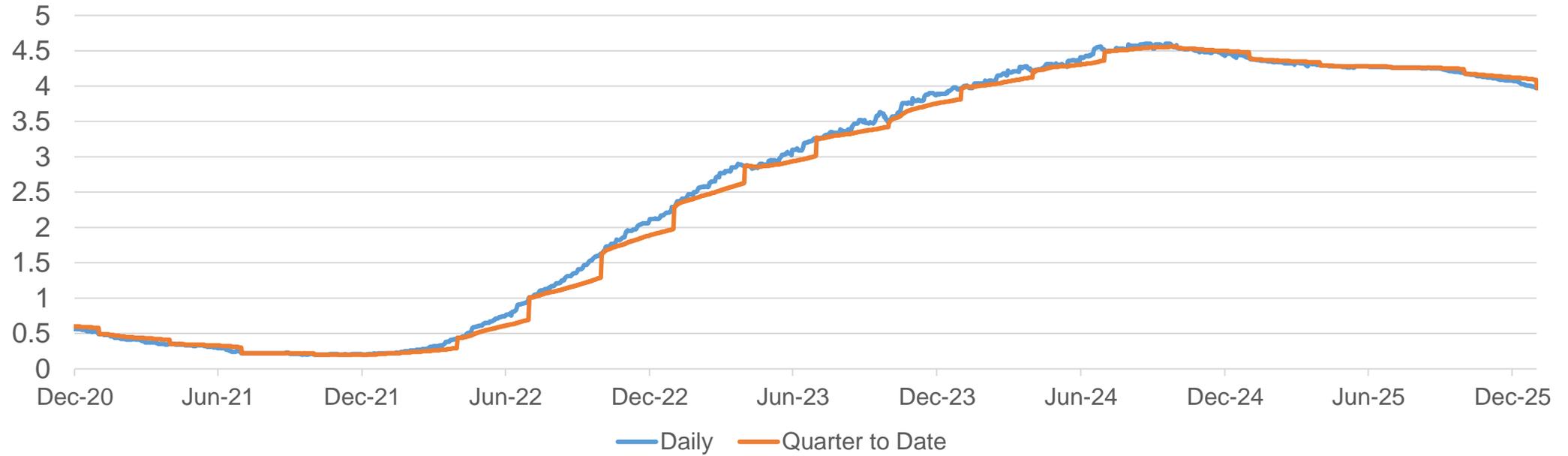
5. LAIF

LAIF Apportionment Rates

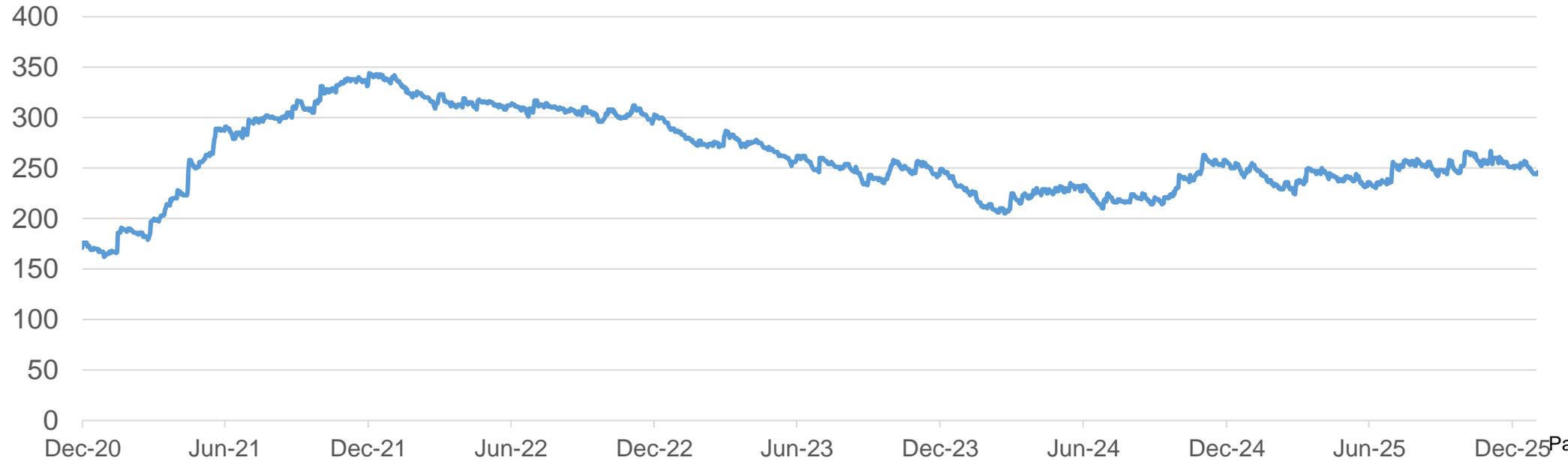
As of December 2025



LAIF % Diagnostics



LAIF Average Maturity (Days)



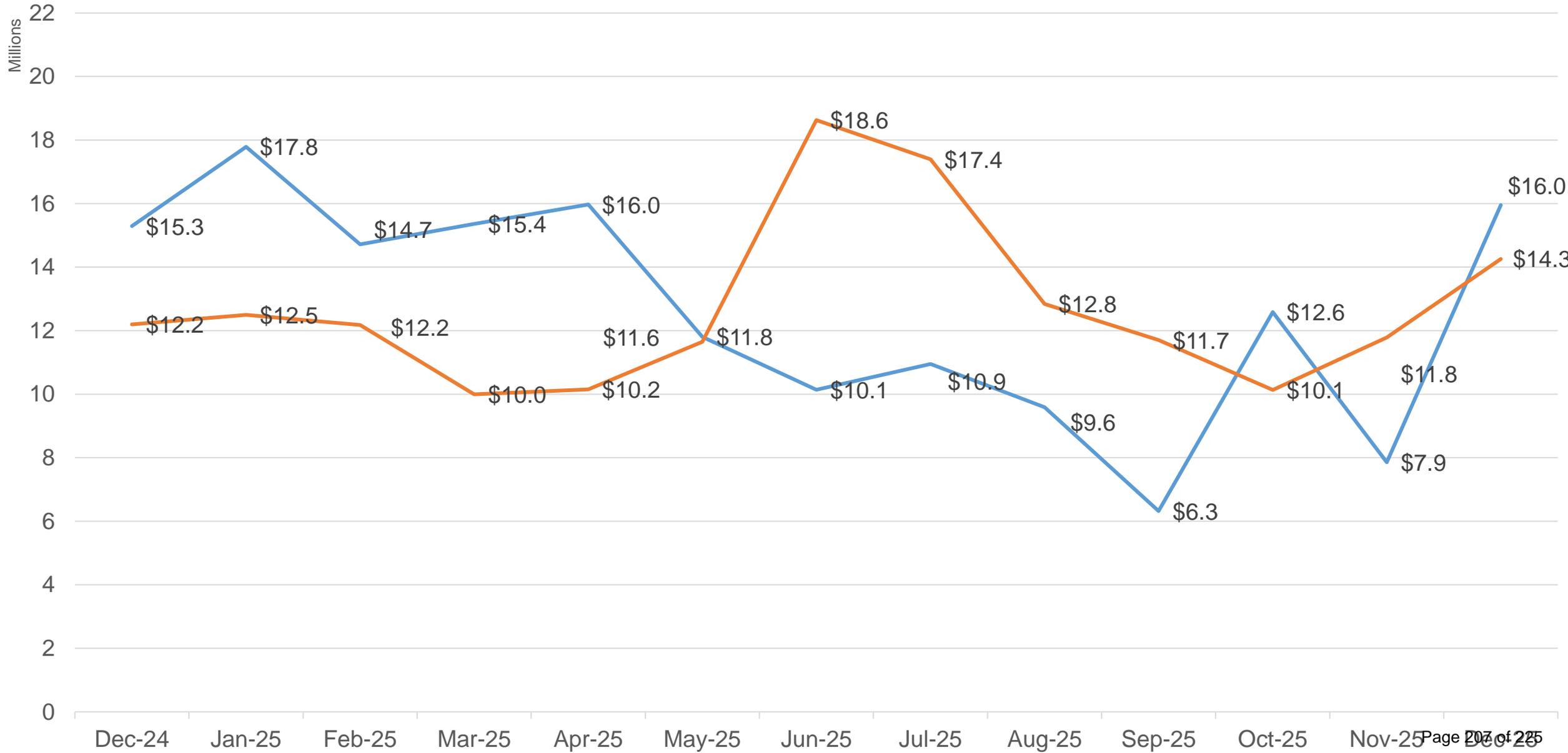


6. City Cash Flows

Rolling 13-Month Cash Flow Analysis

As of December 2025

Credits Debits

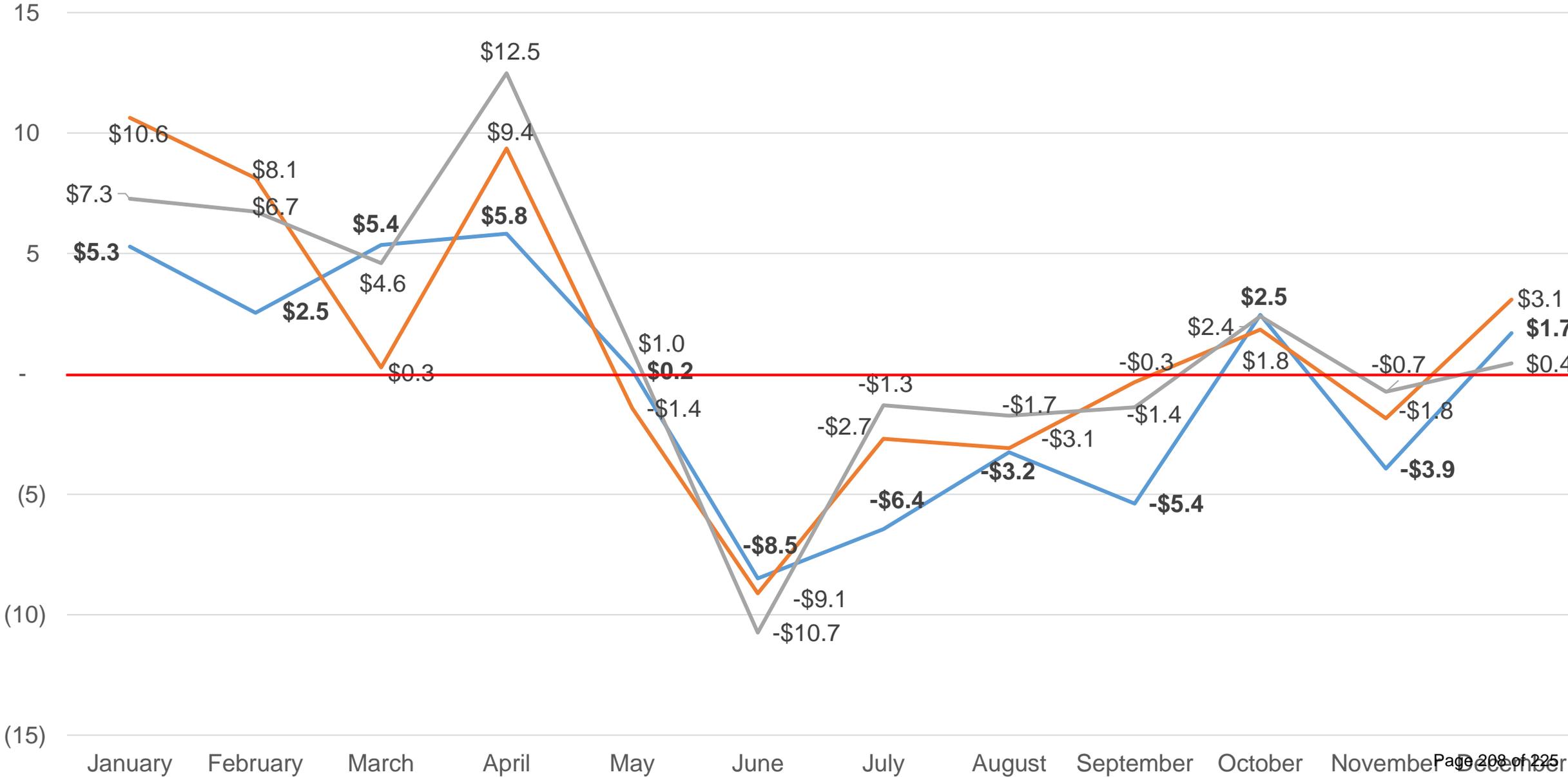


Net Change Cash by Year

As of December 2025

— This Year — Last Year — Two Years Ago

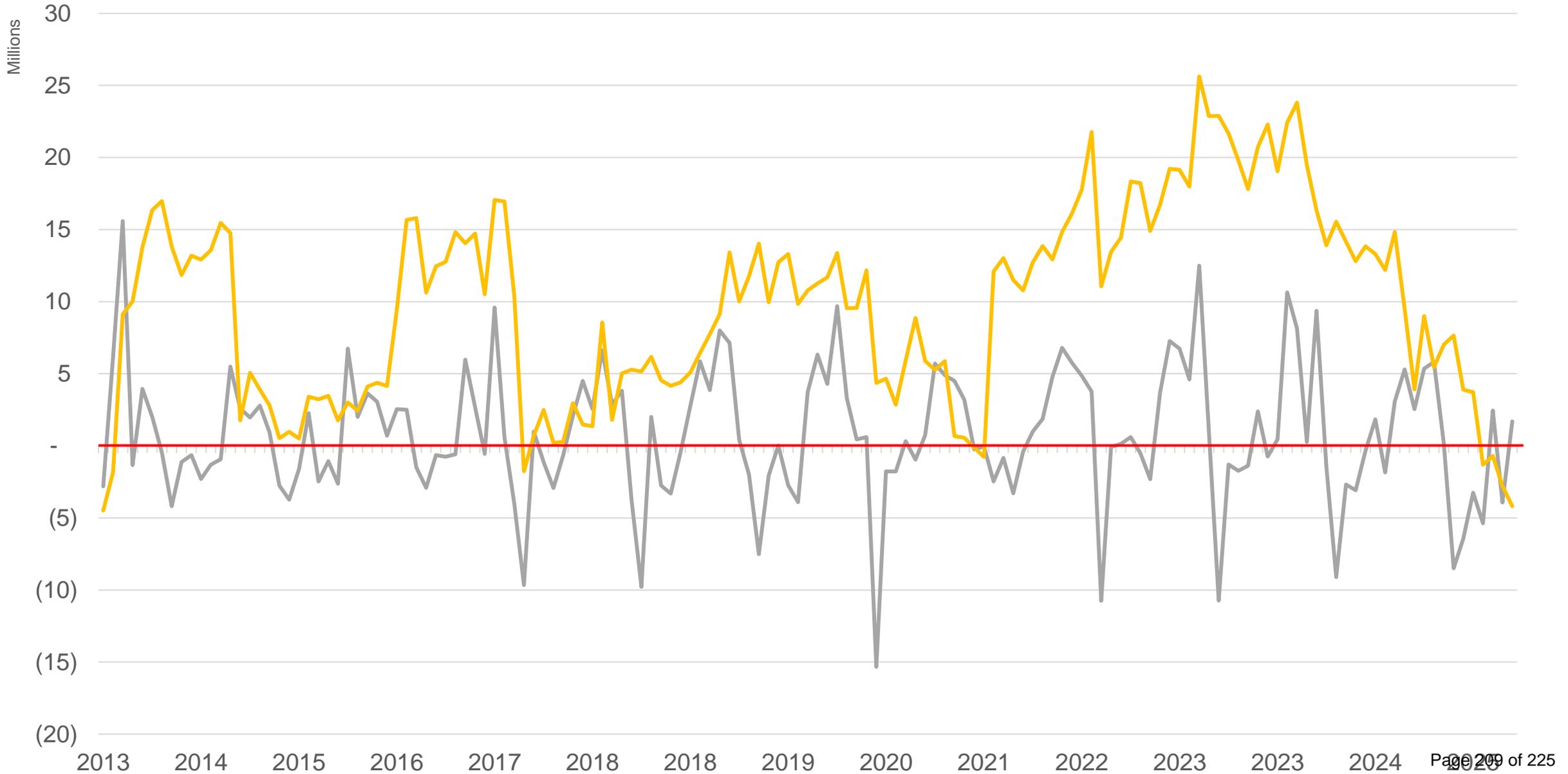
Millions



Historic Drawdowns

As of December 2025

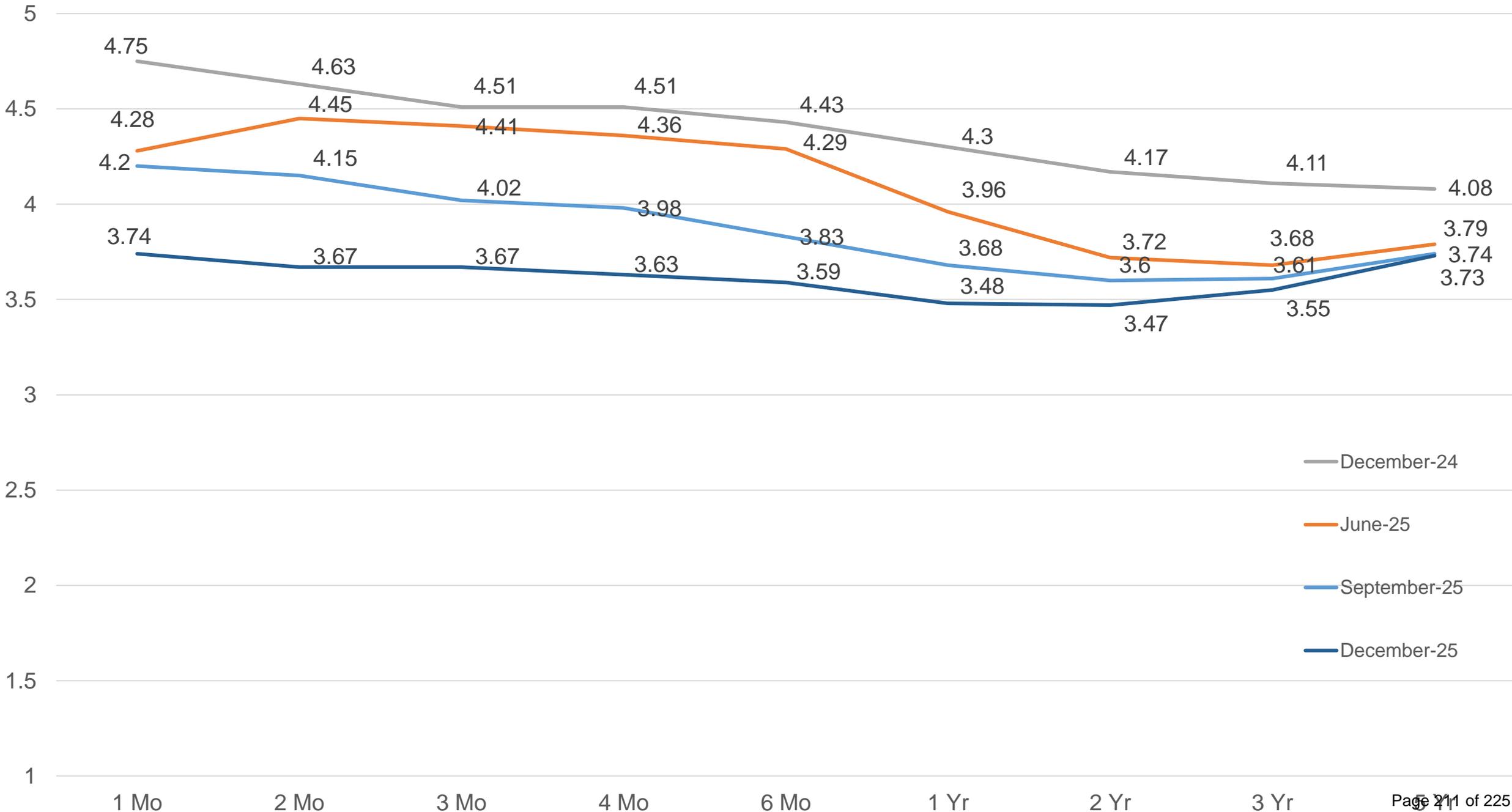
— Delta Cash — Rolling 12-Month Cumulative Drawdown





7. Economic Environment

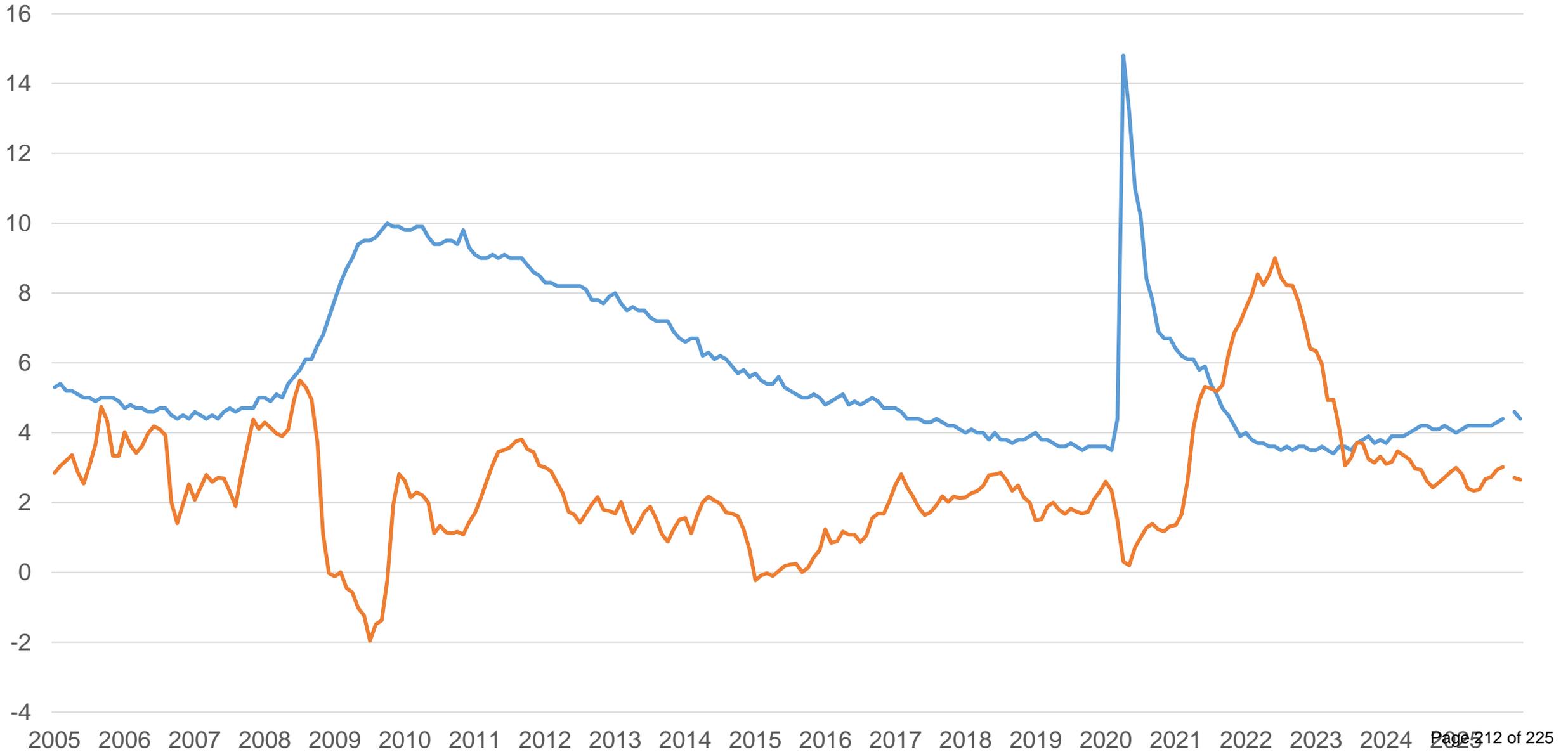
US Treasury Yield Curve



Unemployment vs. Inflation

Through December 2025

— Unemployment % — Inflation %



10-Year Minus 3-Month Treasury Yield Spread As of December 2025



5-Year Breakeven Inflation Prediction

As of December 2025





8. Annex: Portfolio Compliance & Full Portfolio Listing

Rating Compliance

As of December 2025

Security Type	Issuer	CUSIP	S&P Rating	Moody 's Rating	In Compliance?	Market Value	Weight	Maximum % of Portfolio
CaI TRUST	CaI TRUST	CaI TRUST	AA-F	N/A	Y	20,767,228	12.95%	100.00%
CAMP	CAMP	CAMP	AAA m	N/A	Y	12,311,753	7.68%	100.00%
Cash Sweep	Chase	Cash Sweep	N/A	N/A	Y	4,102,452	2.56%	100.00%
Medium Term Note	3M COMPANY	88579YB J9	BBB+	A3	Y	471,355	0.29%	1.00%
Medium Term Note	ALTRIA GROUP INC	022095BD4	BBB+	A3	Y	508,545	0.32%	1.00%
Medium Term Note	AMAZON COM INC	023135CP9	AA	A1	Y	1,016,520	0.63%	1.00%
Medium Term Note	AMERICAN HONDA FIN CORP	02665WED9	A-	A3	Y	1,013,560	0.63%	1.00%
Medium Term Note	APPLE INC	037833EC0	AA+	AAA	Y	475,560	0.30%	1.00%
Medium Term Note	ASTRAZENECA FINANCE LLC L P	04636NAA1	A+	A1	Y	494,885	0.31%	1.00%
Medium Term Note	BANK NOVA SCOTIA B C	06418BAE8	A-	A2	Y	989,230	0.62%	1.00%
Medium Term Note	BANK OF AMERICA CORP	06051GFX2	A-	A1	Y	499,355	0.31%	1.00%
Medium Term Note	BANK OF NY MELLON CORP	06406YAA0	A-	A2	Y	485,610	0.30%	1.00%
Medium Term Note	BLACKROCK FUNDING	09290DAA9	AA-	AA3	Y	511,110	0.32%	1.00%
Medium Term Note	CANADIAN IMP BK COMM	13607HR61	A-	A2	Y	994,920	0.62%	1.00%
Medium Term Note	CITIGROUP INC	172967KN0	BBB+	A3	Y	499,055	0.31%	1.00%
Medium Term Note	COMCAST CORP	20030NBW0	A-	A3	Y	984,590	0.61%	1.00%
Medium Term Note	DEERE JOHN CAPITAL	24422EWR6	A	A1	Y	1,019,150	0.64%	1.00%
Medium Term Note	DEUTSCHE BK AG N Y	25160PAM9	A	A1	Y	1,023,790	0.64%	1.00%
Medium Term Note	HONEYWELL INTERNATIONAL	438516BU9	A	A2	Y	477,135	0.30%	1.00%
Medium Term Note	IBM CORP	459200AS0	A-	A3	Y	1,049,710	0.65%	1.00%
Medium Term Note	INTEL CORP	458140CD0	BBB	BAA2	Y	1,000,630	0.62%	1.00%
Medium Term Note	MERCK CO INC	58933YAX3	A+	AA3	Y	492,035	0.31%	1.00%
Medium Term Note	META PLATFORMS INC	30303MAB8	AA-	AA3	Y	501,055	0.31%	1.00%
Medium Term Note	MITSUBISHI UFJ FIN GRP	606822AJ3	A-	A1	Y	991,860	0.62%	1.00%
Medium Term Note	MORGAN STANLEY	61746BDZ6	A-	A1	Y	499,930	0.31%	1.00%
Medium Term Note	PEPSICO INC	713448EL8	A+	A1	Y	477,235	0.30%	1.00%
Medium Term Note	PHILIP MORRIS INTL INC	718172DN6	A-	A2	Y	508,490	0.32%	1.00%
Medium Term Note	PNC BANK NA	69349LAS7	A-	A2	Y	472,140	0.29%	1.00%
Medium Term Note	REGENCY CENTERS LP	75884RAZ6	A-	A3	Y	479,500	0.30%	1.00%
Medium Term Note	ROYAL BK CDA	78016EZD2	A	A1	Y	998,850	0.62%	1.00%
Medium Term Note	SCHWAB CHARLES CORP	808513CJ2	A-	A2	Y	528,820	0.33%	1.00%
Medium Term Note	SIMON PROPERTY GROUP LP	828807DF1	A	A3	Y	472,650	0.29%	1.00%
Medium Term Note	SUMITOMO MITSUI FINL GRP	86562MAY6	A-	A1	Y	991,740	0.62%	1.00%
Medium Term Note	TARGET CORP	87612EBH8	A	A2	Y	491,260	0.31%	1.00%
Medium Term Note	TORONTO DOMINION BANK	89115A2M3	A-	A2	Y	1,022,640	0.64%	1.00%
Medium Term Note	TOSCO CORP	891490AR5	A-	A2	Y	1,033,390	0.64%	1.00%
Medium Term Note	TOYOTA MTR CR CORP FR	89236TKL8	A+	A1	Y	1,029,890	0.64%	1.00%
Medium Term Note	US BANCORP	91159HHW3	A-	A3	Y	481,475	0.30%	1.00%
Medium Term Note	WELLS FARGO COMPANY	94974BGL8	BBB	A3	Y	1,003,900	0.63%	1.00%
US Treasury	U S TREASURY NOTE	912828ZV5		AA1	Y	11,482,920	7.16%	100.00%
US Treasury	U S TREASURY NOTE	91282CCJ8	N/A	AA1	Y	11,843,880	7.38%	100.00%
US Treasury	U S TREASURY NOTE	91282CHK0	N/A	AA1	Y	12,140,640	7.57%	100.00%
US Treasury	U S TREASURY NOTE	91282CHF1	N/A	AA1	Y	12,029,520	7.50%	100.00%
US Treasury	U S TREASURY NOTE	91282CKX8	N/A	AA1	Y	12,253,560	7.64%	100.00%

Portfolio

As of December 2025

Security Type	Issuer	Days to Maturity	Coupon	Book Value	Market Value	Par Value	Unrealized P/L
CalTRUST	CalTRUST	1	3.96%	20,767,228	20,767,228	20,767,228	0
CAMP	CAMP	1	4.26%	12,311,753	12,311,753	12,311,753	0
LAIF	LAIF	1	4.15%	46,520	46,520	46,520	0
Cash Sweep	Cash Sweep	1	3.71%	4,102,452	4,102,452	4,102,452	0
Cash	Cash	1	0.45%	6,835,222	6,835,222	6,835,222	0
Certificate of Deposit	ACHIEVE FINL CR UN BERLIN	48	4.65%	249,000	249,244	249,000	244
Certificate of Deposit	ADVIA CR UN KALAMAZOO MICH	1001	4.84%	248,000	255,968	248,000	7,968
Certificate of Deposit	AFFINITY BK COVINGTON GA	258	4.52%	249,000	250,658	249,000	1,658
Certificate of Deposit	ALASKA USA FED CR UN ANCHORA	798	4.52%	249,000	253,594	249,000	4,594
Certificate of Deposit	ALL IN FED CR UN DALEVILLE AL	778	4.52%	249,000	253,499	249,000	4,499
Certificate of Deposit	ALLY BK SANDY UTAH	82	5.04%	243,000	243,634	243,000	634
Certificate of Deposit	AMERICAN FIRST CR UN BREA	482	4.36%	249,000	251,483	249,000	2,483
Certificate of Deposit	AUSTIN TELCO FED CR UN TEX	350	4.89%	248,000	251,187	248,000	3,187
Certificate of Deposit	BANK FIVE NINE OCONOMOWOC WIS	810	4.56%	249,000	253,913	249,000	4,913
Certificate of Deposit	BANK OF PERRY CNTY LOBELVILLE	882	4.12%	249,000	256,664	249,000	7,664
Certificate of Deposit	BANK PONTIAC ILL	483	4.22%	244,000	245,911	244,000	1,911
Certificate of Deposit	BANK SIERRA PORTERVILLE CALIF	439	4.55%	244,000	246,799	244,000	2,799
Certificate of Deposit	BANK UTAH OGDEN UTAH	861	4.20%	249,000	251,901	249,000	2,901
Certificate of Deposit	BANKERS BK MADISON WIS	693	4.21%	249,000	251,535	249,000	2,535
Certificate of Deposit	BAXTER CR UN VERNON HILLS IL C D	965	4.76%	248,000	255,125	248,000	7,125
Certificate of Deposit	BEAL BK PLANO TEX	1253	4.57%	244,000	250,986	244,000	6,986
Certificate of Deposit	BEAL BK USA LAS VEGAS NEV	1253	4.57%	244,000	250,986	244,000	6,986
Certificate of Deposit	BELLCO FEDERAL CR UN GREENWOOD	55	4.84%	248,000	248,355	248,000	355
Certificate of Deposit	BLUE RIDGE BK MARTINSVILLE VA	75	4.99%	230,000	230,522	230,000	522
Certificate of Deposit	BMW BK NORTH AMER SALT LAKE	807	4.65%	244,000	249,258	244,000	5,258
Certificate of Deposit	BRENTWOOD BK BETHEL PK PA	76	4.74%	235,000	235,444	235,000	444
Certificate of Deposit	BRIDGEWATER BK BLOOMINGTON MN	819	4.69%	249,000	254,759	249,000	5,759
Certificate of Deposit	CALIFORNIA CR UN GLENDALE	54	4.50%	244,000	244,120	244,000	120
Certificate of Deposit	CAPITAL ONE NATL ASSN VA	638	4.26%	199,800	202,080	200,000	2,280
Certificate of Deposit	CATTLEMENS BK ALTUS OKLA	75	4.74%	249,000	249,588	249,000	588
Certificate of Deposit	CELTIC BK SALT LAKE CITY UTAH	441	4.64%	249,000	252,202	249,000	3,202
Certificate of Deposit	CFBANK FAIRLAWN OHIO	258	4.71%	248,000	249,996	248,000	1,996
Certificate of Deposit	CHARTWAY FED CR UN VA BEACH VA	160	4.87%	248,000	249,302	248,000	1,302
Certificate of Deposit	CHEROKEE ST BK IOWA	65	4.54%	239,922	242,312	242,000	2,390
Certificate of Deposit	CIBC BK USA CHICAGO IL	83	4.99%	243,000	243,615	243,000	615
Certificate of Deposit	CITIZENS BK INC ROBERTSDALE	75	4.89%	248,000	248,675	248,000	675
Certificate of Deposit	CITIZENS ST BK LACROSSE WIS	814	4.60%	249,000	254,197	249,000	5,197
Certificate of Deposit	CITY NATL BK LOS ANGELES	821	4.88%	243,000	249,046	243,000	6,046
Certificate of Deposit	COASTLIFE CR UN CORPUS CHRISTI	44	4.65%	249,000	249,219	249,000	219
Certificate of Deposit	COMMUNITY HERITAGE FINL INC	495	4.36%	249,000	251,535	249,000	2,535
Certificate of Deposit	CONNECTONE BK ENGLEWOOD	82	0.71%	213,854	238,282	240,000	24,427
Certificate of Deposit	COUNTY SCHS FED CR UN VENTURA	76	4.79%	248,000	248,494	248,000	494
Certificate of Deposit	CROSS RIV BK TEANECK N J	139	4.63%	244,000	244,832	244,000	832
Certificate of Deposit	CUSTOMERS BK PHOENIXVILLE PA	90	4.99%	243,000	243,637	243,000	637
Certificate of Deposit	CY FAIR FCU HOUSTON TEX	504	4.31%	249,000	251,405	249,000	2,405
Certificate of Deposit	DEPARTMENT OF COMM FED CR UN	699	4.88%	246,669	253,969	248,000	7,300

Portfolio

As of December 2025

Security Type	Issuer	Days to Maturity	Coupon	Book Value	Market Value	Par Value	Unrealized P/L
Certificate of Deposit	DISCOVER BK GREENWOOD	796	4.38%	241,897	247,741	244,000	5,843
Certificate of Deposit	DORT FINL CR UN GRAND BLANC MI	771	4.20%	247,000	249,697	247,000	2,697
Certificate of Deposit	EAGLEBANK BETHESDA MD	55	4.25%	238,205	244,039	244,000	5,834
Certificate of Deposit	EMPOWER CU SYRACUSE N Y	1003	4.93%	248,000	256,628	248,000	8,628
Certificate of Deposit	ESSENTIAL FED CR UN BATON ROUG	994	4.85%	248,000	255,924	248,000	7,924
Certificate of Deposit	FEDERAL SVGS BK CHICAGO IL	55	4.20%	244,829	249,120	249,000	4,290
Certificate of Deposit	FIDELITY BK NEW ORLEANS LA	75	4.84%	249,000	249,448	249,000	448
Certificate of Deposit	FIRST FED CR UN CEDAR RAPIDS	778	4.34%	249,000	252,481	249,000	3,481
Certificate of Deposit	FIRST FNDTN BK IRVINE CA	1238	4.49%	244,000	250,124	244,000	6,124
Certificate of Deposit	FIRST NATL BK DAMARISCOTTA ME	266	4.95%	248,000	250,515	248,000	2,515
Certificate of Deposit	FIRST NATL BK OF MICH	805	4.52%	249,000	253,626	249,000	4,626
Certificate of Deposit	FIRST ST BK NEW LONDON WIS	436	4.59%	244,000	246,952	244,000	2,952
Certificate of Deposit	FIRST UTD BK TR CO	404	3.98%	195,050	200,860	200,000	5,810
Certificate of Deposit	FLAGSTAR BK NATL ASSN HICKSVIL	61	4.44%	241,365	244,415	244,000	3,050
Certificate of Deposit	FNCB BK DUNMORE PA	492	4.26%	244,000	246,155	244,000	2,155
Certificate of Deposit	FORBRIGHT BK POTOMAC MD	530	4.77%	244,000	248,107	244,000	4,107
Certificate of Deposit	FREEDOM NORTHWEST CR UN KAMIAH	152	4.83%	248,000	249,235	248,000	1,235
Certificate of Deposit	FREESTAR FINL CR UN CLINTON	783	4.25%	249,000	251,968	249,000	2,968
Certificate of Deposit	GEORGIA BKG CO	86	4.94%	243,000	243,610	243,000	610
Certificate of Deposit	GOLD COAST BK CHICAGO ILL	630	4.62%	249,000	253,268	249,000	4,268
Certificate of Deposit	GOLDMAN SACHS BK USA NEW YORK	1769	3.77%	245,000	243,653	245,000	-1,348
Certificate of Deposit	GREAT NORTH BK FLORENCE WI	75	4.84%	244,000	244,512	244,000	512
Certificate of Deposit	GREENWOOD MUN FED CR UN SOUTH H	517	4.41%	249,000	254,090	249,000	5,090
Certificate of Deposit	GUARDIAN CREDIT UNION AL	1003	4.93%	248,000	256,628	248,000	8,628
Certificate of Deposit	HONOLULU FIRE DEPT FED CR UN H	229	4.38%	249,000	250,228	249,000	1,228
Certificate of Deposit	JOHN MARSHALL BK RESTON	245	4.43%	248,502	250,394	249,000	1,892
Certificate of Deposit	LEADERS CR UN JACKSON TENN	820	4.87%	248,000	254,867	248,000	6,867
Certificate of Deposit	LIBERTY FIRST CR UN LINCOLN NE	764	4.29%	249,000	252,212	249,000	3,212
Certificate of Deposit	LUANA SVGS BK IOWA	76	4.40%	244,000	244,264	244,000	264
Certificate of Deposit	LYONS NATL BK N Y	75	4.84%	244,000	244,512	244,000	512
Certificate of Deposit	MAINE SVGS FCU HAMPDEN ME	968	4.72%	248,000	254,830	248,000	6,830
Certificate of Deposit	MANUFACTURERS TRADERS TR CO	441	4.78%	244,000	247,523	244,000	3,523
Certificate of Deposit	MEDALLION BK UTAH	898	4.33%	249,000	252,847	249,000	3,847
Certificate of Deposit	MIDWEST BK WESTN ILL MONMOUTH	82	4.99%	248,000	248,580	248,000	580
Certificate of Deposit	MINNWEST BK REDWOOD FALLS	488	4.22%	249,000	251,022	249,000	2,022
Certificate of Deposit	MORGAN STANLEY PRIVATE BK NATL	1259	4.57%	244,000	250,956	244,000	6,956
Certificate of Deposit	MOUNTAIN AMER FED CR UN WEST	118	4.69%	249,000	249,740	249,000	740
Certificate of Deposit	NORTHWEST BK BOISE IDAHO	76	4.99%	248,000	248,598	248,000	598
Certificate of Deposit	NUMERICA CR UN SPOKANE VY WA	152	4.73%	248,000	249,133	248,000	1,133
Certificate of Deposit	OKLAHOMA EDUCATORS CR UN OKLA	310	3.75%	249,000	249,324	249,000	324
Certificate of Deposit	ONE CMNTY BK ORE WIS	279	4.76%	248,000	250,269	248,000	2,269

Portfolio

As of December 2025

Security Type	Issuer	Days to Maturity	Coupon	Book Value	Market Value	Par Value	Unrealized P/L
Certificate of Deposit	OREGON CMNTY CR UN EUGENE ORE	523	4.77%	248,000	252,186	248,000	4,186
Certificate of Deposit	PEOPLES BK CO COLDWATER OHIO	441	4.64%	249,000	252,202	249,000	3,202
Certificate of Deposit	PEOPLES SVGS BK WELLSBURG IOWA	432	4.36%	240,906	246,230	244,000	5,324
Certificate of Deposit	PINNACLE BK NASHVILLE TENN	128	4.59%	244,000	244,703	244,000	703
Certificate of Deposit	POINT WEST CREDIT UNION	103	4.98%	243,000	243,824	243,000	824
Certificate of Deposit	POPULAR BK NEW YORK BRH IN	78	4.74%	247,000	247,504	247,000	504
Certificate of Deposit	PORTAGE BK BELLEVUE WASH	448	4.69%	249,000	252,394	249,000	3,394
Certificate of Deposit	SAN FRANCISCO FED CR UN CA	764	4.30%	216,000	218,763	216,000	2,763
Certificate of Deposit	SANDY SPRING BK OLNEY MD	75	4.89%	244,000	244,537	244,000	537
Certificate of Deposit	SAVANNAH BK NATL ASSN N Y	854	4.07%	249,000	251,049	249,000	2,049
Certificate of Deposit	SAWYER SVGS BK SAUGERTIES	69	4.54%	243,177	245,323	245,000	2,146
Certificate of Deposit	SECURITY ST BK WARROAD MINN	882	4.17%	249,000	256,659	249,000	7,659
Certificate of Deposit	SELECT BK FST VA CD CLL	1035	3.85%	249,000	248,888	249,000	-112
Certificate of Deposit	SIGNATURE FED CR UN ALEXANDRIA	159	4.78%	248,000	249,218	248,000	1,218
Certificate of Deposit	SOUTHERN BK POPLAR BLUFF MO	868	4.16%	249,000	251,632	249,000	2,632
Certificate of Deposit	SOUTHERN FIRST BK N A GREENVILLE S C	331	4.56%	249,000	251,273	249,000	2,273
Certificate of Deposit	SOUTHERN MICH BK TR	677	4.07%	249,000	250,833	249,000	1,833
Certificate of Deposit	SPACE COAST CR UN MELBOURNE FL	310	3.75%	249,000	249,324	249,000	324
Certificate of Deposit	ST VINCENTS MED CTR CR UN BRDI	532	4.54%	249,000	252,381	249,000	3,381
Certificate of Deposit	STATE BK INDIA	1786	3.85%	249,000	248,694	249,000	-306
Certificate of Deposit	STATE BK INDIA NEW YORK N Y	789	4.43%	244,000	247,826	244,000	3,826
Certificate of Deposit	STATE EMPLOYEES CR UN SANTA FE	509	4.73%	248,000	251,933	248,000	3,933
Certificate of Deposit	SYNCHRONY BK RETAIL CTF DEP	232	0.92%	219,540	243,933	248,000	24,393
Certificate of Deposit	TOYOTA FINL SVGS BK HEND NV	1240	4.49%	244,000	250,132	244,000	6,132
Certificate of Deposit	TRISTATE CAP BK PITTSBURGH PA	89	4.99%	243,000	243,697	243,000	697
Certificate of Deposit	TRUIST BK	1790	4.00%	249,000	248,858	249,000	-142
Certificate of Deposit	TRULIANT FED CR UN WINSTON SAL	422	4.45%	249,000	251,535	249,000	2,535
Certificate of Deposit	TUCSON FED CR UN ARIZ	982	4.85%	248,000	255,849	248,000	7,849
Certificate of Deposit	UBS BK USA SALT LAKE CITY UT	883	4.31%	249,000	256,883	249,000	7,883
Certificate of Deposit	UNITED FID BK FSB EVANSVILLE	454	4.82%	248,000	251,874	248,000	3,874
Certificate of Deposit	UNITED ROOSEVELT SVGS BK	504	4.36%	249,000	251,572	249,000	2,572
Certificate of Deposit	UNIVERSITY BK ANN ARBOR MICH	824	4.73%	248,000	254,024	248,000	6,024
Certificate of Deposit	UNIVEST NATL BK TR SOUDERTON PA	856	4.07%	249,000	251,052	249,000	2,052
Certificate of Deposit	USALLIANCE FCU RYE NEW YORK	877	4.47%	249,000	253,646	249,000	4,646
Certificate of Deposit	UTAH CMNTY CR UN PROVO UTAH	117	4.59%	249,000	249,682	249,000	682
Certificate of Deposit	UTAH FIRST FED CREDIT	926	4.57%	248,000	257,553	248,000	9,553
Certificate of Deposit	VALLESTAR CR UN MARTINSVILLE	810	4.65%	248,000	253,421	248,000	5,421
Certificate of Deposit	VIBRANT CREDIT UNION	271	5.33%	248,000	251,291	248,000	3,291
Certificate of Deposit	VIKING BK NATL ASSN ALEXANDRIA	72	4.64%	249,000	249,334	249,000	334
Certificate of Deposit	VISIONS FED CR UN ENDWELL NY	272	5.42%	248,000	251,487	248,000	3,487
Certificate of Deposit	WELLS FARGO BANK NATL ASSN CD	513	4.77%	248,000	252,127	248,000	4,127

Portfolio

As of December 2025

Security Type	Issuer	Days to Maturity	Coupon	Book Value	Market Value	Par Value	Unrealized P/L
Medium Term Note	3M COMPANY	1334	2.52%	450,960	471,355	500,000	20,395
Medium Term Note	ALTRIA GROUP INC	1141	4.72%	498,875	508,545	500,000	9,670
Medium Term Note	AMAZON COM INC	700	4.48%	997,630	1,016,520	1,000,000	18,890
Medium Term Note	AMERICAN HONDA FIN CORP	742	4.64%	997,794	1,013,560	1,000,000	15,766
Medium Term Note	APPLE INC	769	1.26%	427,219	475,560	500,000	48,341
Medium Term Note	ASTRAZENECA FINANCE LLC L P	148	1.21%	501,040	494,885	500,000	-6,155
Medium Term Note	BANK NOVA SCOTIA B C	435	2.98%	926,343	989,230	1,000,000	62,887
Medium Term Note	BANK OF AMERICA CORP	109	3.50%	554,155	499,355	500,000	-54,800
Medium Term Note	BANK OF NY MELLON CORP	1331	3.40%	470,619	485,610	500,000	14,991
Medium Term Note	BLACKROCK FUNDING	1169	4.60%	504,750	511,110	500,000	6,360
Medium Term Note	CANADIAN IMP BK COMM	462	3.47%	948,186	994,920	1,000,000	46,734
Medium Term Note	CITIGROUP INC	121	3.41%	550,715	499,055	500,000	-51,660
Medium Term Note	COMCAST CORP	380	2.39%	917,335	984,590	1,000,000	67,255
Medium Term Note	DEERE JOHN CAPITAL	750	4.66%	1,004,330	1,019,150	1,000,000	14,820
Medium Term Note	DEUTSCHE BK AG N Y	617	5.25%	1,005,611	1,023,790	1,000,000	18,179
Medium Term Note	HONEYWELL INTERNATIONAL	1323	2.83%	463,350	477,135	500,000	13,785
Medium Term Note	IBM CORP	745	6.19%	1,076,510	1,049,710	1,000,000	-26,800
Medium Term Note	INTEL CORP	41	4.87%	998,520	1,000,630	1,000,000	2,110
Medium Term Note	MERCK CO INC	1162	3.46%	478,950	492,035	500,000	13,085
Medium Term Note	META PLATFORMS INC	1780	4.19%	506,107	501,055	500,000	-5,052
Medium Term Note	MITSUBISHI UFJ FIN GRP	256	2.78%	924,800	991,860	1,000,000	67,060
Medium Term Note	MORGAN STANLEY	27	3.88%	561,240	499,930	500,000	-61,310
Medium Term Note	PEPSICO INC	1306	2.75%	461,174	477,235	500,000	16,062
Medium Term Note	PHILIP MORRIS INTL INC	1401	4.55%	497,070	508,490	500,000	11,420
Medium Term Note	PNC BANK NA	1391	2.86%	451,836	472,140	500,000	20,304
Medium Term Note	REGENCY CENTERS LP	1354	3.08%	460,790	479,500	500,000	18,710
Medium Term Note	ROYAL BK CDA	489	3.63%	951,709	998,850	1,000,000	47,141
Medium Term Note	SCHWAB CHARLES CORP	1417	5.86%	527,175	528,820	500,000	1,645
Medium Term Note	SIMON PROPERTY GROUP LP	1352	2.59%	451,535	472,650	500,000	21,115
Medium Term Note	SUMITOMO MITSUI FINL GRP	747	3.57%	934,451	991,740	1,000,000	57,289
Medium Term Note	TARGET CORP	1201	3.44%	479,200	491,260	500,000	12,060
Medium Term Note	TORONTO DOMINION BANK	740	5.04%	1,005,769	1,022,640	1,000,000	16,871
Medium Term Note	TOSCO CORP	366	7.55%	1,107,960	1,033,390	1,000,000	-74,570
Medium Term Note	TOYOTA MTR CR CORP FR	679	5.29%	1,030,896	1,029,890	1,000,000	-1,006
Medium Term Note	US BANCORP	1307	3.12%	462,653	481,475	500,000	18,822
Medium Term Note	WELLS FARGO COMPANY	568	4.28%	975,500	1,003,900	1,000,000	28,400
US Treasury	U S TREASURY NOTE	546	0.52%	10,359,844	11,482,920	12,000,000	1,123,076
US Treasury	U S TREASURY NOTE	181	0.89%	10,811,885	11,843,880	12,000,000	1,031,995
US Treasury	U S TREASURY NOTE	912	3.95%	11,883,125	12,140,640	12,000,000	257,515
US Treasury	U S TREASURY NOTE	1612	3.74%	11,950,547	12,029,520	12,000,000	78,973
US Treasury	U S TREASURY NOTE	1277	4.16%	12,017,250	12,253,560	12,000,000	236,310
Total				156,806,298	160,390,612	160,304,174	3,584,314



I certify that this report accurately reflects all pooled investments and it is in conformity with the investment policy as approved by the City Council on 10/1/22. A copy of this policy is available in the office of the City Clerk. The investment program herein shown provides sufficient cash flow liquidity to meet the next six months estimated expenditures.

Sources for the valuations are as follows:

Federal Agency Issues, Treasury Securities and Miscellaneous Securities: U.S. Bank, the custodial agent for the City of El Segundo.

Detailed information on all purchase and sale transactions follows the Investment Portfolio Details section. As of July 2025, reported Book Value and Cost Basis for CalTRUST holdings now includes realized gains.

	12/31/2025
Paul Chung, CFO/City Treasurer	Date



City Council Agenda Statement

Meeting Date: March 3, 2026

Agenda Heading: Committees, Commissions and Boards
Presentations

Item Number: E.8

TITLE:

Appointments to the Environmental Committee

RECOMMENDATION:

1. Announce appointments to the Environmental Committee, if any.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None

BACKGROUND:

The Environmental Committee reviews existing City environmental programs and recommends new policies and programs to the City Council that facilitate the goals stated within the Environmental Work Plan.

DISCUSSION:

The Environmental Committee, comprised of six-members, members from the business community, members from the residential community, one member from the El Segundo School District.

Environmental Committee – four appointees

Committee/Commission Appointee(s) and Board	Term Expiration
Environmental Committee John Dorsey	Term to expire October 31, 2027
Environmental Committee Tracy Miller-Zarneke	Term to expire October 31, 2028
Environmental Committee Paula Rasmussen	Term to expire October 31, 2028
Environmental Committee Barry Gribbon	Term to expire October

Announce the appointments to the Environmental Committee.

March 3, 2026

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31, 2028

CITY STRATEGIC PLAN COMPLIANCE:

PREPARED BY:

Mishia Jennings, Executive Assistant to City Council

REVIEWED BY:

Barbara Voss, Deputy City Manager

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None



City Council Agenda Statement

Meeting Date: March 3, 2026

Agenda Heading: Committees, Commissions and Boards

Presentations

Item Number: E.9

TITLE:

Environmental Committee Update

RECOMMENDATION:

1. Receive and file the Environmental Committee update.
2. Direct staff to work with the Environmental Committee to implement related activities.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

There will be direct and indirect fiscal impact on the City's General Fund, including staff time and possibly funds for additional community engagement and educational activities. These costs were included in the FY 2025-26 operating budget. If there are greater financial needs, staff will return to the City Council for separate budget appropriation requests.

BACKGROUND:

The City Council has established a policy to review the activities of all the Committees, Commissions and Boards. The last time the Environmental Committee presented its work plan was in March 2024. There have been a lot of turnovers regarding the membership of this Committee, and most of the members of this Committee are new appointees.

DISCUSSION:

The Environmental Committee will be making a presentation to the City Council and will go over their accomplishments and proposed work plan which shows areas of interest and focus, and seek council direction and input regarding this work plan.

Environmental Committee Update

March 3, 2026

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CITY STRATEGIC PLAN COMPLIANCE:

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

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

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

Goal 2: Support Community Safety and Preparedness

Objective 2A: El Segundo is a safe and prepared community.

PREPARED BY:

Daniel Pankau, Environmental Programs Manager

REVIEWED BY:

Elias Sassoon, Public Works Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None