



PLANNING COMMISSION AGENDA

June 24, 2021

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://zoom.us/j/97626185419?pwd=V1pMcExmY1MvaTk4aVhVbFA5dEF4dz09>

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: **1-669-900-9128 US**

Enter Meeting ID: **976 2618 5419**

Passcode: **117236**

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "*67" before dialing the number as shown above to remain anonymous.

The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. *Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.*

DATE: Thursday, June 24, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, 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 generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office and on the City's website, www.elsegundo.org.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).

Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

- E. **Written Communications** (other than what is included in Agenda packets)

- F. **Consent Calendar**

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next Agenda heading.

- 1. **Expansion of a Recreational Vehicle Storage Facility (PS)**

Project Address: 1 Chapman Way,

Applicant: James Streetmaker (California Storage Master)

Project Description: Administrative use Permit (AUP) to allow the expansion of a recreational vehicle storage facility located at 1 Chapman Way (Environmental Assessment No. EA-1290 and Administrative Use Permit No. AUP 20-05).

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15304 as a Class 4 categorical exemption (Minor Alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures)

RECOMMENDED ACTION: Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1290 and Administrative Use Permit No. 20-05.

- G. **Continued Business – Public Hearing**

None

- H. **New Public Hearings**

- 2. **EA-1302 Zone Text Amendment No. 21-02, adding a section to the El Segundo Municipal Code regarding parking requirements for Religious Institution Affiliated Housing. (ES)**

Project Address: Citywide
Applicant: City

Project Description: A proposed ordinance amending Chapter 15-15 (Off Street Parking and Loading Spaces) of the El Segundo Municipal Code by adding a new Section regarding parking requirements for Religious Institution Affiliated Housing (Environmental Assessment No. EA-1302 and Zone Text Amendment No. ZTA 21-02).

Environmental Determination: The proposed zone text amendment is exempt from environmental review under CEQA Guidelines Section 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Further, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment; and is, therefore, exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

RECOMMENDED ACTION: Adopt Resolution No. 2896, recommending that the City Council approve an Ordinance establishing parking standards for religious institution affiliated housing development projects in accordance with state law.

I. New Business

3. Determination of Consistency of the Proposed Fiscal Year 2021-22 Capital Improvement Program (CIP) with the City of El Segundo General Plan. (LX)

Consideration and possible action regarding adoption of a resolution finding that the Proposed Fiscal Year 2021-2022 Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan

Applicant: City of El Segundo

Project Description: Determination of Consistency of the Proposed Fiscal Year 2021-2022 Capital Improvement Program with the City of El Segundo General Plan.

Environmental Determination: General Plan Consistency Finding is deemed not to be a “project” as defined by California Environmental Quality Act (CEQA) Guidelines § 15378(b)(4) since the Planning Commission is reviewing the City’s Capital Improvements Program for its conformance with the City’s General Plan, and a decision on individual projects in the CIP is not being made by the Planning Commission. The consistency finding is therefore exempt from further review pursuant to CEQA Guidelines §15061(b)(3).

RECOMMENDED ACTION: Adopt Resolution No. 2899, determining that the proposed FY 2021-22Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan.

J. Report from Director of Development Services or designee

K. Report from the City Attorney’s office

TITLE:

Administrative Use Permit (AUP) to allow the expansion of a recreational vehicle storage facility located at 1 Chapman Way (Environmental Assessment No. EA-1290 and Administrative Use Permit No. AUP 20-05).

Applicant: James Streetmaker (California Storage Masters)

RECOMMENDATION: Receive and file

BACKGROUND:

On May 12, 2005, the Planning Commission approved EA 658 and AUP No. 04-04 for the expansion of a recreational vehicle storage facility at 1 Chapman Way/655 South Douglas Street. The facility was originally established in 2001 with 234 storage spaces. The 2005 expansion increased the number of storage spaces by 62 to 296.

On September 22, 2020, EA-1290 and AUP No. 20-05 was submitted for a second expansion of the existing facility into a vacant property to the west. The expansion will increase the overall area of the facility from 5.18 to 9.58 acres and the number of storage spaces to 497. After considering the request, on May 26, 2021 the Director granted approval of the Administrative Use Permit to allow the proposed expansion.

On April 1, 2021, the Development Services Director approved a lot line adjustment request for the site (Lot Line Adjustment SUB 20-03). The present AUP request is subject to a condition of approval that the lot line adjustment be recorded prior to completion of construction for the project.

DISCUSSION:

The site is located in the Light Industrial (M-1) zone on a vacant parcel. The uses immediately surrounding the site include railroad right-of-way, vacant industrial land, light industrial and general office uses. A recreational vehicle storage facility is a permitted use in the M-1 zone subject to approval of an Administrative Use Permit. The proposed use is compatible with other permitted uses in the M-1 zone, such as warehousing, open storage, and parking lots. No new buildings are proposed for construction; construction activities will involve grading, paving and the installation of a perimeter fence for securing and screening the property. The construction activities will comply with the City's construction noise and dust regulations. As a result, no significant impacts are anticipated during construction. The existing facility operates as a self-storage facility with no staff onsite other than a security guard. The facility is open 24-hours a day and vehicle trips by visitors are distributed throughout the day seven days a week. Thus, the facility does not contribute significantly to peak hour traffic. The expansion area will operate in the

same manner as the existing facility. Therefore, the operations of the expanded facility are not anticipated to have significant traffic impacts.

The Director's approval includes conditions that protect the City and surrounding users from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. Staff believes that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that an item be discussed and a decision on the application be made by the Planning Commission instead.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Quasi-judicial: In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

1. *There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
3. *The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
4. *Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.*

As stated above, the Director found that the proposed facility satisfied these findings and thus granted the permit.

ENVIRONMENTAL REVIEW

The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, "CEQA Guidelines"). The project is categorically exempt from the requirements of CEQA

pursuant to 14 California Code of Regulations §15304 as a Class 4 categorical exemption (Minor alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures) because the proposed project consists primarily of grading and fill activities, paving, and installation of minor accessory structures such as perimeter fencing, parking lot signs, lighting, and a water tank for emergency purposes.

PREPARED BY: Paul Samaras, Principal Planner *AS*
REVIEWED BY: Denis Cook, Interim Development Services Director *DC*
APPROVED BY: Denis Cook, Interim Development Services Director *DC*

ATTACHED SUPPORTING DOCUMENTS:

1. Vicinity Map
2. Approval letter dated June 17, 2021
3. Plans

VICINITY MAP





City of El Segundo

Development Services Department

June 17, 2021

Jim Streetmaker
1921 Maple Avenue
El Segundo, CA 90245

Subject: Environmental Assessment No. EA-1290 and Administrative Use Permit
No. AUP 20-05
Address: 1 Chapman Way, El Segundo, CA 90245

Dear Mr. Streetmaker:

Your request for an Administrative Use Permit allowing the expansion of a recreational vehicle storage facility at 1 Chapman Way is hereby tentatively approved in accordance with El Segundo Municipal Code Section 15-22-5 and subject to the conditions of approval contained in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

Please note that this letter does not constitute the City's final decision in this matter. This determination is scheduled to be "received and filed" by the Planning Commission at the June 24, 2021, meeting. Any Planning Commissioner may request that this permit be discussed and a decision be made by the Commission instead of "received and filed."

Should you have any questions, please contact Principal Planner Paul Samaras at (310) 524-2340, or via email at psamaras@elsegundo.org.

Sincerely,

Denis Cook, Interim Director
Development Services Department

cc: Kyle Smith, West Palm Group

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), James Streetmaker representing California Storage Masters (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. AUP 20-05 (“Project Conditions”):

1. Before the City issues a building or grading permit, the applicant must submit plans, which indicate that the project substantially complies with plans and conditions approved and on file with the Development Services Department.
2. Any subsequent modification to the project as approved shall be referred to the Development Services Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
3. Lot Line Adjustment No. 20-03, approved on April 1, 2021, must be completed and recorded before completion of construction for the project.
4. Any vehicle to be stored on the site must fit within the dimensions of the vehicle stall where it is to be stored.
5. The designated fire roads must remain clear and free from obstructions at all times.
6. The applicant must paint a red, reflective stripe that is 6 inches in width on each side of the designated fire lanes in the parking areas prior to final inspection by the Fire Department.
7. The applicant must paint "NO PARKING - FIRE LANE" in white in the roadway center, at intervals not to exceed 50 feet. The lettering must be a minimum of 12 inches in height with a 2-inch minimum thickness of the letter stroke.
8. Before building permits are issued the applicant must submit a Standard Urban Storm Water Mitigation Plan (SUSMP) to the Building Safety Division that outlines the best management practices that will be included in the project.
9. The applicant must provide grey vinyl slats to be used for screening in the perimeter fencing along the existing and proposed vehicle storage area before final inspection by the Building Safety Division. Any modification to the color or material of the screening must be approved to the satisfaction of the Director of Development Services.
10. The applicant must pave the parking area with a material acceptable to the Director of Development Services.

11. Landscaping must be provided onsite as depicted on the plans and to the satisfaction of the Recreation and Parks Department and the Planning and Building Safety Department in compliance with ESMC Chapter 15-15A prior to final inspection by the Building Safety Division.
12. Light standards must be shielded and directed downward so that the light does not create glare on adjacent properties.
13. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1290 or Administrative Use Permit No. AUP 20-05. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1290 or Administrative Use Permit No. AUP 20-05, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
14. James Streetmaker representing California Storage Masters must acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

These Conditions are binding upon James Streetmaker, and all successors and assigns to the property at 1 Chapman Way, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

James Streetmaker, Applicant

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 1290:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15304 as a Class 4 categorical exemption (Minor alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures) because the proposed project consists primarily of grading and fill activities, paving, and installation of minor accessory structures such as perimeter fencing, parking lot signs, and a water tank for emergency purposes.

Administrative Use Permit 20-05:

The following are the facts in support of each finding for this decision:

Finding 1:

There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1:

1. The project is located within the M-1 (Light Industrial) zone, where storage of recreational vehicles is permitted subject to approval of an administrative use permit. The project consists of an expansion of an existing recreational vehicle storage facility on a vacant lot. The project is situated in an environment that includes light industrial uses, vacant land, and railroad right-of-way. The zoning immediately around the subject site is industrial, which ensures that the existing and potential future uses in the area will be compatible with the proposed storage facility.

Finding 2:

The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

Facts in Support of Finding 2:

1. The property is in the M-1 (Light Industrial) zone, which is intended to provide for the location and grouping of light industrial activities, research, and technological processes, and related offices and auxiliary uses performing support services for existing and permitted establishments, companies or business firms within the zone. General storage, warehousing and mini-storage are all uses permitted in the M-1 zone and open storage of commodities is permitted as an accessory use. The subject use involves the storage of recreational vehicles, which is permitted in the zone subject to approval of an administrative use permit and is similar and compatible with these other permitted uses.

Finding 3:

The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding 3:

1. The proposed expansion is contiguous with the existing facility that is currently used for the storage of recreational vehicles. No new buildings are proposed in conjunction with the facility's expansion, except for a water tower required by the Fire Department for fire suppression purposes. The expansion will involve only minor grading activities and paving for the purpose of storing vehicles. The site is bordered by railroad tracks on two sides, vacant industrial land, and the existing vehicle storage facility. In addition, the perimeter of the site will be fenced and landscaped to screen the site for properties in the area. As a result, the location and the use will not have materially injurious impacts of the immediately adjacent properties.

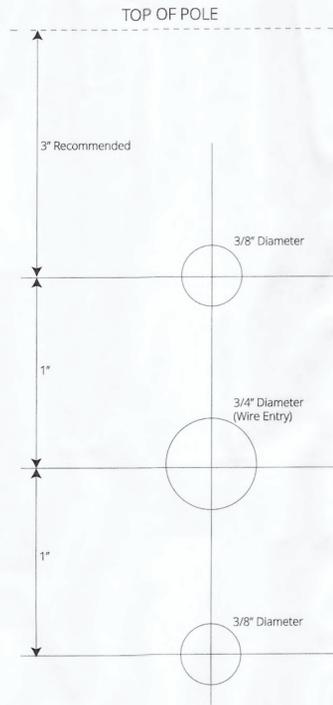
Finding 4:

Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4:

1. The proposed area of expansion is currently an undeveloped vacant parcel. The expansion of the existing vehicle storage facility will reduce dust as the area will be paved and landscaping will be installed. The facility is intended for the long-term storage of vehicles and there are no occupiable buildings onsite. Vehicle trips to and from the facility are distributed throughout the day. As such, it is anticipated to generate only limited traffic, noise, or other impacts.

6" & 10" Arm Drill Pattern for 12" & 16" Shoebox Fixtures



IMPORTANT: DIMENSIONS ARE NOT TO SCALE!

Product Specifications

Housing Construction, Finish & Mounting:

- Rugged, die-cast, soft square aluminum housing
- Impact-resistant, tempered glass lens and durable silicone gasket
- Durable, multi-layer, polyester powder coat or industrial grade liquid paint
- Available in a variety of colors such as dark bronze, black, white, light gray, dark green and natural aluminum (custom colors available upon request)
- 6" pole mount, 10" pole mount, adjustable slipfitter and trunion yolk brackets available as standard mounting accessories

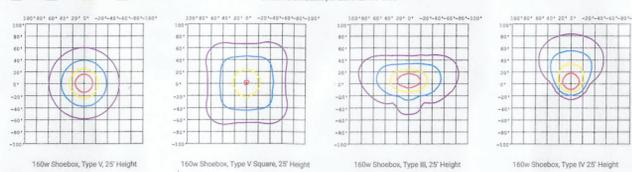
Optics & Lighting Distribution:

- Innovative silicone optics assembly with precision light control and cutoff
- Standard photometric distributions include V-WIDE, 30° NARROW SPOT and 70° MEDIUM SPOT
- No secondary optics used for base model
- IES files, photometric reports and simulations available upon request

Automotive Dealership Optics:

- Left and right optical rotation available for applications like car dealership front lines (optics are not field-rotatable, must be done at factory)
- Delivers enhanced lighting and proper photometric control of auto dealership merchandise
- Allows for simple 2@180 pole mount while rotating forward throw light patterns toward dealership merchandise

LEGEND



Electrical:

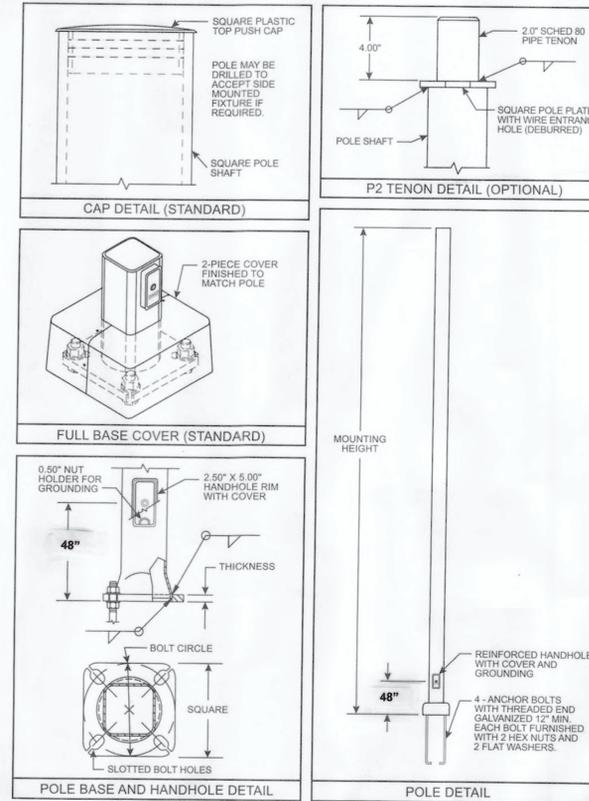
- Operating temp: -40 °C to +45 °C
- Standard AC input of 120-277v VAC, up to 480v available
- EMI filter: 47CFR, part 2, part 15
- Power factor: >0.9
- Total harmonic distortion: <20%
- Surge protection: IEC/EN 61000-4-5 EMC test standard
- Licensed electrician required for installation

Energy Control Options:

- Daylight harvesting and photo controls
- Motion control and dimming
- Surge protection
- CA Title 24 compliance options available upon request

Effective Projected Area (EPA) & Weight:

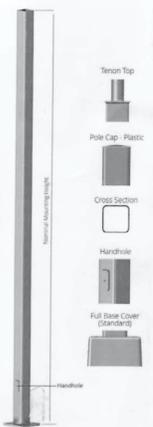
- 12" Housing (15 LBS)
 - 0.75 EPA at 0°
 - 1.3 EPA at 45°
- 16" Housing (25 LBS)
 - 1.2 EPA at 0°
 - 2.0 EPA at 45°



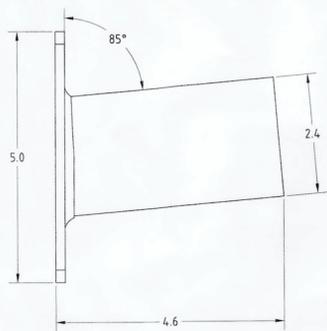
Square Straight Steel Light Poles, Anchor Base

Product Overview

- Pole Shaft** - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 ksi.
- Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- Hand Hole** - A reinforced hand hole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each hand hole includes a cover and cover attachment hardware. All pole assemblies are provided with a 2.5" x 5" rectangular hand hole (dimensions are nominal).
- Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.
- Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- Finish** - Standard finishes are either Galvanized or Finish Painted. Additional finish options including Finish Paint over Galvanizing are available upon request.
- Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

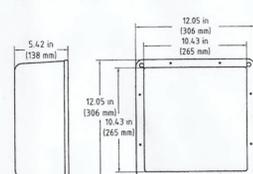


Tennis Court Davit Arm Adapter For Slipfitter Mount

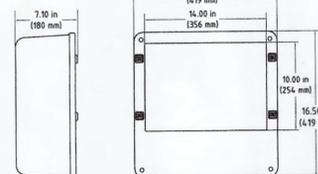


IMPORTANT: DIMENSIONS ARE NOT TO SCALE!

12"



16"



Light Engine Specifications (Values Listed for Type V, 5000K)

Base Model	System Watts	LED Watts	HID Replacement ¹	Number of COBs	Drive Current	Nominal Lumenal ²	Delivered Lumenal ³	L70 Energy STAR LED Life ⁴
12-SBH-40-50-MV-S	40w	36w	75-175w	1	1,050 mA	3,822	4,854	300,000+ Hrs
12-SBH-80-50-MV-S	79w	71w	125-300w	2	1,050 mA	11,119	10,907	300,000+ Hrs
12-SBH-120-50-MV-S*	119w	109w	200-400w	3	1,050 mA	16,490	14,941	300,000+ Hrs
16-SBH-160-50-MV-S*	157w	142w	300-525w	4	1,050 mA	21,735	19,562	300,000+ Hrs
16-SBH-200-50-MV-S	196w	177w	400-650w	5	1,050 mA	26,855	24,169	300,000+ Hrs
16-SBH-240-50-MV-S*	235w	211w	750-1000w	6	1,050 mA	31,849	28,664	300,000+ Hrs

* 120w DLC qualified model in 3000K, 4000K and 5000K. 150w DLC qualified model in MV and HV voltage. -240w DLC qualified model.

Amperage Load

Wattage	Total Amps Per Fixture							
	110v	120v	208v	220v	240v	277v	347v	480v
40w	0.36A	0.35A	0.19A	0.18A	0.17A	0.14A	0.12A	0.08A
79w	0.72A	0.66A	0.38A	0.36A	0.33A	0.29A	0.25A	0.16A
119w	1.07A	0.98A	0.57A	0.54A	0.49A	0.43A	0.34A	0.25A
157w	1.43A	1.31A	0.76A	0.71A	0.65A	0.57A	0.45A	0.33A
196w	1.78A	1.63A	0.94A	0.89A	0.82A	0.71A	0.56A	0.41A
235w	2.14A	1.96A	1.13A	1.07A	0.98A	0.85A	0.68A	0.49A

Lumen Maintenance Factor (LMF)⁴

Type	Ambient	Initial LMF	25K Hour Projected LMF ⁵	50K Hour Projected LMF ⁶	75K Hour Projected LMF ⁶	100K Hour Projected LMF ⁶
COB	25 °C (77 °F)	100%	96%	94%	92%	90%

1. Considered to be a typical HID equivalent. Specific HID wattage equivalents will depend on things like environmental and application characteristics, distribution type and design criteria.
 2. Considered initial nominal value of the LED light engine as specified by the LED chip manufacturer. Fixture efficacy and lumen output will depend on things like color temperature, distribution type and environmental characteristics.
 3. Considered the typical initial delivered lumens of the LED light engine. Specific lumens for an application will depend on things like color temperature, distribution type and environmental characteristics.
 4. Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-house luminaire testing.
 5. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) in the packaged LED chip.
 6. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) in the packaged LED chip.

Note: Additional wattages and configurations available upon request. Specifications are subject to change without notice.



12" & 16" LED Shoebox Area & Flood Lights, Heritage Series

Advanced light engine technology in a traditional housing design. Wisconsin engineering and craftsmanship utilizing premium components.

Our LED lights, light poles and brackets are proudly engineered and manufactured in the USA. We use only the highest quality components, and our LED Shoebox fixtures deliver unmatched light output and efficiency for any area or flood lighting project. Precision engineered for performance and energy savings, these products dramatically reduce energy consumption by up to 80% and virtually eliminate ongoing maintenance expenses for a variety of customers and applications.

Product Overview

- Highlights:**
 - Engineered and manufactured in Wisconsin, USA from domestic and imported components
 - ETL Certified. Conforms to UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
 - L70 calculated LED life over 300,000+ hours
 - Drivers are 0-10v dimming standard
 - Six light engine options from 5,622 – 31,849 lumens for 75-1000w HID replacements
 - Premium high-output Chip-On-Board (COB) LEDs in 5000K, 4000K and 3000K options, custom color temps available upon request
 - Minimum CRI of 70, custom CRI available
 - DLC qualified models available. Please refer to www.designlights.org for the most current information.

Common Applications:

- Parking lots, ramps, walkways and roadways
- General area and site lighting
- Car dealerships, schools, hospitals, hotels and gas stations
- Retail stores and commercial buildings
- Sports lighting and ball fields

Light Engine Warranty:

- 5-year standard limited warranty on all light engine components
- Accessories and adders covered by separate OEM supplier warranties



EPA Load Information

BASE MODEL	30 MPH W.T. (100 FT)		40 MPH W.T. (150 FT)		50 MPH W.T. (200 FT)	
	MA EPA	MAX WEIGHT	MA EPA	MAX WEIGHT	MA EPA	MAX WEIGHT
VS-SSA-10-4040-11-AB-FP	20.4	765	23.8	895	28.9	473
VS-SSA-12-4040-11-AB-FP	24.4	810	18.8	470	14.8	370
VS-SSA-14-4040-11-AB-FP	19.0	498	15.1	378	11.7	200
VS-SSA-15-4040-11-AB-FP	15.9	398	11.8	295	8.9	223
VS-SSA-16-4040-11-AB-FP	15.9	398	11.8	295	8.9	223
VS-SSA-18-4040-11-AB-FP	12.6	315	9.2	230	6.7	168
VS-SSA-20-4040-11-AB-FP	9.6	240	6.7	167	4.5	100
VS-SSA-20-4040-07-AB-FP	15.8	240	12.7	167	9	150
VS-SSA-20-2050-11-AB-FP	17.7	443	12.7	243	9.4	205
VS-SSA-20-4040-03-AB-FP	26.1	729	10.4	265	10.4	265
VS-SSA-20-4040-01-AB-FP	10.9	210	7.7	184	5.4	125
VS-SSA-25-5050-01-AB-FP	9.8	245	6.3	157	3.7	100
VS-SSA-25-5050-07-AB-FP	18.8	463	13.3	333	9.5	238
VS-SSA-30-4040-07-AB-FP	6.7	168	4.4	110	N/A	N/A
VS-SSA-30-5050-11-AB-FP	4.2	150	2	80	N/A	N/A
VS-SSA-30-5050-07-AB-FP	10.7	267	6.7	167	3.9	100
VS-SSA-30-6060-07-AB-FP	19	475	13.3	300	9	225
VS-SSA-35-4040-07-AB-FP	5.9	150	3.5	100	N/A	N/A
VS-SSA-35-4040-07-AB-FP	12.4	310	7.6	190	4.2	105
VS-SSA-40-6060-07-AB-FP	7.2	180	3	75	N/A	N/A

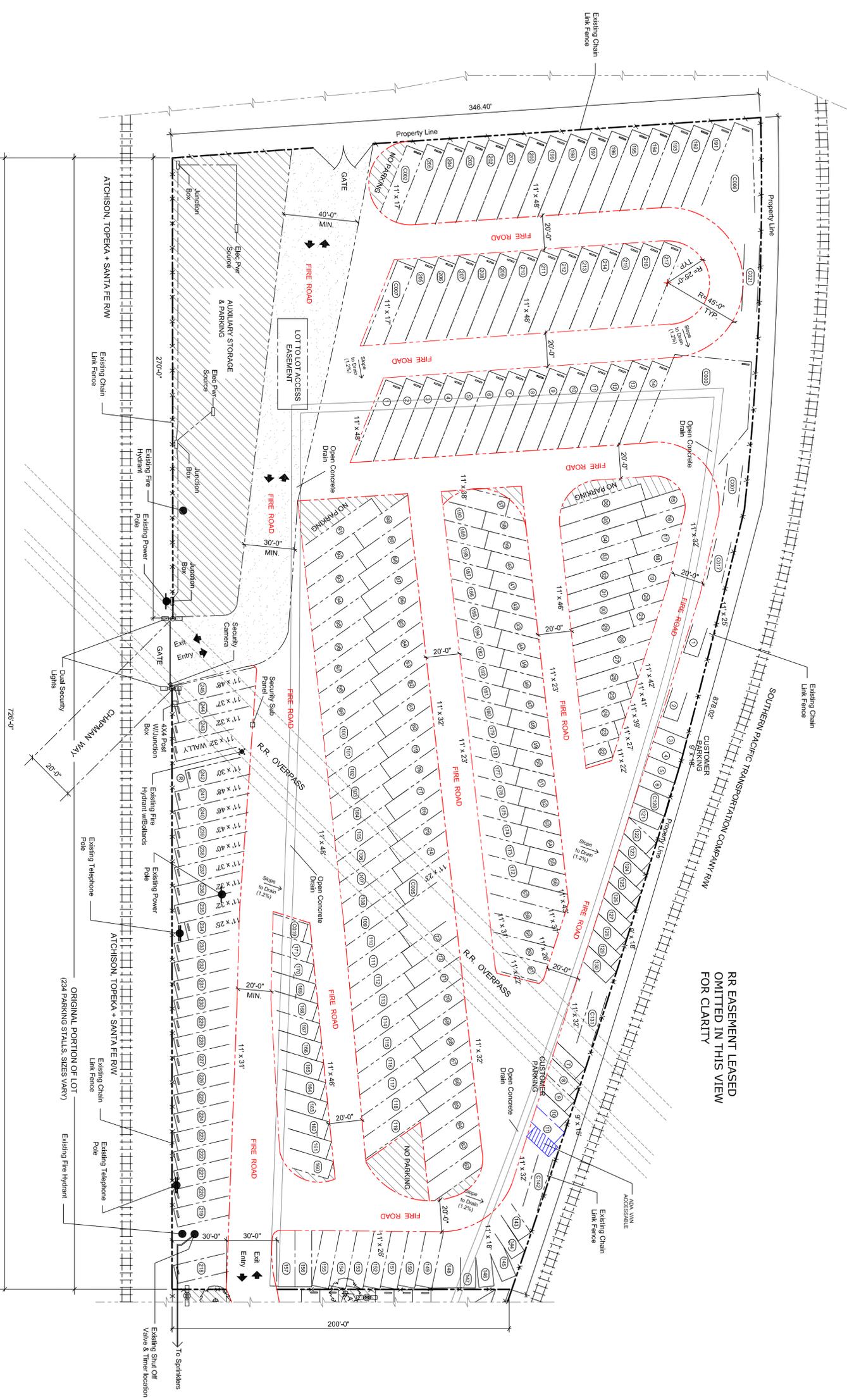
Designation & Dimensional Information

BASE MODEL	NOMINAL MOUNTING HEIGHT (IN)	TOP-50 RISE (IN)	RAISE (IN)	HUK (IN)	WELL DEPTH (IN)	WELL WEIGHT (LBS)	BASE PLATE		ANCHOR BOLTS	
							DIAMETER (IN)	THICKNESS (IN)		DIAMETER (IN)
VS-SSA-10-4040-11-AB-FP	10"	4"	4"	11"	7"	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-12-4040-11-AB-FP	12"	4"	4"	11	100	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-14-4040-11-AB-FP	14"	4"	4"	11	150	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-15-4040-11-AB-FP	15"	4"	4"	11	110	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-16-4040-11-AB-FP	16"	4"	4"	11	115	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-18-4040-11-AB-FP	18"	4"	4"	11	125	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-20-4040-11-AB-FP	20"	4"	4"	11	140	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-20-4040-07-AB-FP	20"	4"	4"	7	200	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.88 - 3.88
VS-SSA-20-2050-11-AB-FP	20"	5"	5"	11	185	10.0	11.5	1.00 x 17.00 x 3.00	1.5 x 1.5	3.5 - 4
VS-SSA-20-4040-03-AB-FP	20"	5"	5"	11	240	10.0	11.5	1.00 x 17.00 x 3.00	1.5 x 1.5	3.5 - 4
VS-SSA-25-5050-01-AB-FP	25"	4"	4"	11	170	10.0	11.5	1.00 x 17.00 x 3.00	1.5 x 1.5	3.5 - 4
VS-SSA-25-5050-07-AB-FP	25"	5"	5"	11	225	10.0	12.0	1.1 x 1.1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-4040-07-AB-FP	25"	5"	5"	7	360	10.0	12.0	1.1 x 1.1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-5050-11-AB-FP	30"	4"	4"	7	291	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.88 - 3.88
VS-SSA-30-5050-07-AB-FP	30"	5"	5"	11	265	10.0	12.0	1.1 x 1.1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-6060-07-AB-FP	30"	5"	5"	7	389	10.0	12.0	1.1 x 1.1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-35-4040-07-AB-FP	35"	6"	6"	7	320	11.0	13.0	1.25 x 1.1	1.00 x 16.00 x 4.00	4 - 4.5
VS-SSA-35-4040-07-AB-FP	35"	6"	6"	7	348	11.0	13.0	1.25 x 1.1	1.00 x 16.00 x 4.00	4 - 4.5
VS-SSA-40-6060-07-AB-FP	40"	6"	6"	7	668	11.0	13.0	1.25 x 1.1	1.00 x 16.00 x 4.00	4 - 4.5

LIGHTPOLE DETAILS & SPECIFICATIONS

Scale: None

Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	WEST PALM GROUP ARCHITECTURE, ENGINEERING, PLANNING	SCALE: NOTED	PROJECT NO.: 2020107
				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	21213 B HAWTHORNE BLVD. #5225 TORRANCE, CA 90503 (310) 619-1165 kyle.westpalm@gmail.com	DATE: 21 JUN 20 DRAWN: KKS CHECKED: J APPROVED: KKS	A3.0



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FOR CLARITY

PHASE I SITE PLAN

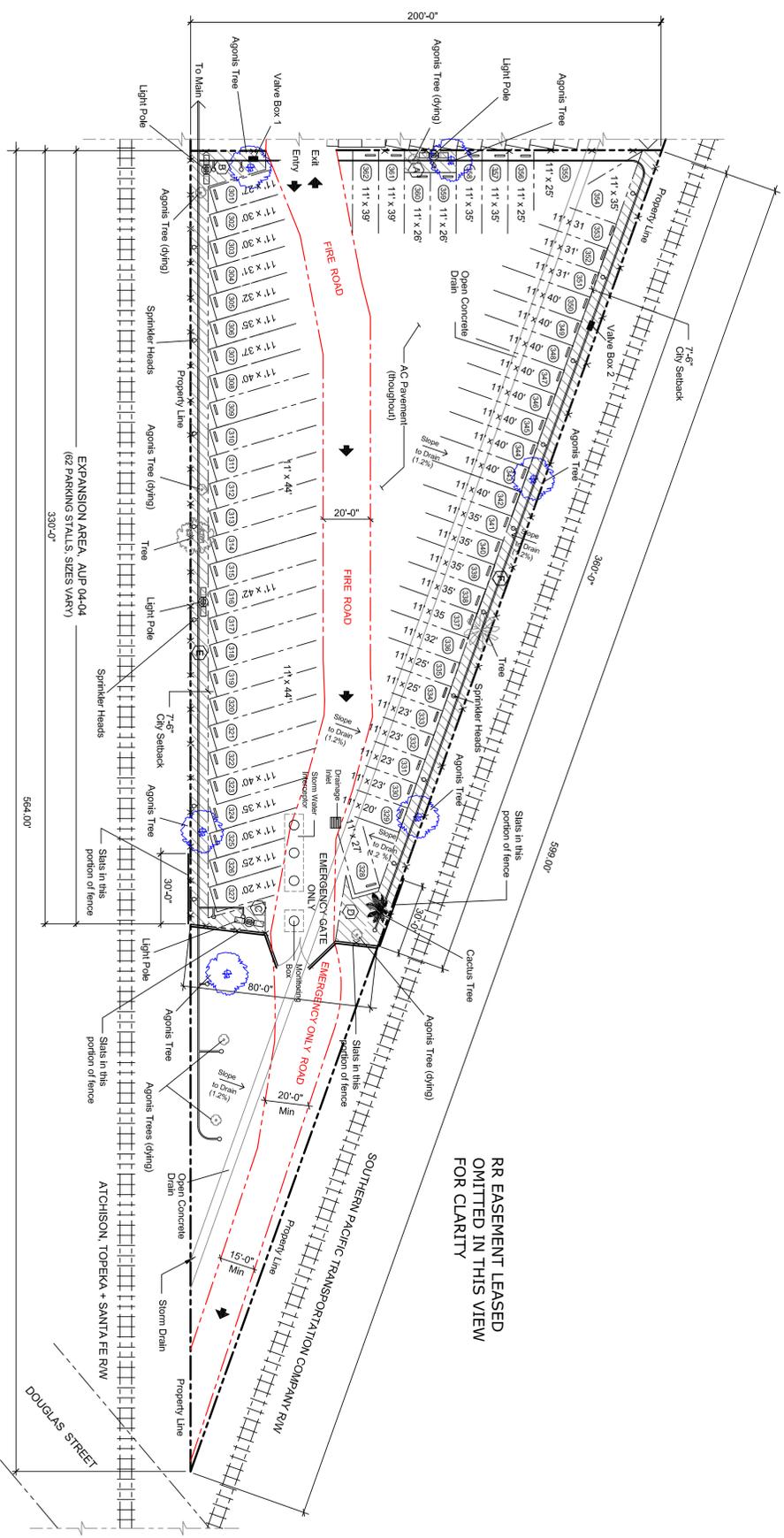
Scale: $\frac{1}{32}'' = 1'-0''$



Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	SCALE:	PROJECT NO.:
				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGE MASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	NOTED	2020107
						DATE: 18 MAR 20	
						DRAWN: K5	
						CHECKED: (310) 619-1165	
						APPROVED: K5	
							A4.0



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ARCHITECTURE, ENGINEERING, PLANNING
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TORRANCE, CA 90503
(310) 619-1165
kyle.westpalm@gmail.com



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FOR CLARITY

PHASE II SITE PLAN

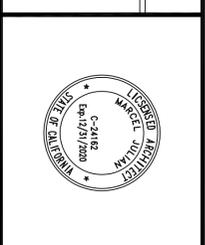
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Rev	Description	Date

PROJECT DESCRIPTION:
RV & BOAT STORAGE EXPANSION,
PHASE III,
ONE CHAPMAN WAY
EL SEGUNDO, CA 90245

CLIENT:
CALIFORNIA STORAGEMASTERS
1921 E. MAPLE AVE.
EL SEGUNDO, CA 90245
(310) 414-9294 off (310) 414-9031



WEST PALM GROUP
ARCHITECTURE, ENGINEERING, PLANNING
21213 B HAWTHORNE BLVD. #5225
TORRANCE, CA 90503
(310) 619-1165
kyle.westpalm@gmail.com

SCALE:	NOTED
DATE:	18 MAR 20
DRAWN:	KS
CHECKED:	KS
APPROVED:	KS

PROJECT NO.: **2020107**
A5.0

Lug Style Butterfly Valve Ductile Iron 4" Pipe Size Class 150

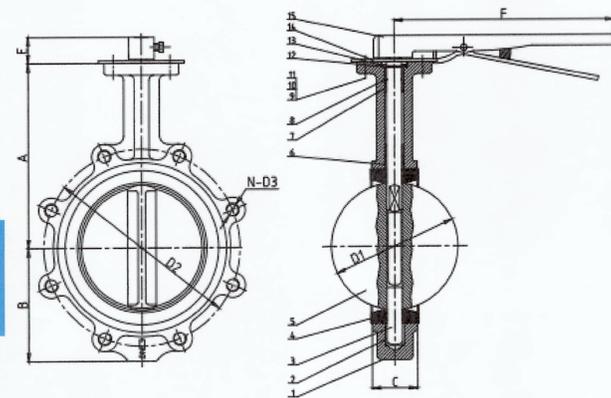


<https://content.toolsnet.com/media/catalog/product/cache/1/image/fd2c6820d7d512d5e7e5a15d4f85>

Lug Style Butterfly Valve Ductile Iron 4" Pipe Size Class 150

Product Description

1. The product is a neutral line without pin structure, which effectively reduces the probability of internal leakage of the valve.
2. The friction coefficient is small, and the operating torque is reduced by 30%-40% compared with the ordinary pinned butterfly valve.
3. Alkali resistant, salt and weak acid corrosion, inert to organic matter, wide range of applications.



Unit :MM

D1	D2	D3	A	B	C	E	F	N
?104	?190.5	5/8" - 11UNC	200	114	52	28	267	8

TYPICAL 4" BUTTERFLY VALVES

4" Butterfly Valve



- COLOR - may be GRAY or GREEN
- CALL IN ADVANCE IF COLOR IS AN ISSUE
- PSI - 200
- Inlet - 4 inch long handle swivel female NH / NST threads
- Outlet - 4 inch male NH / NST threads
- Height - 17 inches
- Height from center of waterway - 10 inches

Butterfly valve lever handle with bleeder 4 inch NH swivel female long handle x 4 inch NH male. Butterfly valve comes equipped with a 10 position lever handle with positive detents. This lever rotates or turns the center disc either parallel or perpendicular to the water flow providing you with ultimate control.



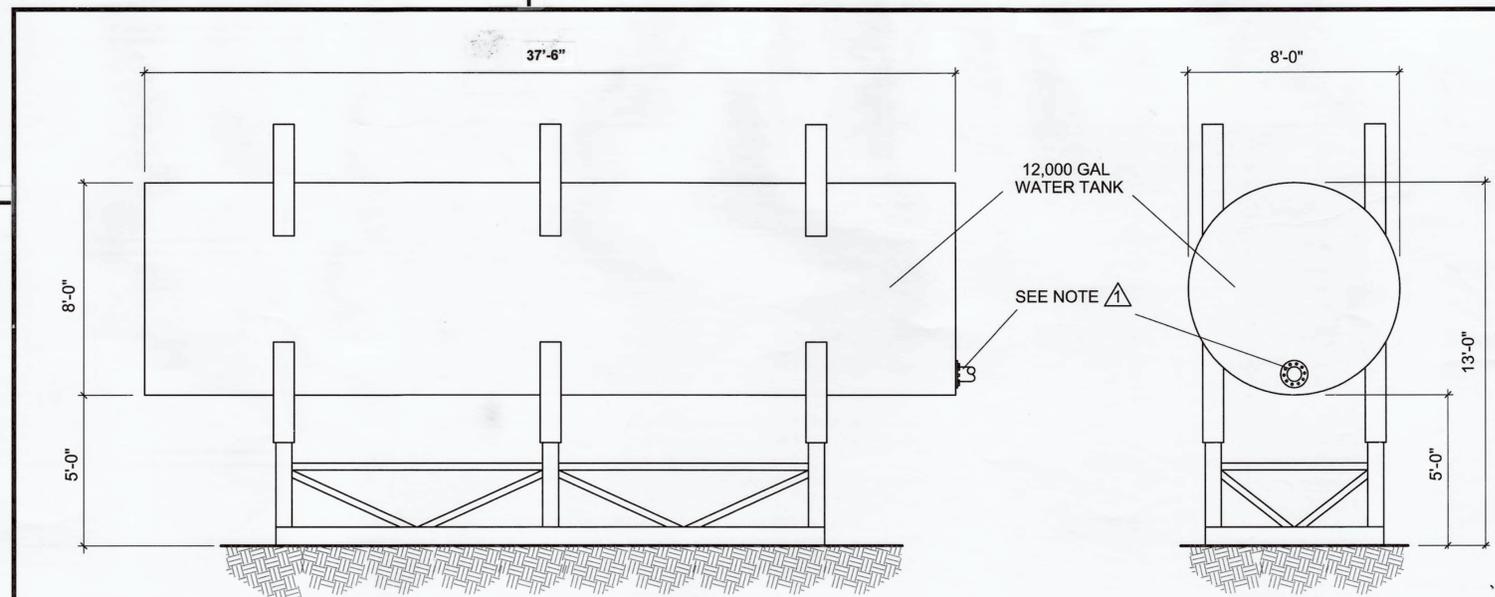
Technical Details

Item	Lug Style Butterfly Valve	Body	Ductile Iron
Bushing	PTFE	Shaft	ASTM A276 416
Seat	EPDM	Disc	Ductile Iron / C95400 / CF8M
Bushing	PTFE	" O " Ring	EPDM
Bolt	Carbon Steel	" C " Ring	Spring Steel
Stop Cover	Carbon Steel	Circlips For Holes	Spring Steel
Nut	Carbon Steel	North Plate	Carbon Steel
Nominal Pressure	232 Psi	Working Temperature	-4 ~ +248?
Shell Testing Pressure	348 Psi	Seal Testing Pressure	255 Psi



<https://www.machinerytrader.com/listings/construction-equipment-for-sale/32887295/allen-12000-gal-7ST-california&CTRY=usa>

TYPICAL WATER TOWER



NOTE 1: RETROFIT A BUTTERFLY VALVE AND A MALE 4" NATIONAL HOSE TREADED COUPLING FOR EL SEGUNDO FIRE DEPARTMENT ATTACHMENT. WATER TANK TO BE A MIN. OF 5' ABOVE GRADE.

WATER TANK DETAILS

Scale: None

Rev	Description	Date	NOTES:

PROJECT DESCRIPTION:
RV & BOAT STORAGE EXPANSION, PHASE III,
ONE CHAPMAN WAY
EL SEGUNDO, CA 90245

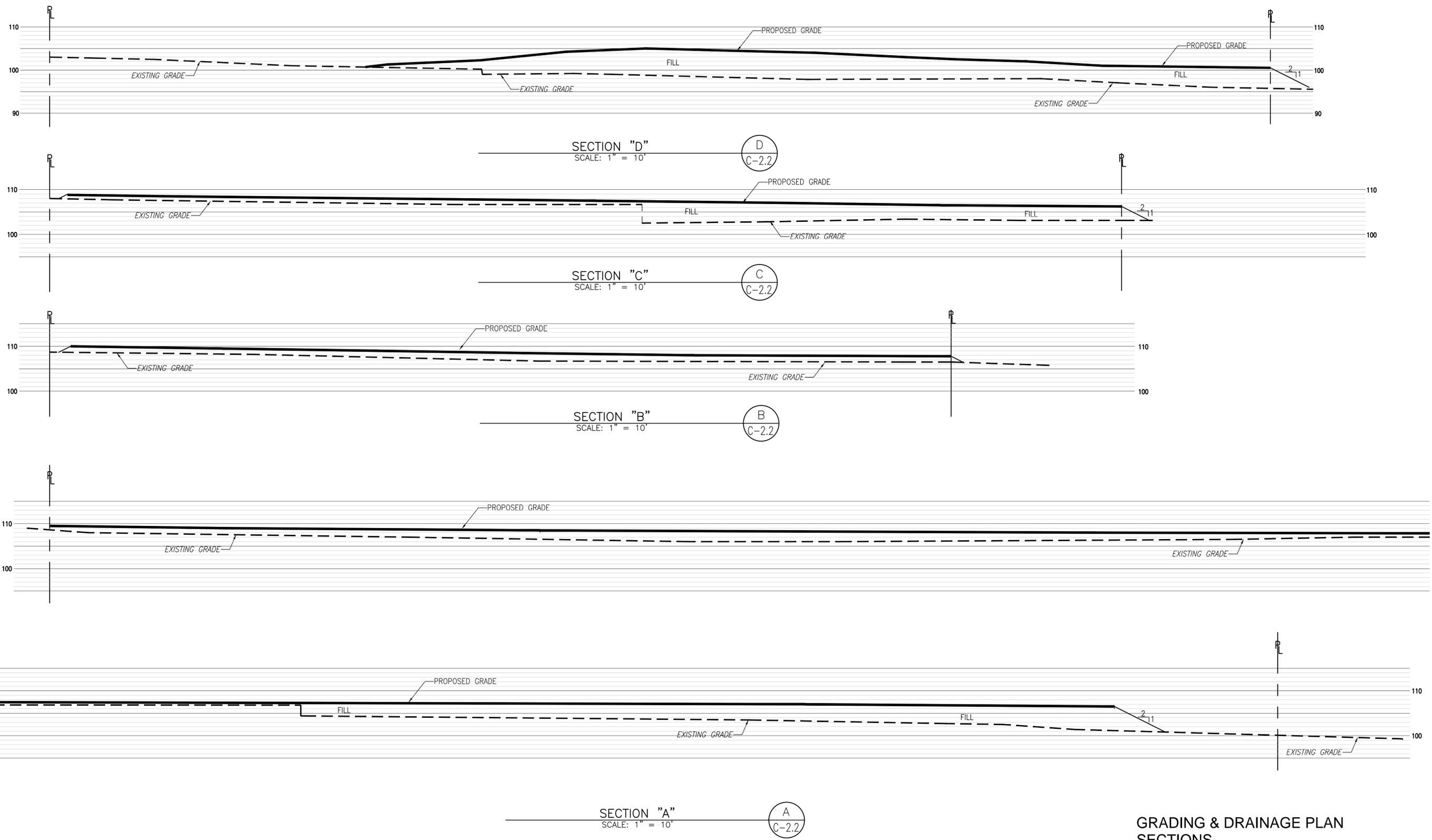
CLIENT:
CALIFORNIA STORAGEMASTERS
1921 E. MAPLE AVE.
EL SEGUNDO, CA 90245
(310) 414-9294 off (310) 414-9031



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ARCHITECTURE, ENGINEERING, PLANNING
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TORRANCE, CA 90503
(310) 619-1165
kyle.westpalm@gmail.com

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APPROVED:	KKS

PROJECT NO.: 2020107
A6.0



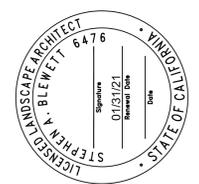
GRADING & DRAINAGE PLAN SECTIONS
SCALE: 1" = 30'-0"

Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	<p>WEST PALM GROUP ARCHITECTURE, ENGINEERING, PLANNING</p> <p>21213 B HAWTHORNE BLVD. #5225 TORRANCE, CA 90503 (310) 619-1165 kyle.westpalm@gmail.com</p>	SCALE: NOTED	PROJECT NO.: 2020107
				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031		DATE: 19 JUN 20	<p>C-2.2</p>
							DRAWN: H. P.	
							CHECKED: KKS	
							APPROVED:	



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 3640 HARRIMAN AVENUE, LOS ANGELES, CALIFORNIA 90032
 WWW.CRAFT-LA.COM

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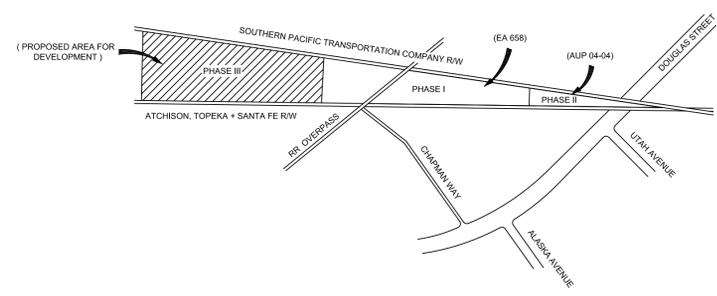
G0.0
 OF 1.1

2005 CHAPMAN
 ONE CHAPMAN WAY
 EL SEGUNDO, CALIFORNIA 90245
 NEW LANDSCAPE CONSTRUCTION

REVISIONS: 01
 DATE: 20200723
 CHECKED BY: CSS / SAB
 DRAWN BY: CSS / SAB
 PROJECT: 2005CHAPMAN
 SCALE: SEE PLANS

2005CHAPMAN NEW LANDSCAPE CONSTRUCTION

VICINITY MAP



NTS



PROJECT DATA

PROJECT DESCRIPTION:
 NEW LANDSCAPE AT RV AND BOAT STORAGE YARD,
 IN EL SEGUNDO, CALIFORNIA

LEGAL DESCRIPTION:
 TRACT:
 BLOCK:
 LOT:

CLIENT:
 CALIFORNIA STORAGE MASTERS

SITE ADDRESS:
 ONE CHAPMAN WAY
 EL SEGUNDO, CA 90245

SCOPE OF WORK:
 LANDSCAPE: YES
 IRRIGATION: NO

- CODES AND STANDARDS:**
- 2018 CALIFORNIA BUILDING CODE
 - 2018 CMC
 - 2018 CPC
 - 2018 CEC
 - 2018 CGBSC
 - 2015 CA BUILDING ENERGY EFFICIENCY STANDARDS
 - AMERICANS WITH DISABILITIES ACT
 - CITY OF LOS ANGELES MUNICIPAL CODES AND SPECIFICATIONS

JURISDICTION:
 City of Los Angeles
 County of Los Angeles
 State of California

DRAWING INDEX

SHEET	DESCRIPTION
G0.0	COVER SHEET
G1.1	GENERAL NOTES
L6.0	PLANTING OVERALL
L6.1	PLANTING ENLARGEMENT
L6.2	PLANTING ENLARGEMENT
L6.3	PLANTING SCHEDULE
L6.4	PLANTING DETAILS

ARCHITECT OF RECORD

CHRISTOPHER SHERWIN
 STATE OF CALIFORNIA REGISTRATION: 5947
 STEPHEN BLEWETT
 STATE OF CALIFORNIA REGISTRATION: 6476

CRAFT LANDSCAPE ARCHITECTURE

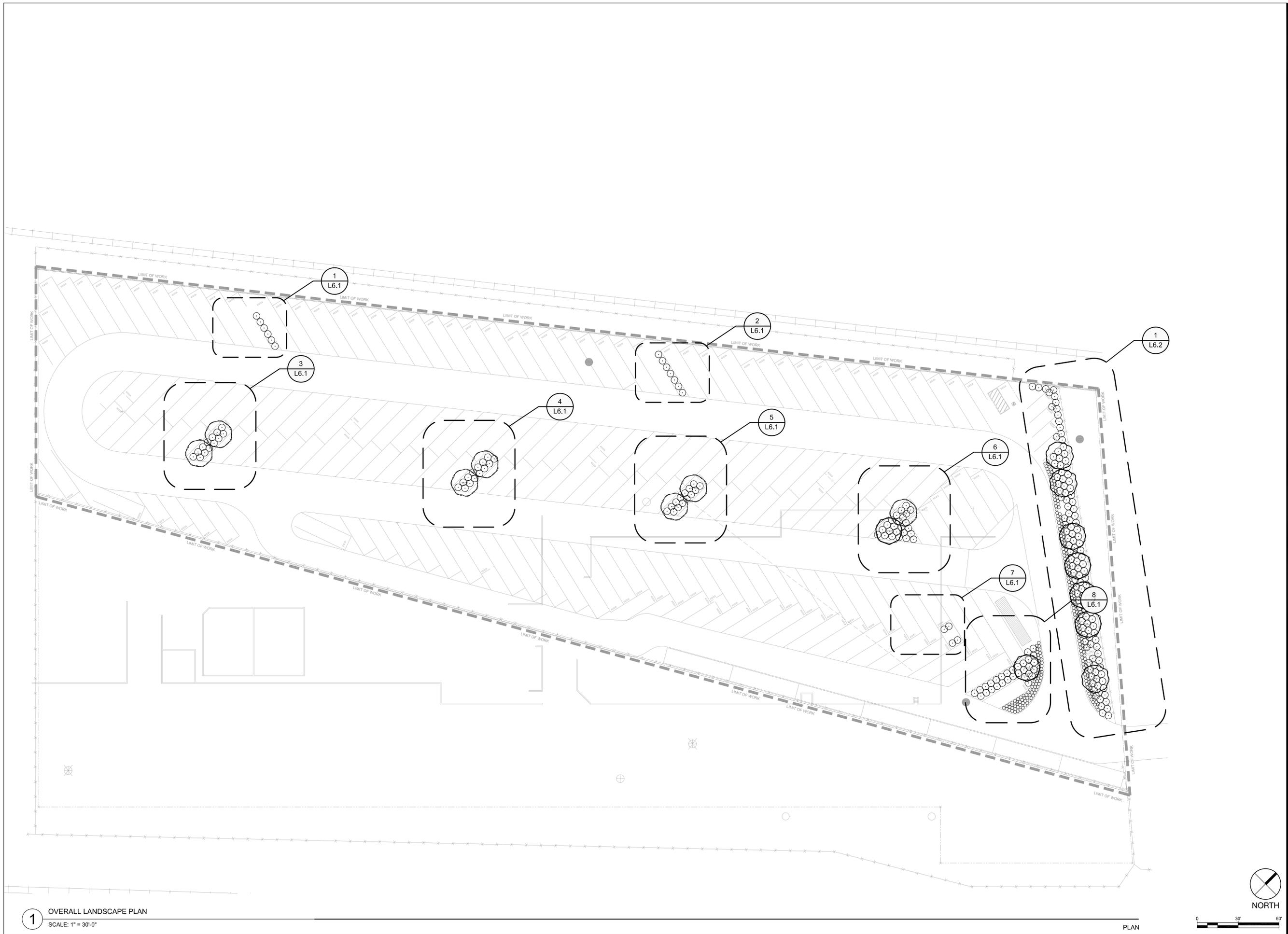
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SYMBOL KEY:

ELEVATION		ELEVATION NUMBER REFERENCE SHEET NUMBER REFERENCE
SECTION		SECTION NUMBER REFERENCE SHEET NUMBER REFERENCE
ENLARGEMENT PLAN		ENLARGEMENT PLAN NUMBER REFERENCE SHEET NUMBER REFERENCE
DETAIL		DETAIL NUMBER REFERENCE SHEET NUMBER REFERENCE
SITE FURNISHINGS		SITE FURNISHING QUANTITY REFERENCE KEY NUMBER
MATERIAL CALLOUT		MATERIAL CALLOUT LETTER



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 30'-0"

PLAN



NORTH

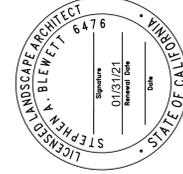


L6.0
OF 6.4

2005 CHAPMAN

ONE CHAPMAN WAY
EL SEGUNDO, CALIFORNIA 90245
NEW LANDSCAPE CONSTRUCTION

OVERALL PLANTING PLAN



CRAFT LANDSCAPE ARCHITECTURE

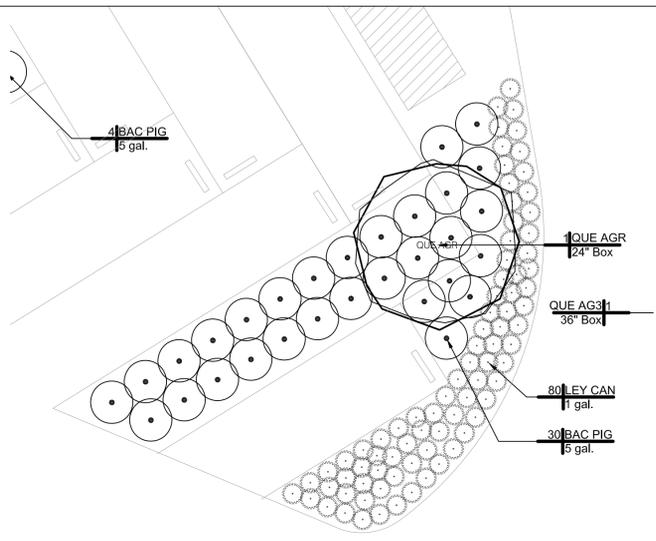
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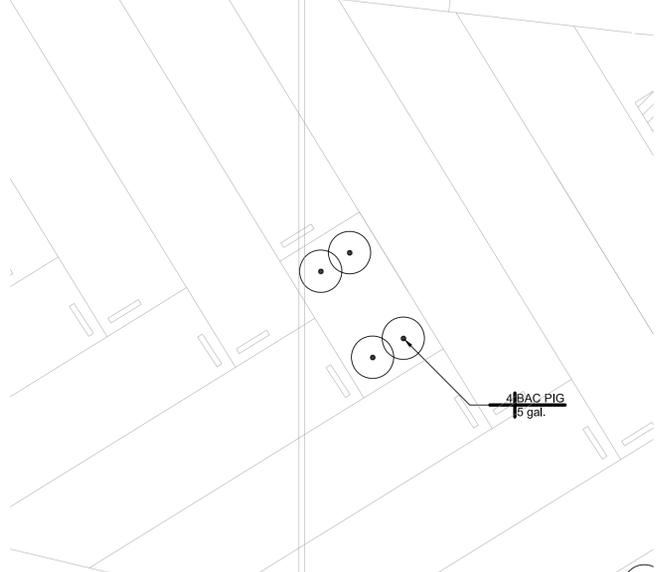
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DATE: 20200723
CHECKED BY: CSS / SAB
DRAWN BY: CSS / SAB
PROJECT: 2005CHAPMAN
SCALE: SEE PLANS

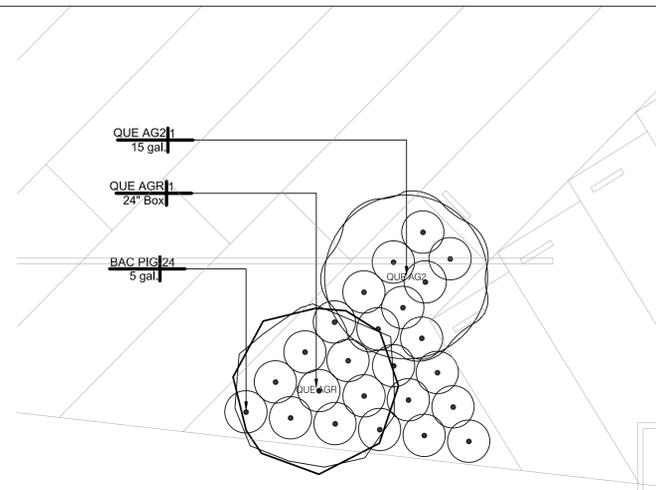


8 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN

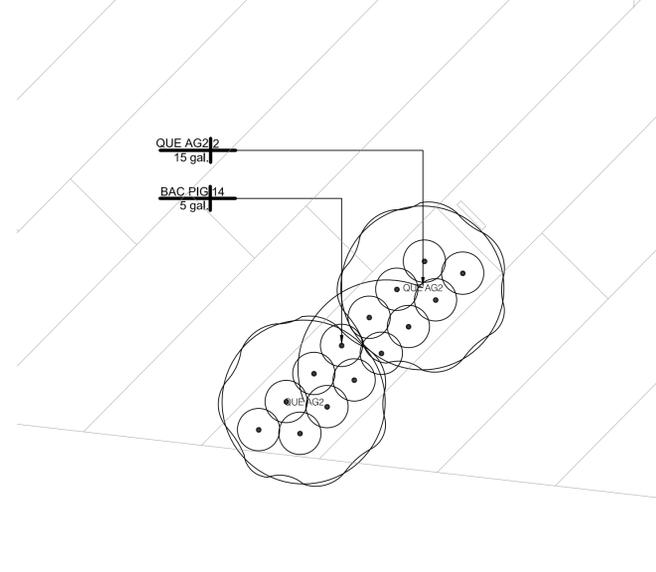


7 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN

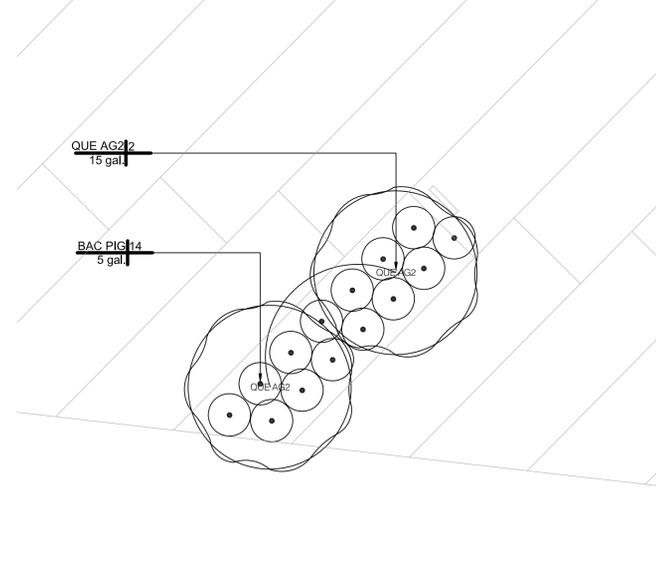
NOTES:
SEE SHEET L6.7 FOR
SCHEDULES AND NOTES



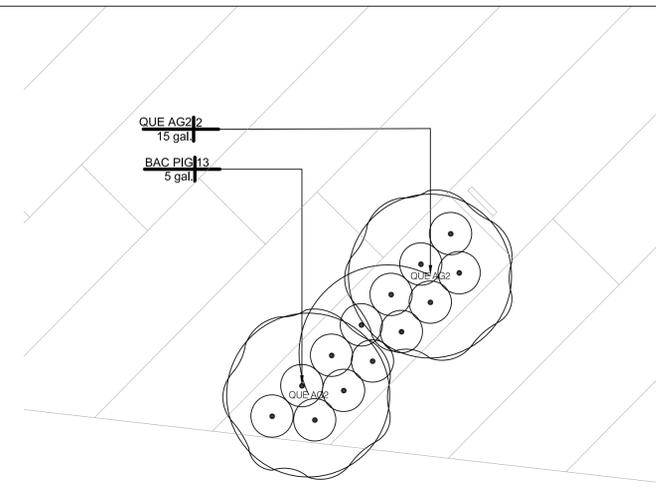
6 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



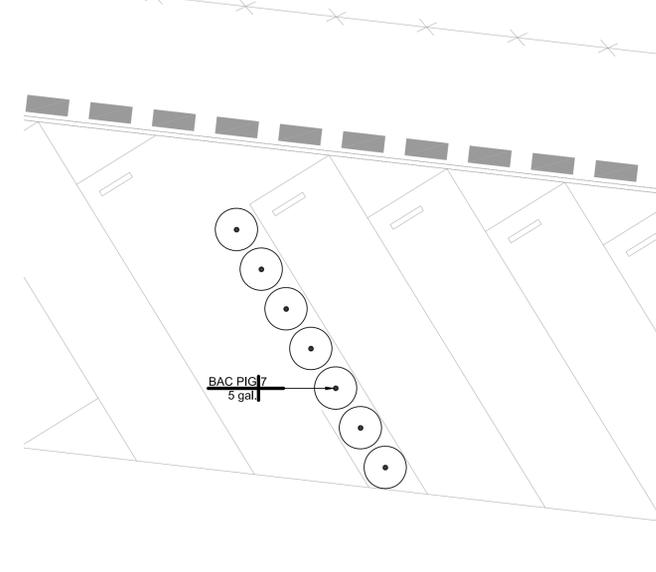
5 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



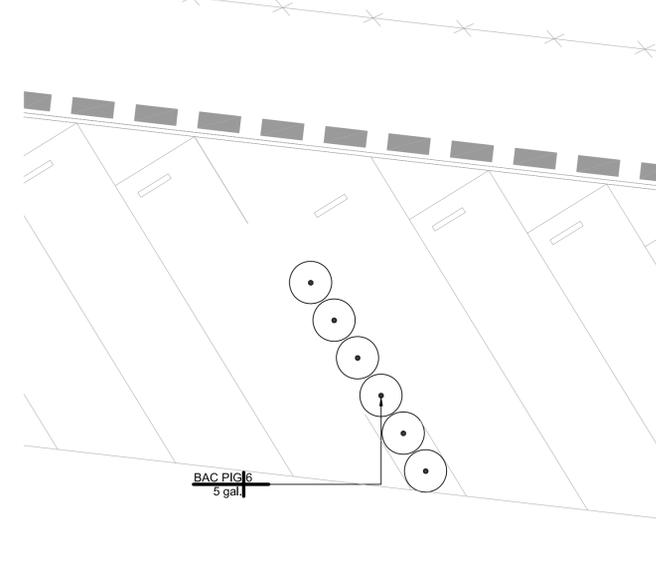
4 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



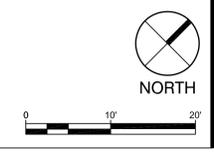
3 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



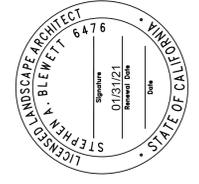
2 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



1 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



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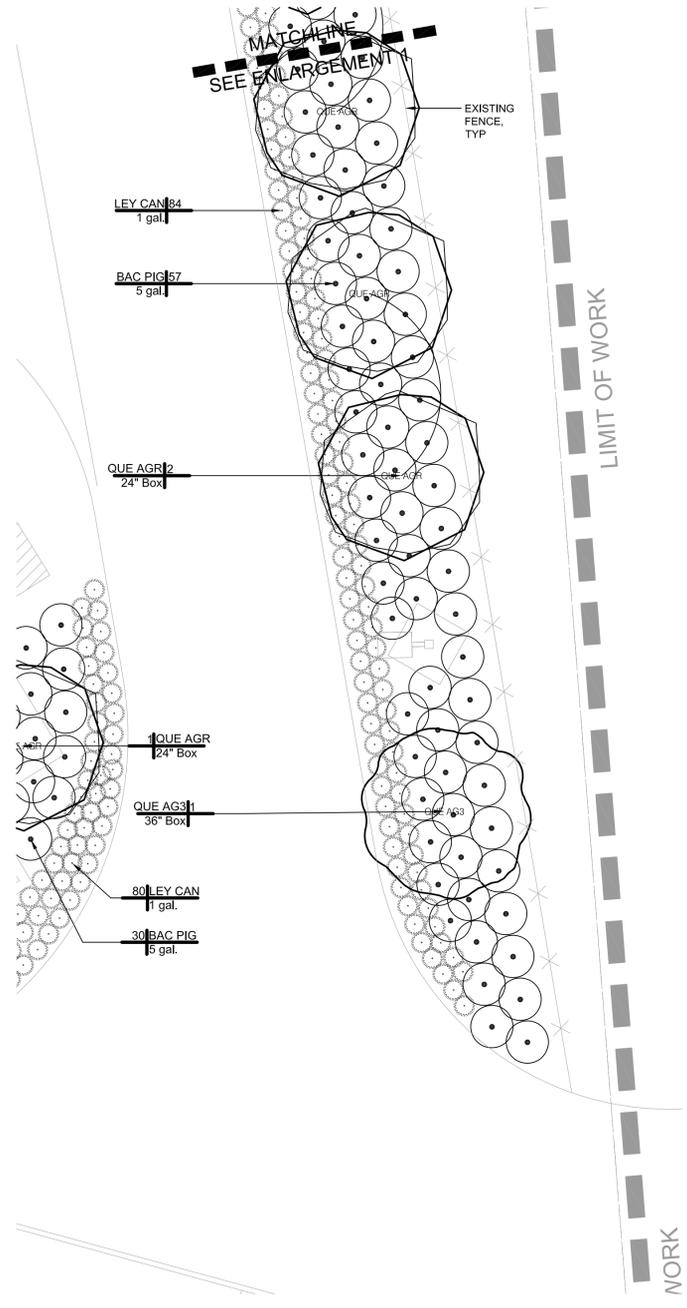
L6.1
2005 CHAPMAN
ONE CHAPMAN WAY
EL SEGUNDO, CALIFORNIA 90245
NEW LANDSCAPE CONSTRUCTION

PLANTING ENLARGEMENT PLAN

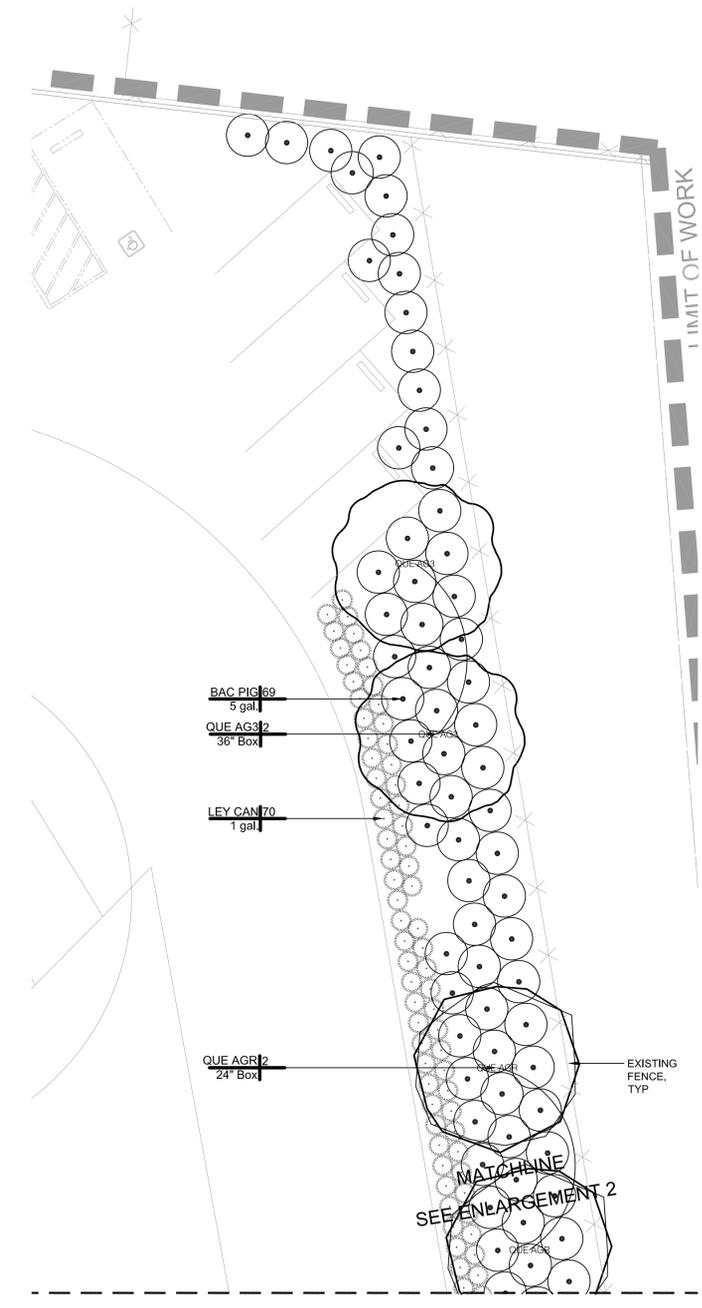
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PROJECT: 2005CHAPMAN
SCALE: SEE PLANS

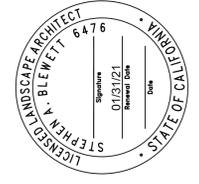
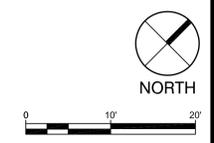


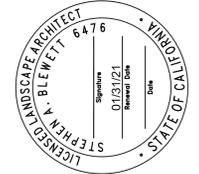


2 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



1 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN





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REVISIONS: 01
DATE: 20200723
CHECKED BY: CSS / SAB
DRAWN BY: CSS / SAB
PROJECT: 2005CHAPMAN
SCALE: SEE PLANS

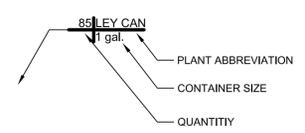
PLANT SCHEDULE

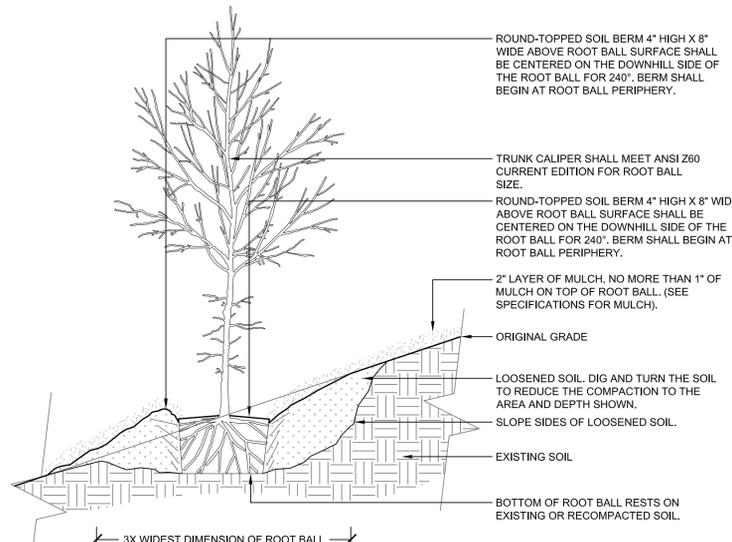
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	QUE AG2	Quercus agrifolia / Coast Live Oak Standard	15 gal.	7	
	QUE AGR	Quercus agrifolia / Coast Live Oak Standard	24" Box	6	
	QUE AG3	Quercus agrifolia / Coast Live Oak Standard	36" Box	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BAC PIG	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal.	60" o.c.	238
	LEY CAN	Leymus condensatus 'Canyon Prince' / Native Blue Rye	1 gal.	30" o.c.	234

PLANT LEGEND

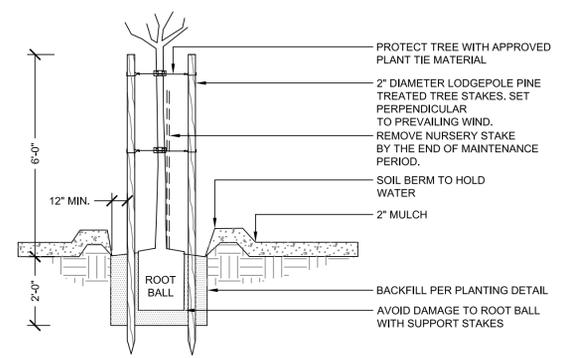
TREES	CODE	BOTANICAL / COMMON NAME
	QUE AG2	Quercus agrifolia Coast Live Oak
	QUE AGR	Quercus agrifolia Coast Live Oak
	QUE AG3	Quercus agrifolia Coast Live Oak
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BAC PIG	Baccharis pilularis 'Pigeon Point' Coyote Brush
	LEY CAN	Leymus condensatus 'Canyon Prince' Native Blue Rye

PLANT IDENTIFICATION KEY

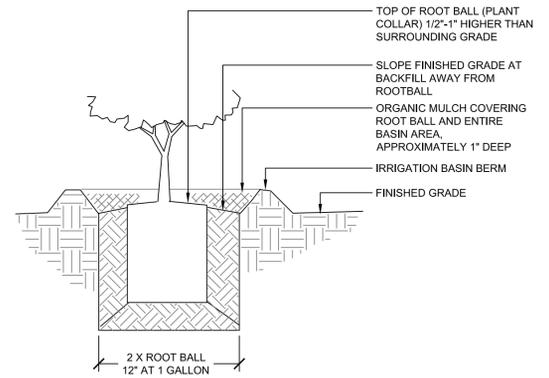




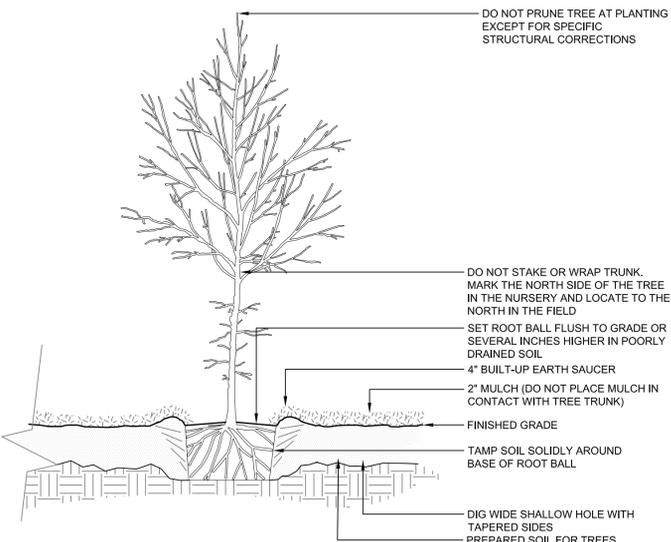
6 TREE ON SLOPE
1/2" = 1'-0"
Detail-File



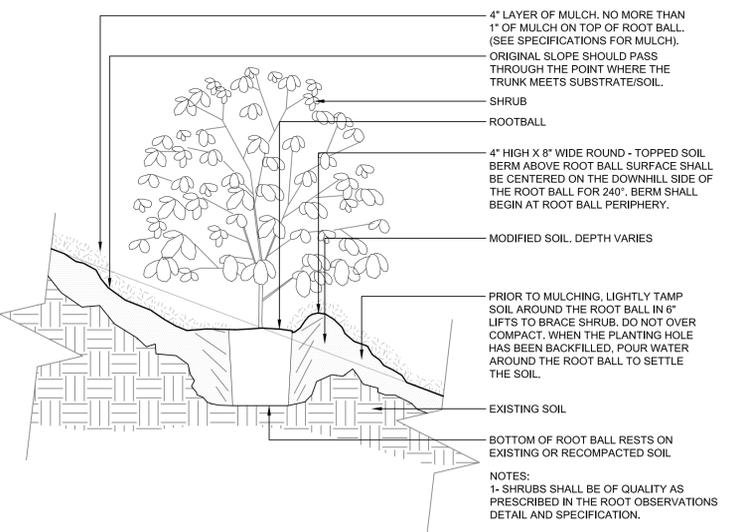
3 TREE STAKING
1" = 1'-0"
FX-PL-FX-TREE-11



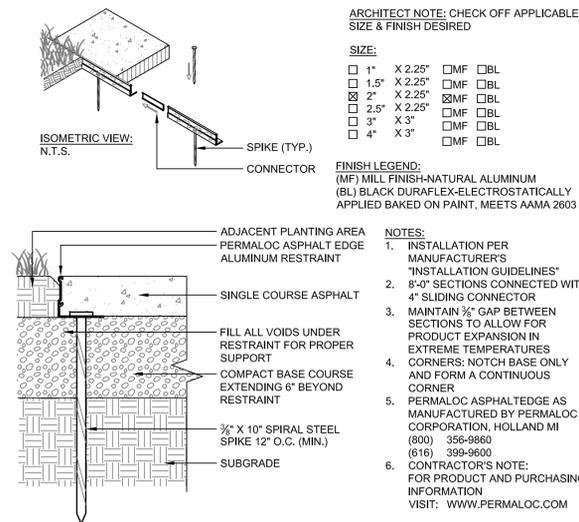
5 NATIVE SHRUB PLANTING
1" = 1'-0"
FX-PL-FX-SHRB-09



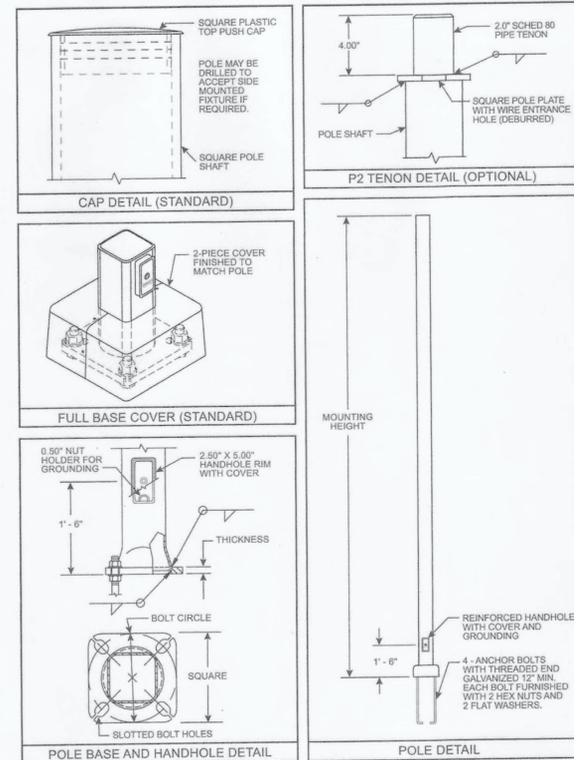
2 TREE W/BERM
1/2" = 1'-0"
FX-PL-FX-TREE-05



4 SHRUB ON SLOPE
3/4" = 1'-0"
FX-PL-FX-SHRB-01



1 ASPHALTEGE: SINGLE COURSE ASPHALT
NTS
FX-SI-PERM-EDG-01



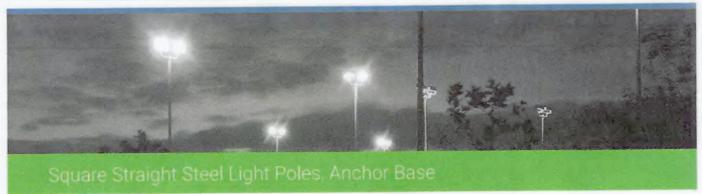
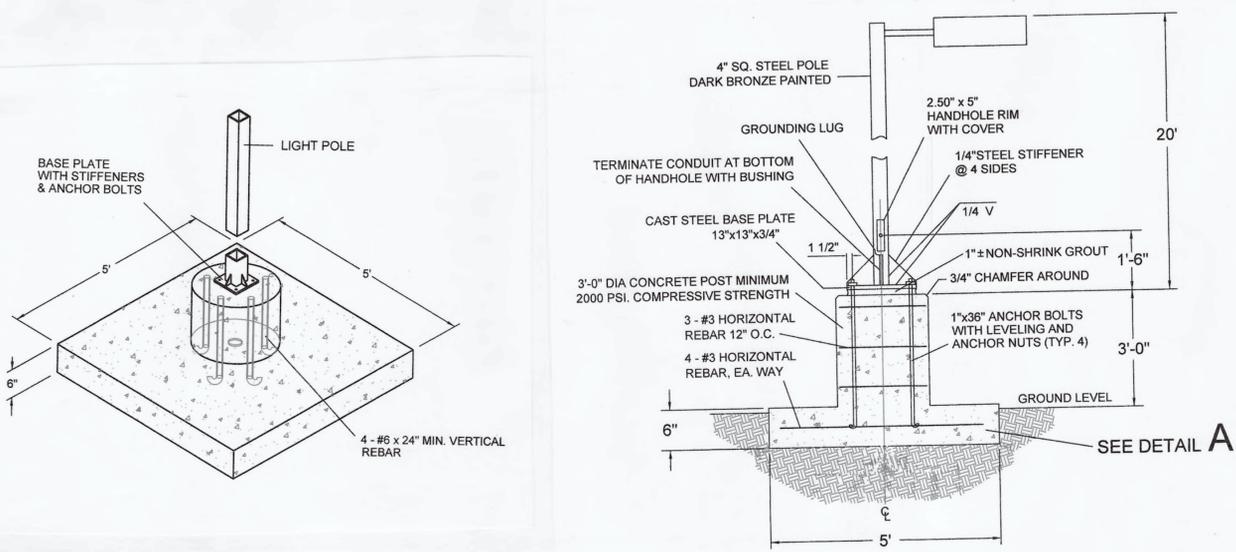
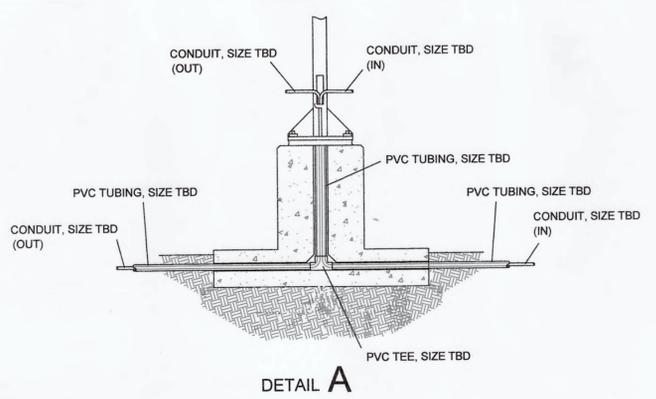
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EPA Load Information

BASE MODEL	80 MPH W.T. 3 GUST		90 MPH W.T. 3 GUST		100 MPH W.T. 3 GUST	
	MAX. EPA (LBS)	MAX. WEIGHT (LBS)	MAX. EPA (LBS)	MAX. WEIGHT (LBS)	MAX. EPA (LBS)	MAX. WEIGHT (LBS)
VS-SSA-10-4040-11-AB-FP	30.8	765	23.8	595	18.9	473
VS-SSA-12-4040-11-AB-FP	34.4	870	26.8	675	20.8	525
VS-SSA-14-4040-11-AB-FP	39.0	990	30.8	775	23.8	595
VS-SSA-15-4040-11-AB-FP	41.0	1030	32.8	815	25.8	645
VS-SSA-16-4040-11-AB-FP	43.0	1070	34.8	855	27.8	695
VS-SSA-18-4040-11-AB-FP	47.0	1170	38.8	955	30.8	765
VS-SSA-20-4040-11-AB-FP	51.0	1270	42.8	1055	33.8	835
VS-SSA-20-4050-11-AB-FP	51.0	1270	42.8	1055	33.8	835
VS-SSA-20-4060-11-AB-FP	51.0	1270	42.8	1055	33.8	835
VS-SSA-25-5050-11-AB-FP	58.0	1450	48.8	1215	38.8	965
VS-SSA-25-5050-07-AB-FP	58.0	1450	48.8	1215	38.8	965
VS-SSA-30-5050-11-AB-FP	65.0	1630	54.8	1375	43.8	1095
VS-SSA-30-5050-07-AB-FP	65.0	1630	54.8	1375	43.8	1095
VS-SSA-35-5050-11-AB-FP	72.0	1810	60.8	1535	48.8	1215
VS-SSA-35-5050-07-AB-FP	72.0	1810	60.8	1535	48.8	1215
VS-SSA-40-6060-11-AB-FP	80.0	2000	68.8	1715	55.8	1395
VS-SSA-40-6060-07-AB-FP	80.0	2000	68.8	1715	55.8	1395

Designation & Dimensional Information

BASE MODEL	NOMINAL MOUNTING HEIGHT (FT)	POLE DIMENSIONS		WALL THICKNESS (IN)	STRUCTURE WEIGHT (LBS)	BASE PLATE		ANCHOR BOLTS	
		BASE DIA (IN)	BASE THK (IN)			SIZE (IN X IN)	TRUSS (IN)	PROJECTION (IN)	
VS-SSA-10-4040-11-AB-FP	10'	4	4	11	72	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-12-4040-11-AB-FP	12'	4	4	11	90	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-14-4040-11-AB-FP	14'	4	4	11	100	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-15-4040-11-AB-FP	15'	4	4	11	110	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-16-4040-11-AB-FP	16'	4	4	11	115	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-18-4040-11-AB-FP	18'	4	4	11	125	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-20-4040-11-AB-FP	20'	4	4	11	140	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-20-4040-07-AB-FP	20'	4	4	11	140	8.0 x 8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSA-20-5050-11-AB-FP	20'	5	5	11	185	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-20-5050-07-AB-FP	20'	5	5	11	185	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-25-5050-11-AB-FP	25'	5	5	11	225	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-25-5050-07-AB-FP	25'	5	5	11	225	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-5050-11-AB-FP	30'	5	5	11	260	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-5050-07-AB-FP	30'	5	5	11	260	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-35-5050-11-AB-FP	35'	5	5	7	380	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-35-5050-07-AB-FP	35'	5	5	7	380	10.0 x 12.0	11 x 11	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-40-6060-11-AB-FP	40'	6	6	7	520	11.0 x 13.0	12.5 x 11	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSA-40-6060-07-AB-FP	40'	6	6	7	520	11.0 x 13.0	12.5 x 11	1.00 x 36.00 x 4.00	4 - 4.5



Product Overview

- Pole Shaft** - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.
- Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- Hand Hole** - A reinforced hand hole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each hand hole includes a cover and cover attachment hardware. All pole assemblies are provided with a 2.5" x 5" rectangular hand hole (dimensions are nominal).
- Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.
- Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized with a minimum of 12" on the threaded end.
- Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- Finish** - Standard finishes are either Galvanized or Finish Painted. Additional finish options including Finish Paint over Galvanizing are available upon request.
- Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

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TY Engineering And Design

Subject: 1 Chapman Way
 Job Number: T2019-257
 Date: 6/15/2020
 By: TY
 Checked By: TY
 Section: Page of

Structural Calculations:
 $V_w = 3 \text{ psf} \times 4.8 = 149 \text{ lbs}$
 $W_{pole} = 170 \text{ lbs}$
 $W_{conc} = \frac{\pi}{4} \times 3^2 \times 3 \times 150 = 3,179 \text{ lbs}$
 $W_{base} = 5' \times 5' \times 1/2 \times 150 = 1,875 \text{ lbs}$
 $M_w = 149 \times 20 = 2,980 \text{ lb-ft}$
 $M_{resisting} (\text{About point } \textcircled{A}) = 170' \times 2.5' + 1,875 \times 2.5' + 3,179 \times 2.5' = 4,25 + 4,687 + 7,947 \text{ lbs} = 13,059 \text{ lb-ft} > 2,980 \text{ lbs OK}$

TY Engineering And Design
 www.ty-eng.com

Lightpole Installation at
 1 Chapman Way, El Segundo, California 90245

Structural Calculations

Date 6/15/2020
 TY Job Number T2019-257

PROFESSIONAL ENGINEER
 TOLGA YAPRAK
 No. C72927
 Exp. 12-31-20
 CIVIL
 STATE OF CALIFORNIA

952 Manhattan Beach Blvd. #260
 Manhattan Beach, CA 90266
 (310) 935-0060 (phone)
 (310) 935-0071 (fax)
 info@ty-eng.com
 www.ty-eng.com

TY Engineering And Design
 www.ty-eng.com

952 Manhattan Beach Blvd. #260
 Manhattan Beach, CA 90266
 (310) 935-0060 (phone)
 (310) 935-0071 (fax)
 www.ty-eng.com

Location: El Segundo, CA
 Job Number: T2019-257
 Date: 6/15/20
 Subject: 1 Chapman Way
 By: MH
 Section: Page/of

INTRODUCTION AND DESIGN CRITERIA

This submittal package includes structural calculations for the proposed 18ft lightpole installation at an existing commercial property located at 1 Chapman Way, El Segundo, California.

The calculations are performed in accordance with the 2019 California Building Code (CBC), Title 24, Part 2, Volume 2, 2018 International Building Code (IBC 2018) and ASCE 7-16.

WIND LOADING CRITERIA

Per ASCE 7-16, Section 26,
 $F = q_h G C_f (\text{psf})$
 $q_h = 0.00256 K_z K_d K_a V^2$
 $G = 1.0$
 $C_f = 1.0$
 Exposure Category = B
 $V = 110 \text{ mph}$
 $K_z K_d K_a = 1.0$
 $q_h = 0.00256 \times 1 \times 110^2 = 30.98 \text{ psf}$

STRUCURAL CALCULATIONS
 Scale: None

Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	SCALE:	PROJECT NO.:
				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	NOTED	2020107
						DATE: 21 JUN 20	S2.0
						DRAWN: KKS	
						CHECKED: APPROVED: KKS	



WEST PALM GROUP
 ARCHITECTURE, ENGINEERING, PLANNING

21213 B HAWTHORNE BLVD. #5225
 TORRANCE, CA 90503
 (310) 619-1165
 kyle.westpalm@gmail.com



Planning Commission Agenda Statement

Meeting Date: June 24, 2021

Agenda Heading: Public Hearing

DESCRIPTION:

Zone Text Amendment to establish parking standards for religious institution affiliated housing development projects in accordance with state law.

RECOMMENDATION:

Adopt Resolution No. 2896, recommending that the City Council approve an Ordinance establishing parking standards for religious institution affiliated housing development projects in accordance with state law.

BACKGROUND

AB 1851, effective January 1, 2021, limits the number of parking spaces a local agency may require in connection with a "religious institution affiliated housing development project" ("RIAHD"), as defined. AB 1851 also requires a local agency to allow for the elimination of up to 50% of the existing parking spaces serving a place of worship in connection with the approval of a RIAHD and prohibits a local agency from requiring replacement of parking spaces that the developer of a RIAHD proposes to eliminate. A Zoning Ordinance amendment is required to bring the Municipal Code into conformance with state law.

DISCUSSION

Properties owned by religious institutions often have large, underutilized parking areas. To encourage and facilitate the development of affordable housing on these underutilized parcels, the state passed AB 1851, which does the following:

- Prohibits a local agency from requiring the replacement of religious-use parking spaces that a developer of a "religious institution affiliated housing development project" proposes to eliminate as part of the housing development.
- Defines "religious institution affiliated housing development project" as a housing development project that meets all of the following requirements:
 - The housing development project is located on one or more contiguous parcels that are each owned, entirely, whether directly or through a wholly owned company or corporation, by a religious institution.
 - The housing development project qualifies as being near collocated religious-use parking by being on or adjacent to a parcel with religious-use

parking or by being located within one-tenth of a mile of a parcel that contains religious-use parking.

- Qualifies for a density bonus under Government Code section 65915.
- Allows a project developer to eliminate up to 50 percent of the total religious-use parking spaces available at the time the developer's request is made.
- Prevents a local agency from requiring a developer to cure a pre-existing deficit of the number of religious-use parking spaces as a condition of approval of a RIAHD.
- Specifies that the elimination of religious-use parking spaces pursuant to a RIAHD project that has been approved by a local agency does not constitute a concession for the purposes of density bonus law.
- Prohibits a local agency from denying a RIAHD solely on the basis that the project will reduce the total number of parking spaces at the place of worship as long as the reduction does not exceed 50 percent.
- Requires a local agency to allow the number of remaining religious-use parking spaces to count toward the number of spaces that the local agency would otherwise require for the RIAHD.
- Provides that a local agency is not required to allow the remaining religious-use parking spaces to count toward the number of parking spaces otherwise required for approval of the RIAHD to the extent that it would prohibit a local agency from requiring up to one parking space per unit unless the RIAHD is within one-half mile of public transit or there is a car share vehicle within one block of the parcel.
- Prohibits the reduction in parking spaces from reducing the minimum parking standards that a local agency may require of a RIAHD below one space per unit unless (a) the RIAHD is within one-half mile of a high-quality transit corridor or a major transit stop, or (b) there is a car share vehicle within one block of the parcel.

ANALYSIS

The proposed ordinance amends the parking regulations in Chapter 15-15 to specify that RIAHDs are subject to the provisions of AB 1851.

El Segundo General Plan and Municipal Code Consistency

The proposed amendment to the Zoning Code will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendment is relatively minor in nature and is intended to bring the Zoning Code into compliance with a new state law mandate (AB 1851). The proposed amendment is also consistent with the purpose of the Zoning Code, which is to serve the public health, safety, and general

welfare.

ENVIRONMENTAL REVIEW:

This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and 14 Cal. Code Regs. § 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Furthermore, the staff finds that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

PREPARED BY: Eduardo Schonborn, AICP, Principal Planner 

REVIEWED BY: Gregg Kovacevich, Assistant City Attorney  FOR GK,

APPROVED BY: Denis Cook, Interim Director of Development Services  FOR DC.

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2896
2. Exhibit A – Draft Ordinance
3. Text of AB 1851

RESOLUTION NO. 2896

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING SECTION 15-15-9 (PARKING REQUIREMENTS FOR RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENT PROJECTS) TO THE MUNICIPAL CODE (EA-1302 AND ZTA 21-02).

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On September 28, 2020, the Governor signed AB 1851 into law effective as of January 1, 2021. AB 1851 limits the number of parking spaces a local agency may require in connection with a “religious institution affiliated housing development project” (“RIAHD”), as defined. AB 1851 also requires a local agency to allow for the elimination of up to 50% of the existing parking spaces serving a place of worship in connection with the approval of a RIAHD and prohibits a local agency from requiring replacement of parking spaces that the developer of a RIAHD proposes to eliminate. AB 1851 applies to all cities, including charter cities.

B. A Zoning Code amendment is required to bring the Municipal Code into conformance with AB 1851.

SECTION 2: *General Plan Findings.* Considering all of its aspects, the proposed amendments to the Zoning Code will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments are relatively minor in nature and are intended to bring the Zoning Code into compliance with a new state law mandate (AB 1851).

SECTION 3: *Zone Text Amendment Findings.* Based on the facts and evidence set forth herein, in the accompanying staff report, and in the record as a whole, the Planning Commission finds as follows:

1. The proposed ordinance is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly, planned use of land resources; and

2. The proposed amendment to the Zoning Code is required to ensure consistency with state law (AB 1851).

SECTION 4: *Recommendation.* The Planning Commission recommends that the City Council adopt the ordinance set forth in attached “Exhibit A,” which is incorporated into this resolution by reference.

SECTION 5: *Environmental Review.* This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and 14 Cal. Code Regs. § 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Furthermore, the Planning Commission finds that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

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

SECTION 7: *Effective Date.* This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2021

Ryan Baldino, Chair
El Segundo Planning Commission

ATTEST:

Eduardo Schonborn, AICP, Secretary

APPROVED AS TO FORM
MARK D. HENSLEY, City Attorney

By: _____
Gregg Kovacevich, Assistant City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE EL SEGUNDO CITY COUNCIL ADDING SECTION 15-15-9 (PARKING REQUIREMENTS FOR RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENT PROJECTS) TO THE MUNICIPAL CODE (EA-1302 AND ZTA 21-02).

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

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

A. On September 28, 2020, the Governor signed AB 1851 into law effective as of January 1, 2021. AB 1851 limits the number of parking spaces a local agency may require in connection with a “religious institution affiliated housing development project” (“RIAHD”), as defined. AB 1851 also requires a local agency to allow for the elimination of up to 50% of the existing parking spaces serving a place of worship in connection with the approval of a RIAHD and prohibits a local agency from requiring replacement of parking spaces that the developer of a RIAHD proposes to eliminate. AB 1851 applies to all cities, including charter cities.

B. A Zoning Code amendment is required to bring the Municipal Code into conformance with AB 1851.

C. *Zone Text Amendment Findings.* Based on the facts and evidence set forth herein, in the accompanying staff report, and in the record as a whole, the City Council finds as follows:

1. The proposed ordinance is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly, planned use of land resources; and

2. The proposed amendment to the Zoning Code is required to ensure consistency with state law (AB 1851).

D. *General Plan Findings.* Considering all of its aspects, the proposed amendments to the Zoning Code will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments are relatively minor in nature and are intended to bring the Zoning Code into compliance with a new state law mandate (AB 1851).

SECTION 2: *Environmental Review.* This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and 14 Cal. Code Regs. § 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Furthermore, the City Council finds that

it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 3: Section 15-15-9 is added to Title 15 of the ESMC to read as follows:

**“15-15-9 PARKING REQUIREMENTS RELIGIOUS INSTITUTION
 AFFILIATED HOUSING DEVELOPMENT PROJECTS:**

Notwithstanding any provisions of this Title or any adopted specific plan to the contrary, the parking requirements for a religious institution affiliated housing development project are subject to the provisions of Government Code section 65913.6, as amended. For purposes of this section, a ‘religious institution affiliated housing development project’ is defined as set forth in Government Code section 65913.6, subd. (a)(5).”

SECTION 4: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: *Enforceability.* Repeal of any provision of the El Segundo Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of El Segundo’s book of original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 8: *Effective Date.* This Ordinance will take effect 30 days after its final passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2021

Drew Boyles, Mayor

ATTEST:

Tracy Sherill Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Assembly Bill No. 1851

CHAPTER 196

An act to add Section 65913.6 to the Government Code, relating to land use.

[Approved by Governor September 28, 2020. Filed with
Secretary of State September 28, 2020.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1851, Wicks. Religious institution affiliated housing development projects: parking requirements.

Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing, including the Density Bonus Law, which requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents.

This bill would prohibit a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. The bill would prohibit the number of religious-use parking spaces requested to be eliminated from exceeding 50% of the number that are available at the time the request is made. The bill would prohibit a local agency from requiring the curing of any preexisting deficit of the number of religious-use parking spaces as a condition of approval of a religious institution affiliated housing development project. The bill would require a local agency to allow the number of religious-use parking spaces that will be available after completion of a religious institution affiliated housing development project to count toward the number of parking spaces otherwise required for approval. The bill would prohibit a local agency from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship provided that the total reduction does not exceed 50% of existing parking spaces. The bill would authorize a local agency to require up to one parking space per unit for a religious institution affiliated housing development project. The bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65913.6 is added to the Government Code, to read: 65913.6. (a) For purposes of this section, all of the following definitions shall apply:

(1) "Housing development project" means a housing development project as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(2) "Local agency" means any county, city, or city and county, including a charter city, or city and county.

(3) "Place of worship" means a property owned or operated by a religious institution, that is used for the purpose of regular assembly by members of the institution.

(4) "Religious institution" means an institution owned, controlled, and operated and maintained by a bona fide church, religious denomination, or religious organization composed of multidenominational members of the same well-recognized religion, lawfully operating as a nonprofit religious corporation pursuant to Part 4 (commencing with Section 9110) of Division 2 of Title 1 of the Corporations Code.

(5) "Religious institution affiliated housing development project" means a housing development project that meets all of the following criteria:

(A) The housing development project is located on one or more contiguous parcels that are each owned entirely, whether directly or through a wholly owned company or corporation, by a religious institution.

(B) The housing development project qualifies as being near colocated religious-use parking by being any of the following:

(i) Located on one or more parcels that collectively contain religious-use parking.

(ii) Located adjacent to a parcel owned by the religious institution that contains religious-use parking.

(iii) Located on one or more parcels separated by no more than 0.1 miles from a parcel owned by the religious institution that contains religious-use parking.

(C) The housing development project qualifies for a density bonus under Section 65915.

(6) "Religious-use parking spaces" means existing parking spaces that are required under the local agency's parking requirements for places of worship.

(b) (1) Notwithstanding any other law or ordinance, a local agency shall not require the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project pursuant to this section.

(2) The number of religious-use parking spaces requested to be eliminated by a developer of a religious institution affiliated housing development project pursuant to this section shall not exceed 50 percent of the number of religious-use parking spaces that are available at the time the request is made.

(3) The elimination of religious-use parking spaces pursuant to a religious institution affiliated housing development project that has been approved by a local agency does not constitute a concession pursuant to Section 65915.

(c) Notwithstanding any other law or ordinance, a local agency shall not require the curing of any preexisting deficit of the number of religious-use parking spaces as a condition of approval of a religious institution affiliated housing development project.

(d) Notwithstanding any other law or ordinance, a local agency shall allow the number of religious-use parking spaces that will be available after completion of a religious institution affiliated housing development project to count toward the number of parking spaces otherwise required for approval of the housing development project under any other law or ordinance.

(e) Notwithstanding any other law or ordinance, a local agency shall not deny a proposed religious institution affiliated housing development project solely on the basis that the project will reduce the total number of parking spaces available at the place of worship provided that the total reduction does not exceed 50 percent of existing parking spaces.

(f) (1) Notwithstanding any provision of this section, except as provided in paragraph (3), the reduction in parking spaces authorized in this section shall not reduce the minimum parking standards that a local agency may require of a religious institution affiliated housing development project below one space per unit.

(2) For the purposes of this subdivision, a local agency shall not be required to allow the remaining religious-use parking spaces to count toward the number of parking spaces otherwise required for approval of the housing development project as provided in subdivision (d) to the extent that the application of subdivision (d) would prohibit a local agency from requiring up to one parking space per unit.

(3) This subdivision shall not apply to a religious institution affiliated housing development project if either of the following is true:

(A) The parcel is located within one-half mile walking distance of public transit. For the purposes of this paragraph, “public transit” means either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(g) The Legislature finds and declares that the provision of adequate housing, in light of the severe shortage of housing at all income levels in this state, is a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution, and therefore this section applies to all cities, including charter cities.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.



Planning Commission Agenda Statement

Meeting Date: June 24, 2021

Agenda Heading: New Business

DESCRIPTION:

Determination of Consistency of the Proposed Fiscal Year 2021-22 Capital Improvement Program (CIP) with the City of El Segundo General Plan (Applicant: City of El Segundo).

RECOMMENDATION:

Adopt Resolution No. 2899, determining that the proposed FY 2021-22 Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan.

BACKGROUND

A Capital Improvement Plan (CIP) is a document that identifies capital projects in the City which the City Council can use as a guide for the efficient and effective provision of resources for improving and maintaining public infrastructure and facilities. The City of El Segundo annually reviews its Capital Improvement Program (CIP) needs and funding resources for the purpose of identifying and prioritizing capital projects to be completed within the planning period. These projects are needed to adequately maintain current facilities, maintain existing infrastructure, provide new infrastructure where needed, implement new technologies for the health and welfare of our citizens, and prepare for major disasters.

The California Government Code (Section 65103 & 65401) requires the Planning Commission to annually review the City's CIP for its consistency with the City's General Plan. The Planning Commission has reviewed previous CIPs annually and found them all to be consistent with the City's General Plan. The proposed list of projects in this year's CIP was included in the proposed Fiscal Year 2021-2022 Budget presented to City Council on June 15, 2021. The Fiscal Year 2021-22 CIP is now being presented to Planning Commission for General Plan Consistency determination.

DISCUSSION

City staff annually reviews the City's capital improvement needs, sets goals for addressing those needs, and identifies projects necessary to achieve those goals. The Public Works Department staff prepares a CIP which includes both core projects (e.g., sewer, water, roadway infrastructure improvements) and new projects proposed by other departments and the general public. The CIP serves as a planning instrument in conjunction with the City's General Plan and City Council's Goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public.

The new projects are presented to the City's 5-member Capital Improvement Program Advisory Committee (CIPAC) for consideration. Committee members are responsible for reviewing, scoring and ranking the proposed CIP projects based on established scoring criteria. Staff then makes the final funding recommendation based on CIPAC scores after also taking finances and resources into consideration. This year's complete list of projects are proposed to be funded through Prop C, Gas Tax, Water Enterprise, Sewer Enterprise, Local Grant Funds and the General Fund.

CODE CONSIDERATION AND ANALYSIS

Code consideration in this matter stems from the State Government Code. In part, Government Code Section 65401 states that:

"...each governmental body...shall prepare a coordinated program of proposed public works...such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof"

As a result, the Planning Commission's role is not to add or delete projects from the CIP, but to determine if the proposed CIP conforms to the City's General Plan. In other words, the Planning Commission is being asked to determine whether the projects listed below are consistent with the goals and policies established in the City's General Plan.

The proposed CIP projects are more fully described in Attachment 2. The following table lists all the proposed CIP projects for Fiscal Year 2021-22 and indicates the General Plan goals, objectives and policies with which they are consistent.

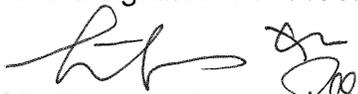
Project Name & Description	General Plan Consistency
Proposed CIP projects:	
1. Annual Water Main Maintenance	<i>- Land Use Element Goal LU6, to maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo; and/or,</i>
2. Water Division Office and Maintenance Yard Improvements	
3. Wastewater Infrastructure Replacement (Annual Program)	
4. Park Place Extension Transportation Project-Design	
5. Roadway Rehabilitation (Annual Program)	<i>- Land Use Element Goal LU7, to provide the highest quality public facilities, services, and public infrastructure possible to the community.</i>
6. El Segundo Blvd. Improvements	
7. Sidewalk Maintenance Program (Annual Program)	
8. Arena Street Improvements Study	
9. Alondra Park (Regional project)	
10. Infiltration projects	

11. Civic Center Maintenance & Repairs
12. ADA Improvements - CDBG Funds
13. PD Women Locker Room Remodel
14. Fire Stations #1 & #2 Carpet
15. Safe Routes to School Projects
16. HVAC (Citywide)
17. Plumbing (Citywide)
18. Miscellaneous Electrical (Citywide)
19. Exterior Lighting + Miscellaneous Façade
20. Main Facilities ADA Compliance Projects

Staff has reviewed the list of capital projects identified in the proposed Fiscal Year 2021-22 CIP considering the goals and objectives of the General Plan and believes that the City's CIP continues to be consistent with the applicable goals and policies of the El Segundo General Plan. Thus, staff recommends that the Planning Commission adopt Resolution No. 2899, determining that the proposed FY 2021-22 Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan.

ENVIRONMENTAL REVIEW:

The General Plan Consistency finding is exempt from the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and 14 Cal. Code Regs. § 15061(b)(3), as it is an activity covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Staff finds that it can be seen with certainty that there is no possibility that the Consistency finding may have a significant effect on the environment.

PREPARED BY: Lifan Xu, City Engineer 

REVIEWED BY: Eduardo Schonborn, AICP, Principal Planner 

APPROVED BY: Denis Cook, Interim Director of Development Services 

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2899
2. Detailed Projects List for Fiscal Year 2021-22

RESOLUTION NO. 2899

A RESOLUTION FINDING THAT THE PROPOSED FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM CONFORMS WITH THE EL SEGUNDO GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65401. (ENVIRONMENTAL ASSESSMENT NO. EA-1309)

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. In accordance with Government Code § 65401, the Public Works Department prepared a Capital Improvement Program (CIP) and submitted the CIP to the City's Planning and Building Safety Department for transmission to the Planning Commission;
- B. Government Code § 65103(c) requires the Planning Commission to annually review the City's CIP to determine whether the CIP is consistent with the El Segundo General Plan;
- C. On June 24, 2021, the Planning Commission considered the proposed CIP in light of the El Segundo General Plan;
- D. This Resolution and its findings are based upon the entire record including information available at the June 24, 2021 Planning Commission meeting.

SECTION 2: *Environmental Assessment.* The Planning Commission finds that the determination of the program's consistency is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines §15061(b)(3) as it is an activity covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment, and this can be seen with certainty that there is no possibility that the Consistency finding may have a significant effect on the environment.

SECTION 3: *Approval.* The Planning Commission finds that the proposed CIP for Fiscal Year 2021/22, attached as Exhibit A and incorporated by this reference, is consistent with the following goals of the El Segundo General Plan:

Land Use Element Goal LU6: to maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo.

Land Use Element Goal LU7: to provide the highest quality public facilities, services, and public infrastructure possible to the community.

SECTION 4: The Commission Secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 5: This Resolution may be appealed within 10 calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 6: Except as provided in Section 5, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 24th day of June 2021.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Eduardo Schonborn, AICP, Secretary

Baldino -
Newman -
Keldorf -
Hoeschler -
Maggay -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
David King, Assistant City Attorney

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Annual Water Main Maintenance
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Repair or replacement of water infrastructure according to greatest need.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The water system is composed of water mains, booster pumps and reservoirs. The City Maintains approximately 57 miles of pipes, many of which date back to the 1930s and later. Potable water pipes typically have a 50-year life. The plan consists of water main replacements annually and ensure the operation and maintenance of pumps and reservoirs. Staff has laid out a plan for replacing the mains based on priority as well as maintaining and/or upgrading the facilities that support the water system infrastructure.



CIPAC COMMENTS

N/A

ESTIMATED COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
Varies, Ave. \$2,000,000 Annually			\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Water Enterprise Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	Varies, Ave. \$2,000,000 Annually

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Water Division Office and Maintenance Yard Improvements
REQUESTING DEPARTMENT	Public Works Department
DESCRIPTION	Replace Built-up Roof, Replace Toilet Partitions, Replace HVAC at various locations, Install Fire Alarm System, Replace Tub/Shower Enclosure, Replace Electrical Switchboard and Exterior flood lights, Replace Interior flooring (vinyl/carpet) , Replace Ceiling Tiles, Install Fire Suppression, Replace Gate Operator, Upgrade Lighting System
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The Water Yard Building is located at 400 Lomita St. It was originally constructed in the late 1960's and did not have any major renovations since then. Heating in the building is provided by one rooftop package unit. Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air grilles are located adjacent to the furnaces. Cooling for the upper level offices is provided by 4 window mounted air conditioning units. The lower level is heated by one gas unit heater located in the staff break room/kitchenette. There are no fire sprinklers and fire protection in the building consists of fire extinguishers. The existing roof together with the heater and duct systems on it are in poor condition and in need of immediate replacement. From the previous rainfall events, the wear and tear of the existing roof is increasingly noticeable as leaks are intruding into the building. The switchboard and panels are mostly original 1966 components. Due to the age of the panel it is quite difficult to obtain replacement parts. The light fixtures throughout most of the facility utilize older, inefficient T-8 lights.

The El Segundo City Water Division Storage Building was built in 1984. It was rebuilt around 8-10 years ago and replaced with a smaller storage building. It is a concrete block structure with a plywood roof. No heating, cooling or fire systems are provided at this storage building. An electric meter is location the north exterior wall of the building. Electrical equipment serving the Water Division is located inside the storage building. This electrical equipment includes control panels for chemical treatment needed by the Water Division. The exterior door, concrete blocks, interior wall finish, chemical treatment equipment, and control panels need replacement.







CIPAC COMMENTS

Skipped, use water enterprise fund.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$550,000			\$110,000		\$225,000	\$105,000	\$110,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Water Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Wastewater Infrastructure Replacement (Annual Program)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Repair or replacement of sewer mains according to the greatest need.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The City's wastewater system consists of approximately 50 miles of pipe and 1,050 manholes. The majority of these pipes are constructed of vitrified clay and range in size from 6-inch to 24-inch in diameter. The system was constructed over the years based on the development needs of the City and approximately 60% of the lines are now over 50 years old.

The entire collection system has been CCTV inspected in 2011. Staff selects sewer line segments to be repairs based on the actual, documented condition of the pipe using the CCTV results and ratings. Pipes scoring 5 (worst) and 4 (significantly impacted) are prioritized for repair or replacement. This will also provide for the operation and maintenance of manholes, pumps, lift stations, flow meters and other components of the system.



CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$3,425,000			\$675,000	\$500,000	\$750,000	\$750,000	\$750,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
Wastewater Fund	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Park Place Extension Transportation Project-Design
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	This project consists of design, right-of-way acquisition, and construction of a new four-lane roadway via an underpass beneath two active railroad lines, the Union Pacific Railroad (UPRR) and Burlington Northern Santa Fe (BNSF), both of which serve the Chevron refinery. Other elements of the project include bridge construction, retaining structures, utilities, installation of storm drains, petroleum pipeline relocation, traffic signals, curbs, gutters, sidewalk, landscaping, and possibly realignment of the existing BNSF switching yard to accommodate continuous rail operations during construction.
GENERAL PLAN REFERENCE	LU 7

JUSTIFICATION The purpose of the Park Place Extension and Railroad Grade Separation Project is to provide an alternate route to the Rosecrans Corridor, a heavily congested major arterial in the South Bay region of Los Angeles and to improve access to and from the I-105 freeway (Douglas and Nash on and off ramps, respectively). Specifically, the project will connect existing segments of Park Place between Allied Way and Nash Street to provide a continuous roadway from Douglas Street to Pacific Coast Highway (PCH). This connection will provide traffic relief to Rosecrans, as well as direct access from Pacific Coast Highway (PCH) to Douglas and thereby to the 105 Freeway.



CIPAC COMMENTS

ESTIMATED COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$5,000,000			\$3,200,000	\$1,200,000	\$600,000		

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES**COST - BREAKDOWN**

Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	DESCRIPTION	ESTIMATED COST
		1. DESIGN
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Roadway Rehabilitation (Annual Program)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Resurfacing Local and Arterial Streets
GENERAL PLAN REFERENCE	LU 7

JUSTIFICATION

Arterial and local streets area evaluated every three years and rated using a Pavement Condition Index (PCI) rating system ranging from 0-100, with 100 being best. Those streets ranking below 60 require some form of rehabilitation, ranging from pavement grind/cap to full depth reclamation to bring the City's streets overall average rating up to a minimum of 74, which is considered "good". Virtually all the City's local streets are much older than 30 years and most have never been overlaid. Cracking and alligating are evident on most streets.

Staff has identified and selected Pine Avenue from the Pavement Management Program (PMP) as the next applicable roadways to rehabilitate as part of the Annual Pavement Rehabilitation Program. The following roadway segments will receive a removal and replacement treatment of the top 2" of asphalt concrete, along with more extensive localized repairs of the most deteriorated pavement areas:

- Pine Ave. between Arena St. and Hillcrest St. (PCI of 55)

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$5,850,000			\$1,200,000	\$1,150,000	\$1,140,000	1,300,000	\$1,060,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	El Segundo Blvd Improvements
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Improvements to El Segundo Blvd., from Isis Ave. to Pacific Coast Hwy., include but not limited to pavement rehabilitation, bikeway installation, landscaping improvements, traffic signal improvements, ADA curb ramp and pedestrian crosswalk improvements.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

El Segundo Boulevard is a major arterial east/ west six-lane divided arterial from Isis Avenue to Pacific Coast Highway and a four-lane divided arterial from Pacific Coast Highway to Illinois Street. The corridor is mixed with commercial developments and aerospace campuses. The roadway has a varying width from 52-foot curb to curb on the westerly end of the project to 106-feet at the easterly end of the project limits. The existing pavement shows widespread signs of deterioration throughout the corridor with an average Pavement Condition Index (PCI) between 0-40 which constitutes a need for rehabilitation and/ or reconstruction. Existing conditions on El Segundo Boulevard are missing ADA compliant curb ramps, dedicated bicycle facilities including bicycle detection, and adequate pedestrian crossings. These deficiencies and the high volume of vehicles during peak hours create adverse conditions for cyclists and pedestrians crossing the street.

Public works have applied for Measure M grant funding from Metro and anticipate being awarded funding for this project. Public Works received \$241,500 in grant funds from Caltrans through the Highway Safety Improvement Program (HSIP).

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/2023	FY 2023/24	FY 2024/25	FY 2025/26
\$7,000,000			\$1,000,000	\$6,000,000			

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	N/A						

FUNDING SOURCES

COST - BREAKDOWN

	DESCRIPTION	ESTIMATED COST
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Sidewalk Maintenance Program (Annual Program)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Repair of City sidewalks and curbs according to the greatest need.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Sidewalks sometimes are displaced by tree roots and other reasons which could potentially create trip hazards. Locations for sidewalks requiring repair are generated throughout the year by field surveys from the Street Maintenance Division and requests from residents.



CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,000,000			\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Arena Street Improvements Study
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Street improvements which also should protect existing large trees in place
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The parkways of the 500 and 600 block of Arena Street contain large camphor trees which not only beautify the neighborhoods but have also damaged sidewalks, curbs, and street pavement such that they are urgently in need of repair. Figures 1 through 5 below show the typical damage caused.



Figure 1 – 506 Arena Street uneven sidewalk and ponding due to tree root uplift

This project consists of a study to recommend how to proceed with needed repairs to the damaged sidewalks, curbs, and street improvements and keep the integrity of existing trees at the same time.



Figure 2 – 536/540 Arena Street damaged asphalt, curb, and sidewalk due to tree roots.

Figures 3, 4, and 5 – 613 Arena Street damaged sidewalk, curb, and asphalt due to tree trunk and roots



Figures 6, 7, and 8 – raised sidewalk using Silva cells, sidewalk on private property, pervious pavement



Additional extreme measures could include:

- Creating a curb extension or bulbout around a tree
- Narrowing the 500 block of Arena Street and replacing parking areas with sidewalk or pervious walking paths
- Closing the 500 block of Arena Street to through traffic altogether and providing pervious walking paths

Figures 9, 10 and 11 – curb extensions containing trees, narrow street that allows tree growth, closed street



Funding is not currently set aside for this type of neighborhood development project.

CIPAC COMMENTS

CIPAC suggest doing study (\$20 k to \$30 k) first. Score is for study only

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO Date	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$630,221 - \$2,318,337			30,000				\$630,221 - \$2,318,337

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	5	1	0	1	6	16

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	1. DESIGN including potential landscape architecture, survey, geotechnical, urban planning, and traffic engineering services	\$85,000
	2. CONSTRUCTION	\$437,928 - \$1,972,579
	3. MANAGEMENT/INSPECTION	\$50,000
	4. CONTINGENCIES	\$57,293 - \$210,758
	5. OTHER (LIST)	
	TOTAL	\$630,221 - \$2,318,337

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Alondra Park (Regional Project)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	The Alondra Park project was identified in the Dominguez Channel Enhanced Watershed Management Program (EWMP) as one of the regional stormwater projects to meet water quality objectives. The project will be designed to capture and treat dry-weather and stormwater runoff in an underground infiltration basin with a total capture volume of approximately 44 ac-feet.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

As part of the Dominguez Channel Watershed, the Alondra Park Regional project is designed to capture and treat dry-weather and stormwater runoff from a 4,495-acre drainage area (El Segundo is approximately 22% of this tributary area). Although the project mainly consists of providing underground stormwater infrastructure, it also includes nature-based solutions with planting of native and drought-tolerant vegetation and trees, bio-swales, and permeable pavement. The project will also rehabilitate the park facilities at project completion. The County of Los Angeles is managing and constructing the project, in partnership with several neighboring and tributary cities including the City of El Segundo



Alondra Park Community Regional Park

Stormwater Capture Project Above Ground Improvements

*Photo from the Alondra Park Regional Stormwater Capture Project website: <https://dpw.lacounty.gov/wmd/stwg/AlondraPark.aspx>

The design and construction costs are estimated to be \$60 million. The project has received funding from the Regional Safe, Clean Water Program (\$30 million), from Caltrans (\$15 million), and from the Storm Water Grant Program (SWGP) Proposition 1 (\$2.1 million), with the remaining costs being funded by municipalities tributary to the project. El Segundo's portion of the cost is estimated to be \$1 million.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,000,000	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Stormwater Fund - Measure W	1. DESIGN	
	2. CONSTRUCTION	\$1,000,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Infiltration Projects
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Infiltration projects, including drywells and underground vaults, will be identified, designed, and constructed to attain regional water-quality requirements and recharge groundwater basins.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

To meet the waste discharge requirements in the LA RWQCB MS4 Permit, and as outlined in the Dominguez Channel and Santa Monica Bay J2/J3 EWMPs, the City of El Segundo is required to implement control measures to achieve wasteload allocations established in the Regional Board and USEPA TMDLs. The City will be evaluating drywells and underground vaults for use throughout the City to meet these requirements and ultimately reduce pollutants from reaching the Santa Monica Bay and Dominguez Channel receiving waters.



Sycamore Park and Recreation Park have been identified as potential project locations, but the City will be evaluating other cost-effective alternatives that minimize disturbance to public spaces.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,000,000	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Stormwater Fund - Measure W	1. DESIGN	
	2. CONSTRUCTION	\$1,000,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	\$1,000,000

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Civic Center Maintenance & Repairs (CIP Fund Carryover & Fund 708)
REQUESTING DEPARTMENT	
DESCRIPTION	Interior Improvements to City Hall
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The El Segundo City Hall building was built in 1955 and renovated in 1977. The building contains the Mayor's office, Council Chamber, the Public Works Department, the Development Services Department, Human Resources, Finance and other related offices, conference rooms and support staff offices.

Improvements to the interior are needed to enhance the services that the City provides. These improvements will occur in two phases. The first phase consists of improvements to the lobby area to provide a better service to the Public, upgrading the West Conference for employee meetings, relocating Human Resources to the basement to provide for a more secure and secluded location for their work, and replacing the floor in the main corridor from the lobby area to the Council Chambers to improve the aesthetics.

The second phase will consist of improvements to the other offices and spaces not included in phase one. These improvements in this phase will include the layout changes to the Finances offices to provide consolidated workstations, and a more secure entry and the improvements to the City Clerk's office to provide more secure file storage.

The City is currently in the design phase to finalize the project. Subsequently, this project will be advertised for construction.





CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,600,000	\$350,000		\$450,000	200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	3	3	0	1	6	16

FUNDING SOURCES**COST - BREAKDOWN**

	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	ADA Ramp Improvements - CDBG Funds
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Accessibility upgrades to City Hall public restrooms
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Each year, the City of El Segundo applies for Community Development Block Grant (CDBG) fund (federal fund) from the Community Development Commission of the County of Los Angeles (CDC). This funding is available for community development projects that meet national objectives that benefit low and moderate-income areas, taking measurements to meet the ADA requirements and/or meet a particular urgent community need. The City's City Hall Restroom Upgrade Project which consists of removing accessibility barriers within the City Hall public restrooms meet this funding criteria.

The public restrooms in City Hall are the men's and women's restrooms in the east City Hall lobby near the Development Services Division, as well as the men's and women's restrooms in the Council Chambers lobby. Their entrances are shown below.

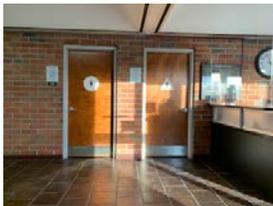


Figure 1 –
City Hall east
lobby restrooms



Figure 2 –
Council Chambers
lobby restrooms

Current accessibility requirements defined by the Building Code and ADA standards would at minimum include the following upgrades:

- Ensuring that entryways to the restrooms and stalls are wide enough and doors can be opened easily
- Enlarging stall capacity for standard wheelchair turning radius
- Positioning all restroom fixtures and items at accessible heights
- Ensuring enough turning and clear space between objects in the restrooms

Construction will also take into consideration and remove any lead or asbestos that may be found in the existing restroom materials upon their demolition.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO Date	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
Varies			\$122,000	\$50,000	\$50,000	\$50,000	\$50,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
General Fund C. C.D.B.G.	1. DESIGN	
	2. CONSTRUCTION	\$122,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	\$122,000

All costs shown in current dollars

CIPAC FORM

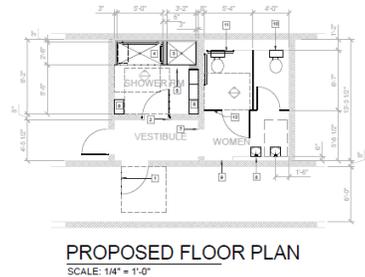
CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	PD Women Locker Room Remodel (Dev. Impact Fees & Asset Forfeiture)
REQUESTING DEPARTMENT	
DESCRIPTION	Adding 1 shower room and upgrading the women's restroom to accommodate current ADA standards.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Women account for growing percentage of police officers (11.6% nationally, up from just 3% in the 1970s). The encouraging momentum toward creating a more balanced public safety force is encouraged in part by a growing appreciation of certain unique and valuable professional qualities that women often bring to law enforcement. Those qualities are believed to enhance the ability of law enforcement agencies to make a positive impact on the communities they serve.

The City's women police force has seen growth over the years, but the aged facility still lacks sufficient shower and changing rooms. Currently, the facility only has one shower room to accommodate female officers. It is essential to upgrade the PD's women's restroom and shower room to add additional shower and upgrade the restroom facility to current ADA standards.



CIPAC COMMENTS

Use Dev. Impact Fees designated for PD (001-254-0000-1254: \$105k available) plus asset forfeiture funds.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$250,000			\$250,000				

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	1	5	1	3	1	7	18

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Dev. Impact Fees & Asset Forfeiture Funds	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Fire Station #1 & #2 Carpet (Development Fees)
REQUESTING DEPARTMENT	Fire Department
DESCRIPTION	Replacement of existing carpet in Fire Station #1 and Fire Station #2 with tile type flooring to maintain a sanitary work environment and protect fire suppression personnel
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The carpets of Fire Station #1 and Fire Station #2 need removal and replacement. Since we have been in the pandemic, the replacement of the carpet for infectious control purposes has become a top priority in order to maintain the health and safety of the fire suppression personnel. The station is occupied year-round and is faced with a tremendous amount of foot traffic. In addition, the training room is an area utilized by the department for conducting training classes and serves as a meeting room for other City departments to conduct City related classes and business activities. Both fire stations are cleaned daily and the areas within each station are cleaned more thoroughly on Saturdays. In addition, the stations are fogged using a hospital-grade disinfectant/cleaner on a regular basis, however, the dirt and contaminants are deep seated into the carpet fibers.





CIPAC COMMENTS

Use Dev. Impact Fees designated for Fire (001-252-0000-1252: 276k available)

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$85,000			\$85,000				

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	5	1	0	3	7	19

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST)	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Safe Routes to School Projects
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	develop solutions and mitigation techniques to improve circulation, access, and safety in the vicinity for four schools in the El Segundo Unified School District: El Segundo High School (including Eagle's Nest Preschool), Richmond Street Elementary School, Center Street Elementary School, and El Segundo Middle School.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Safety and circulation Improvement.

CIPAC COMMENTS

Score is based on 80% construction cost to be funded by Safe Route to school grant.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$110,000			\$50,000	\$60,000			

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	1	1	3	1	8	17

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
20% general fund Apply for 80% safe route to school grant	1. DESIGN	\$50,000
	2. CONSTRUCTION	\$60,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	\$110,000

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	HVAC (Citywide)
REQUESTING DEPARTMENT	
DESCRIPTION	Mechanical HVAC improvements at the City Hall, Police Station, Fire Station #1, Fire Station #2, Library and City Maintenance Yard
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The HVAC at all building facilities needs replacement. The refrigerant is not in compliance with current regulations, the ductwork requires cleaning, the rooftop mechanical units have reached the end of their life cycles and the performance is not what provides a comfortable controllable work environment.

The HVAC improvements needed for the Police Station involve replacing more substantial portions of the HVAC system than in the other facilities. The Police Station will need all its interior air handlers replaced as they are failing and sometimes there are no repair parts readily available due to the age of the components. Additionally, the boiler, chiller, distribution pumps, rooftop exhaust fans, and rooftop packaged HVAC units are all in need of replacement. It is vital that these items are replaced as soon as possible to continue providing clean and circulated air. Due to the extensive replacement of rooftop HVAC equipment, roof patching and repair will be factored into the budget for the Police Station. The majority of HVAC work for the Police Station is scheduled for FY 2022/23 due to high priority.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements are not deferred, thereby jeopardizing the value of these assets.



CIPAC COMMENTS

CIPAC chose not to rate facility project, suggested City to handle it via reserve/equipment replacement fund.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$919,960			\$ 60,000	\$ 437,260	\$ 207,640	\$145,880	\$ 69,180

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
General Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Plumbing (Citywide)
REQUESTING DEPARTMENT	
DESCRIPTION	Replacement of the water heater, copper piping, fixtures, and faucet at the City Hall, Police Station, Fire Station #1, Fire Station #2, Library and City Maintenance Yard
GENERAL PLAN REFERENCE	LU 7

JUSTIFICATION

A majority of the City facilities plumbing infrastructure is original to the construction of the facilities. The plumbing components have reached the end of their life cycle period. The concern is that the fixtures, faucets, equipment, sump pumps, drinking fountains and piping have aged to the point where the piping will begin to fail, and that replacement should be planned rather than a reaction to a problem that will continue to surface throughout the building.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements should not be deferred.



CIPAC COMMENTS

Skipped, Equipment Replacement Fund.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$228,640			\$4,500	\$135,000	\$47,600	\$22,740	\$18,800

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
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FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
General Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	

	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	
All costs shown in current dollars		CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Miscellaneous Electrical (Citywide)
REQUESTING DEPARTMENT	
DESCRIPTION	Selective replacements for panels, switchboards, transformers and other major electrical components at City Hall, Police Station, Fire Station #1, Fire Station #2, Library, City Maintenance Yard, and Water Division Office
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Electrical equipment, such as panels, switchboards, and transformers, at all building facilities need replacement. The electrical equipment at the City building facilities is outdated and are all reaching the end of their life cycles. The age of the older equipment is making it difficult for the maintenance staff since some of the replacement parts are no longer readily available. The efficiency of new equipment is significant and will result in reduced energy and maintenance costs.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements should not be deferred.



CIPAC COMMENTS

Skipped, Equipment Replacement Fund

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,303,300			\$19,000	\$6,300	\$101,000	\$130,000	\$1,047,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES**COST - BREAKDOWN**

General Fund	DESCRIPTION	ESTIMATED COST
		1. DESIGN
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Exterior Lighting and Miscellaneous Facade Project
REQUESTING DEPARTMENT	
DESCRIPTION	Facade improvements and the replacement of existing exterior lighting with LED and current technology lighting controls at the City Hall, Police Station, Fire Station #1, Fire Station #2 and the Library.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The existing exterior lightings at all City facilities are nearing the end of their lifecycles and are due for replacement. Replacing the existing lighting fixtures with LED lighting fixtures will result in cost savings associated with the utility bills and in maintenance labor costs. Additionally, with the changing to LED fixtures there should be the corresponding use of more current lighting control technology. When planning this replacement work, the utility company will be contacted so that they can identify rebates and 3rd party programs that can be used to offset the costs for removal & replacement with the LED products.

The facades of these City facilities need to be retouched with new paint and resealing of windows where necessary. This will ensure the City facilities remain aesthetically pleasing and not have a “run-down” look.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements should not be deferred.



CIPAC COMMENTS

Skipped, Equipment Replacement Fund.

ESTIMATED COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$62,620			\$17,000	\$29,120			\$16,500

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES**COST - BREAKDOWN**

General Fund	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
2. CONSTRUCTION		
3. MANAGEMENT/INSPECTION		
4. CONTINGENCIES		
5. OTHER (LIST) Soils Engineer Rep.		
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Main Facilities ADA Compliance Projects
REQUESTING DEPARTMENT	
DESCRIPTION	ADA Improvements to City Hall, Police Department, Fire Station #1/#2, Library and the City Maintenance Yard
GENERAL PLAN REFERENCE	LU7

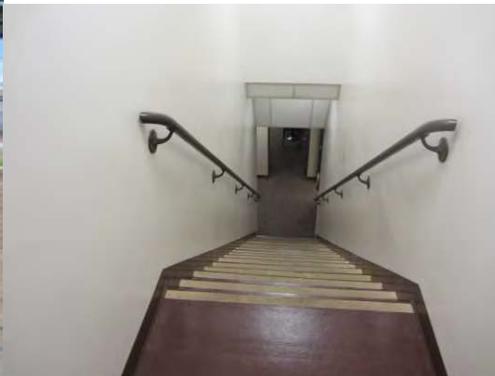
JUSTIFICATION

The Americans with Disabilities Act (ADA) requires state and local governments, businesses, and non-profit organizations to provide goods, services, and programs to people with disabilities on an equal basis with the rest of the public. Older facilities often require improvements to ensure accessibility to people with disabilities to provide an equal opportunity to participate.

The main facilities in the City, such as City Hall, the Police Department, Fire Station #1, Fire Station #2, the Library, and the City Maintenance Yard, are not in compliance with the current requirements of the ADA. These needed ADA improvements at the City's facilities include, but are not limited to, the following:

- Providing service counters with adequate counter heights, stairs with compliant handrails, doors with adequate wheelchair maneuvering clearances, exterior walkways with required widths and accessible slopes, signage at adequate heights with tactile characters or braille, a complaint number of accessible parking stalls and restrooms with compliant maneuvering clearances, toilet stall widths, dispenser reach ranges, mirror heights and grab bars.

Being non-ADA compliant can result in fines and lawsuits. Organizations and businesses can be fined for up to \$75,000 for a single ADA violation, raising that fine to \$150,000 for multiple violations. It is prudent for the City to accumulate funds needed to upgrade all City owned facilities to follow the current ADA requirements.





CIPAC COMMENTS

Phase 1 for design and construction

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$825,000			\$75,000	\$750,000			

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	1	5	1	3	3	6	19

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST)	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM