

# El Segundo | Vision 2050

TAC Study Session #2  
October 2, 2025



# Agenda

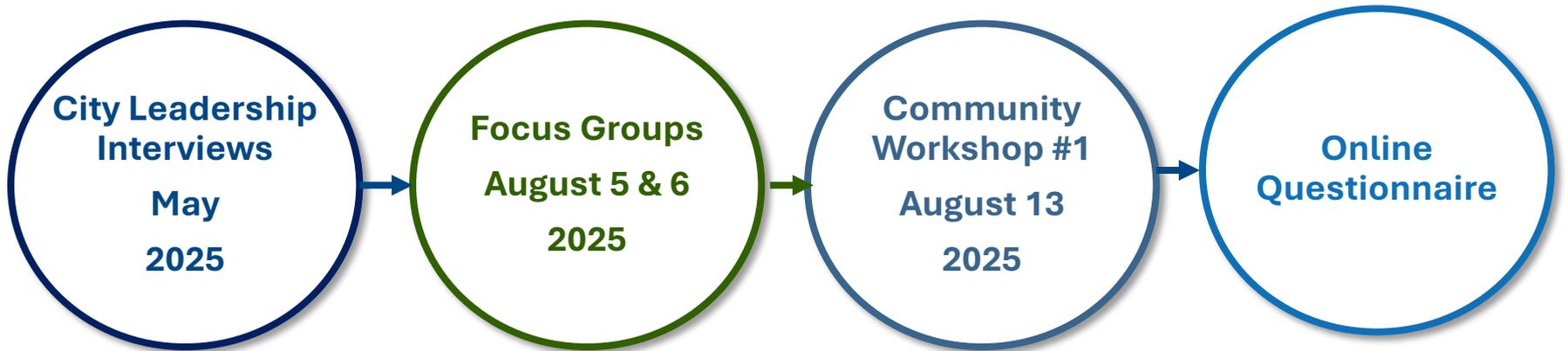
- 1. Project Update**
- 2. What We Have Learned**
- 3. Public Input**
- 4. Preliminary Vision & Principles**
- 5. Moving Ahead**





# Project Update

# Outreach to Date



# Existing Conditions Update

## Market Analysis

- Current Conditions and Future Development Outlook
  - Socioeconomic characteristics
- Existing and Projected Market Factors



## Mobility Analysis

- Citywide VMT Baseline
  - Trip Generation Equivalency
- Citywide Mobility Infrastructure Overview
  - Area Spotlights



## Story Map

- Housing
- Land Use Regulations
- Community Character
- Demographics & Health Indicators
  - Pollution Burden
- Market Conditions & Development





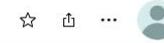
# What We Have Learned

# StoryMap | Existing Conditions

## Land Use and Zoning Maps



EL SEGUNDO VISION 2050



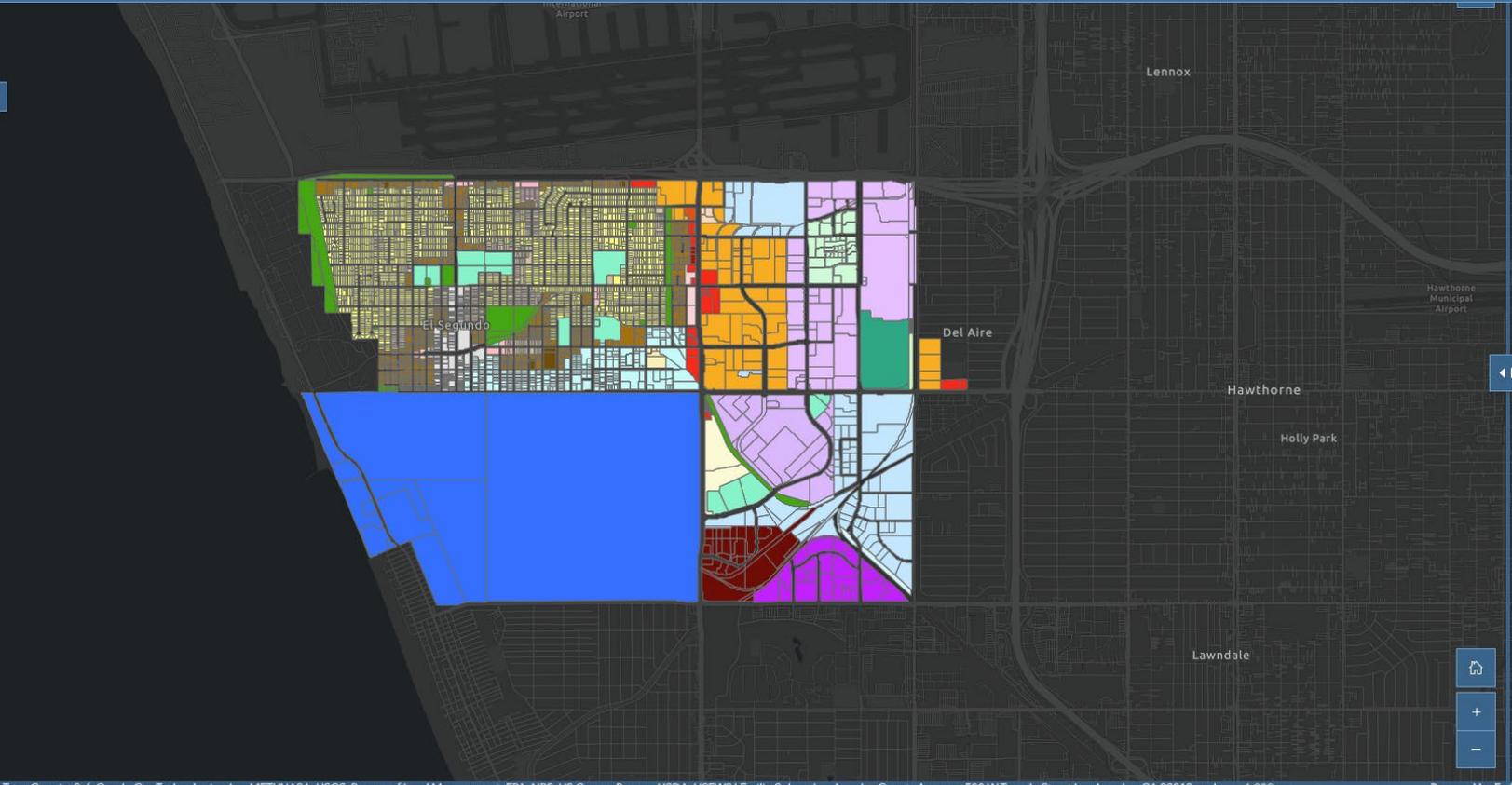
INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

**El Segundo - Existing General Plan Land Use**

El Segundo - Existing Land Uses  
MIGGPLU

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Multi-Family Residential/Housing Overlay
- Neighborhood Commercial
- General Commercial
- General Commercial/Mixed Use Overlay
- Commercial Center
- Corporate Office
- Corporate Office/Mixed Use Overlay
- Parking
- Light Manufacturing
- Heavy Manufacturing
- Urban Mixed Use North
- Urban Mixed Use South
- Public Facilities
- Federal Government
- Open Space

Specific Plans



Click the double-sided arrow below and drag to either side of the screen to reveal the corresponding map

# StoryMap | Existing Conditions

## Specific Plans

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

### Specific Plan

124th Street Specific Plan

199 N Continental Blvd. Specific Plan

222 Kansas Street Specific Plan

540 E Imperial Avenue Specific Plan

888 N Sepulveda Blvd. Specific Plan

Aviation Specific Plan

Corporate Campus Specific Plan

Downtown Specific Plan

El Segundo South Campus Specific Plan

The Lakes Specific Plan

Pacific Coast Commons Specific Plan

Smoky Hollow Sp  
Rhino 8 Plan





# StoryMap | Existing Conditions

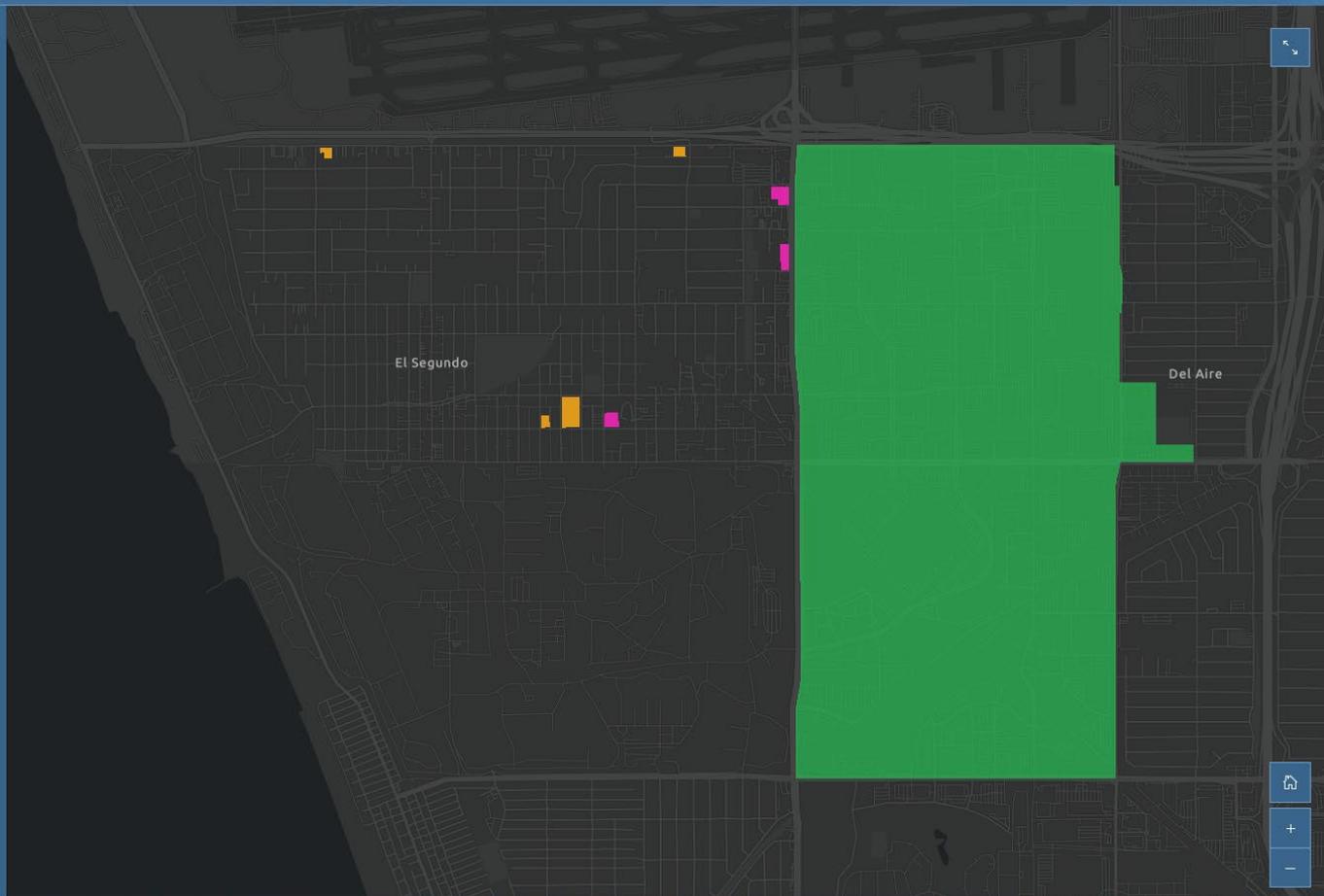
## Overlays

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER STAY CONI →

Housing Overlay 

Mixed Use Overlay 

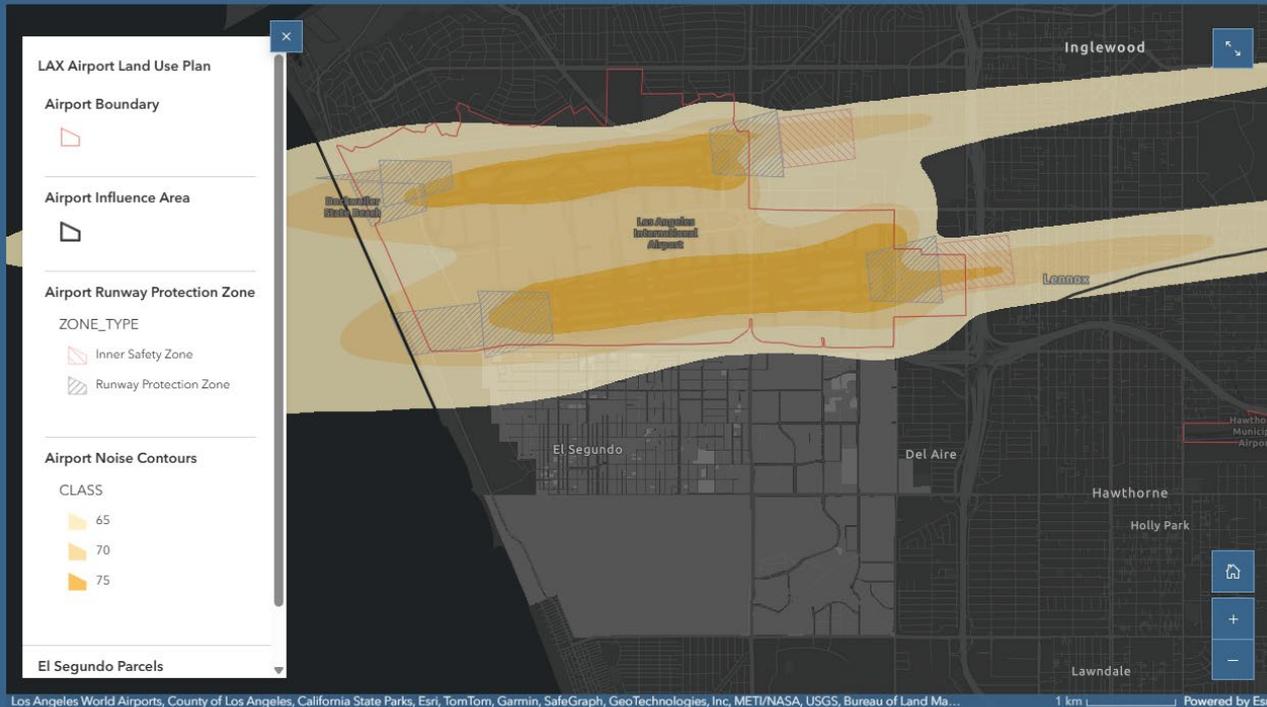
Multimedia Overlay District 



# StoryMap | Existing Conditions

## LAX Airport Land Use Plan

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER



Airport Land Use Compatibility Plan (ALUP)

# StoryMap | Existing Conditions

## Housing

### Cost Burden



29%

Owner-occupied  
Households

33%

Renter-occupied  
Households

**Cost Burden** is defined as a household paying more than 30% of its gross monthly income on housing cost (rent or mortgage payments).

### Severe Cost Burden



17%

Owner-occupied  
Households

13%

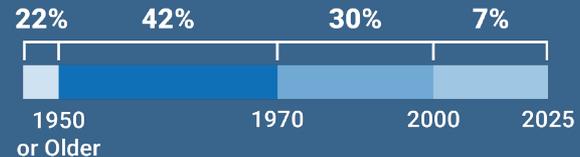
Renter-occupied  
Households

**Severe Cost Burden** is defined as a household paying more than 50% of its gross monthly income on housing cost (rent or mortgage payments).

### Housing Age



#### The Age of El Segundo's Homes



### Housing Tenure



43%

Owner-Occupied  
Housing Units



57%

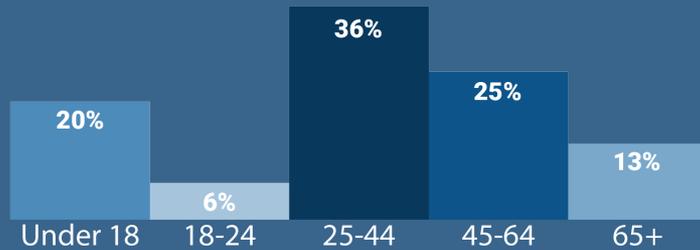
Renter-Occupied  
Housing Units

# StoryMap | Existing Conditions

## Demographic Indicators



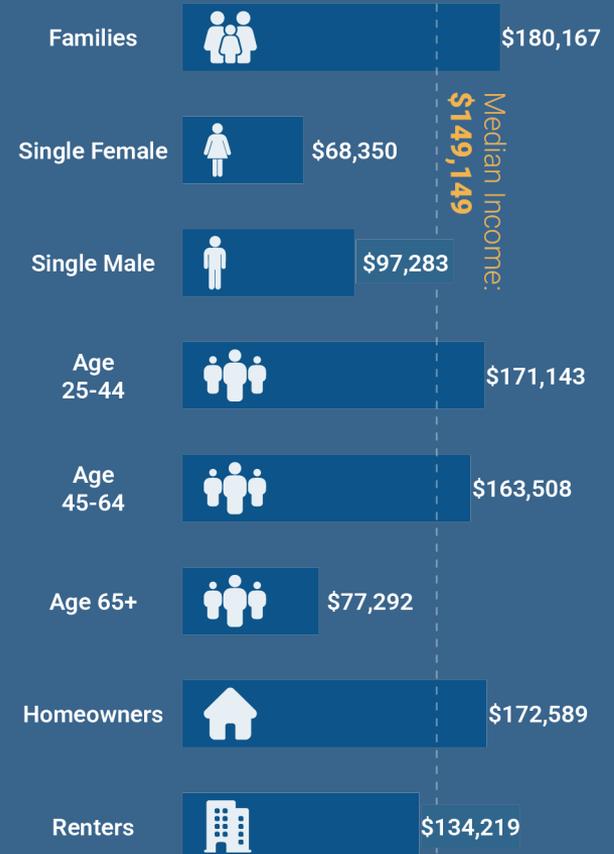
### Age Breakdown



### Population Growth



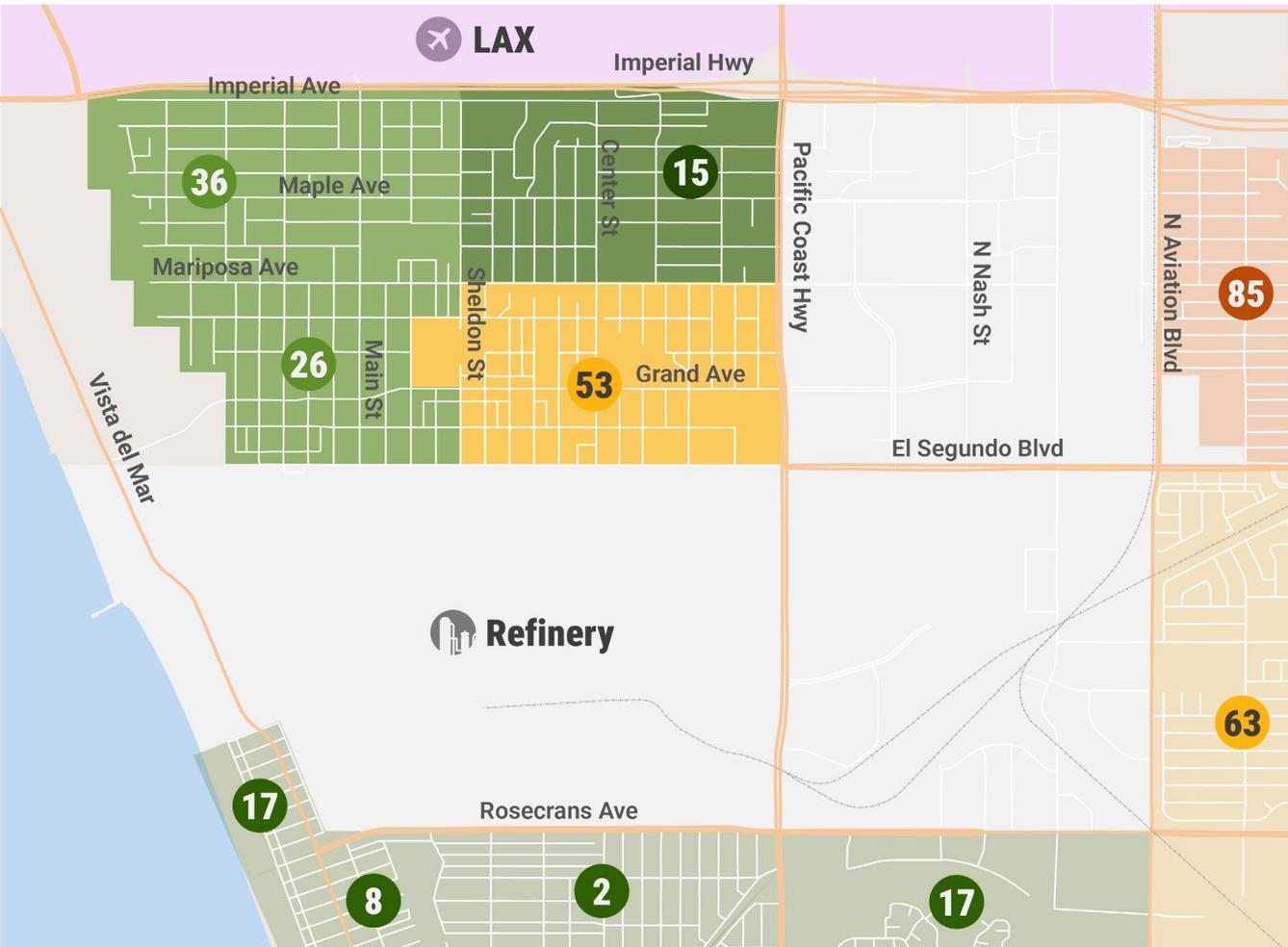
## Household Income Breakdown



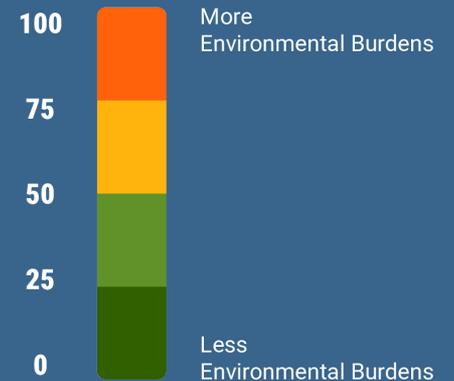
# StoryMap | Existing Conditions

## Health Indicators – Pollution Burden

- El Segundo has a **high Pollution Burden**, but a **low overall CES percentile**
- significant environmental pollution
- Fewer health and socioeconomic challenges



### CalEnviroScreen Percentile Scores



Tracts in top-quarter range face the most cumulative environmental burdens throughout California.

# StoryMap | Existing Conditions

## Market Opportunities

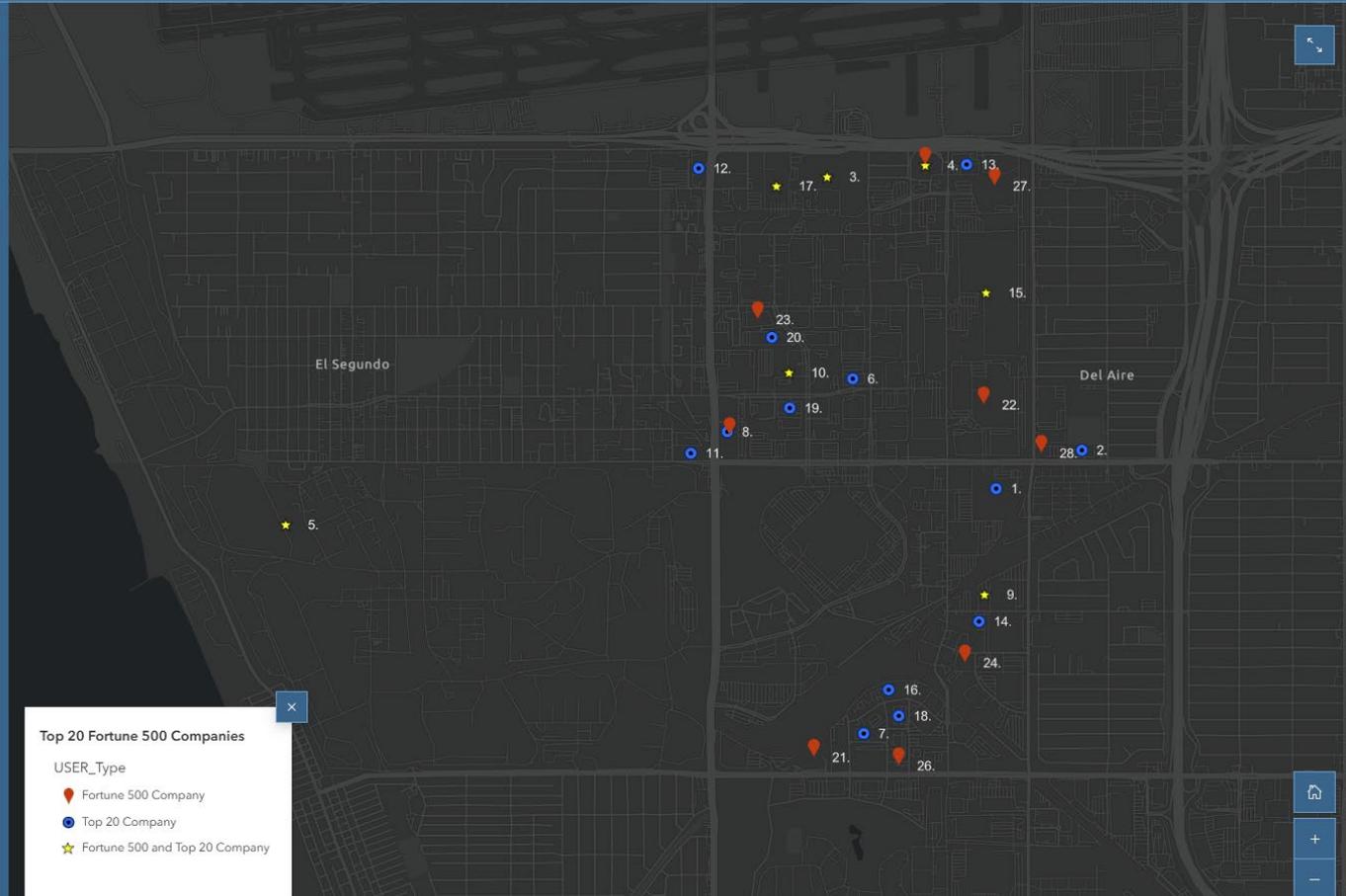
### Employment Hub & Tech Epicenter

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPME... COMMUNITY CHARACTER

#### El Segundo's Business and Tech Edge

El Segundo is home to major industry leaders and innovative deep tech companies, making the city a hub for both nationally recognized corporations and breakthrough technologies.

A Fortune 500 company is one of the 500 biggest companies in the United States, ranked each year by *Fortune* magazine based on their total revenue. These companies are leaders in their industries and are often household names.



# StoryMap | Existing Conditions

## Market Opportunities

### Employment Hub & Tech Epicenter

INTRODUCTION

WHAT'S A GENERAL PLAN?

LAND USE REGULATIONS

HOUSING

DEMOGRAPHICS & HEALTH INDICATO...

POLLUTION BURDEN

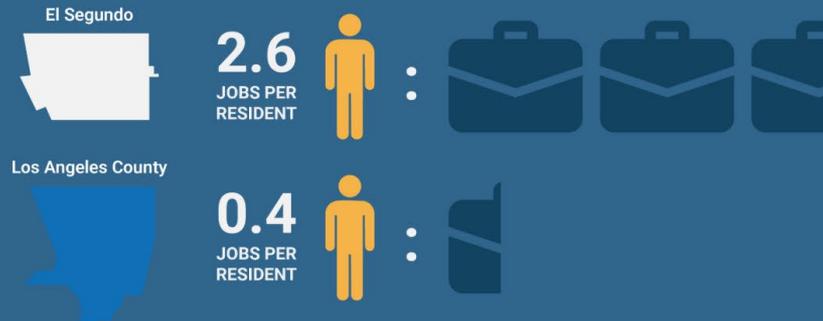
MARKET CONDITIONS & DEVELOPMEN...

COMMUNITY CHARACTER

#### Big employment hub, small population.

El Segundo is a jobs hub meaning more people work here than live here. For every resident, there are more than two and a half employees working here. One of the highest ratios in the region. This makes the City a hub for business, innovation, and daily visitors.

### Jobs-to-Resident Ratio



Having more workers than it has residents means most employees commute in. This creates opportunities to think about how land use decisions can ease commutes, reduce traffic impacts, and support a balance between where people work and where they live.

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Retail

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER



#### Land Use - Retail

#### Workers and Visitors Drive Retail Success

Restaurants and shops thrive on spending from non-resident workers and visitors. Downtown and Smoky Hollow offer walkable potential, while PCH remains the city's busiest retail corridor.



## Average Retail Rents (2025)\*



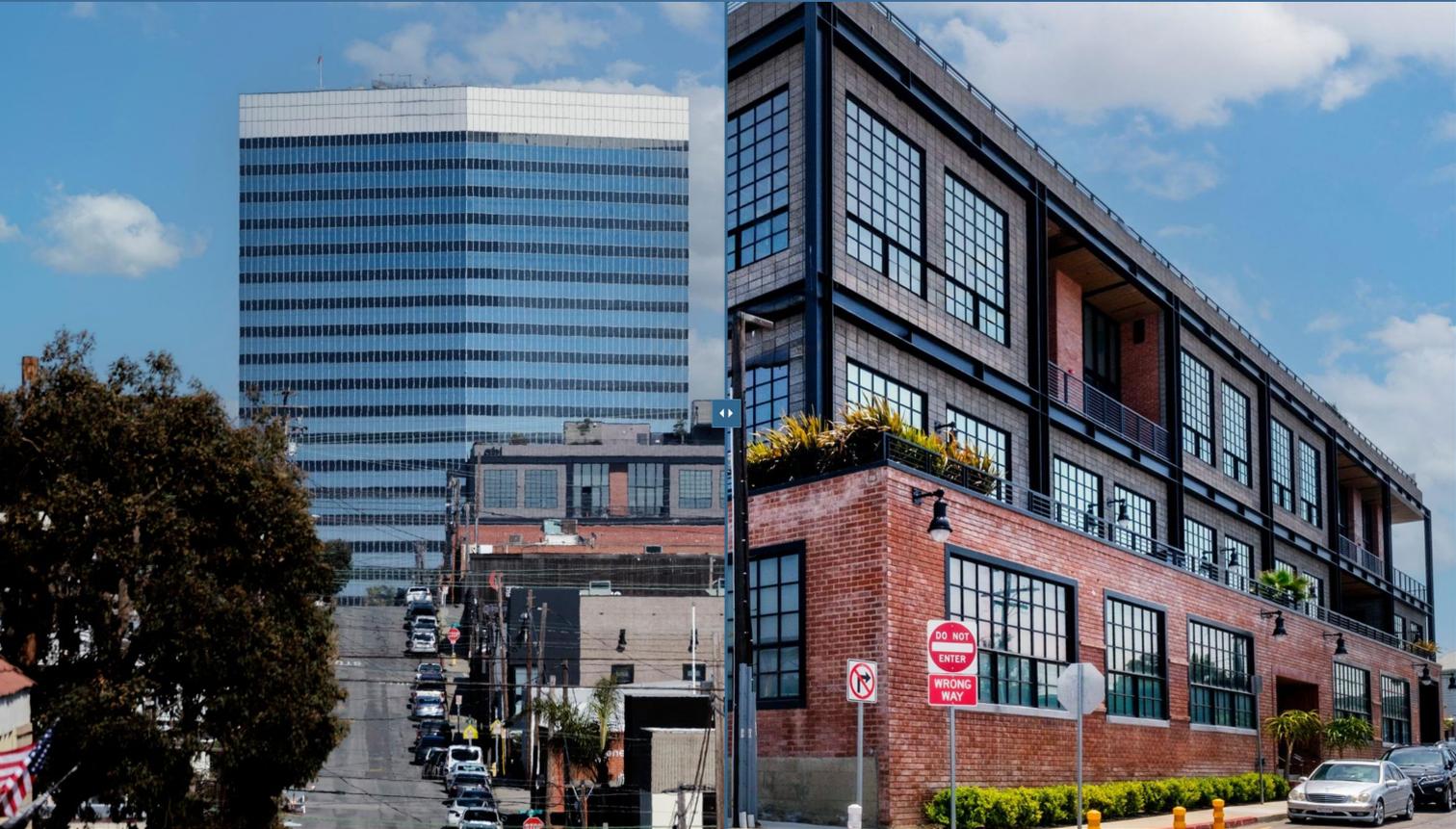
\* Cost per square feet per month

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings – Office

- INTRODUCTION
- WHAT'S A GENERAL PLAN?
- LAND USE REGULATIONS
- HOUSING
- DEMOGRAPHICS & HEALTH INDICATO...
- POLLUTION BURDEN
- MARKET CONDITIONS & DEVELOPMEN...
- COMMUNITY CHARACTER



#### Office Market

*Older Towers Are Out, Flexible Spaces Are In*

The office market is changing: companies want smaller, collaborative spaces, not big towers. The future may focus on repurposing outdated spaces into R&D, lab, or flexible office uses.

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Industrial

INTRODUCTION   WHAT'S A GENERAL PLAN?   LAND USE REGULATIONS   HOUSING   DEMOGRAPHICS & HEALTH INDICATO...   POLLUTION BURDEN   MARKET CONDITIONS & DEVELOPMEN...   COMMUNITY CHARACTER



## Average Industrial Rents (2025)\*

### El Segundo



\$3

### El Segundo/Beach Cities Submarket\*



\$2.40

### County of Los Angeles



\$1.50

\* Cost per square feet per month

### Industrial Market



*Industrial Space Is Thriving, But Growing Firms Need Room*

El Segundo's aerospace, electric vehicle, and space-tech ecosystem is thriving. Industrial rents average \$3.00 per square foot—well above nearby markets—while vacancies remain among the lowest in the region.

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Hospitality

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

#### Land Use - Hospitality



#### Hotel Demand Will Keep Growing

As a business and visitor hub, El Segundo and the areas around LAX will continue to see strong hotel demand. By 2029, the Los Angeles Airport submarket (which includes El Segundo) is expected to support 2,700 to 5,500 new hotel rooms in the surrounding area.

## Projected Hotel Demand Growth



# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Residential

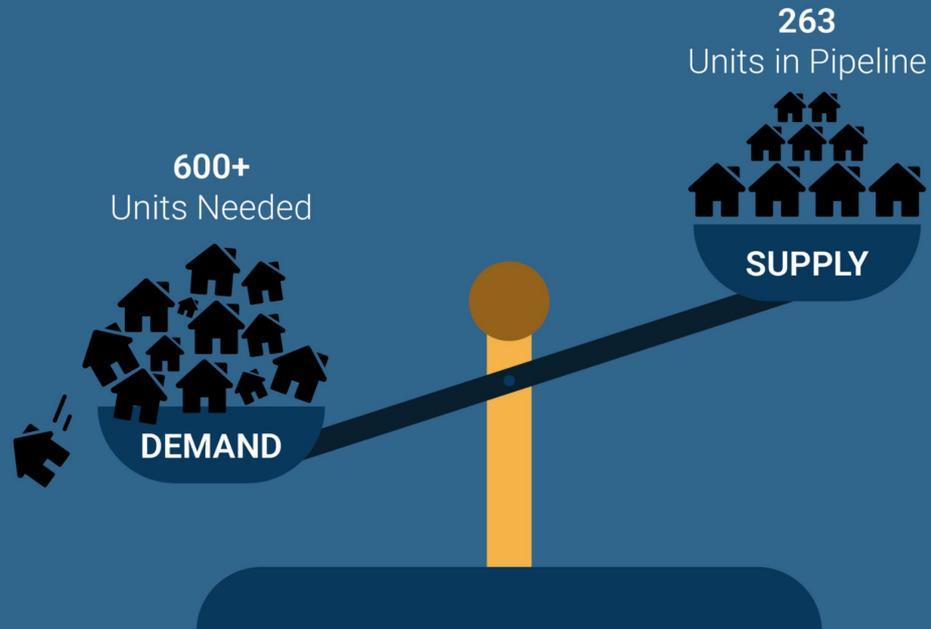
INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

## Housing Shortage

#### Land Use - Residential

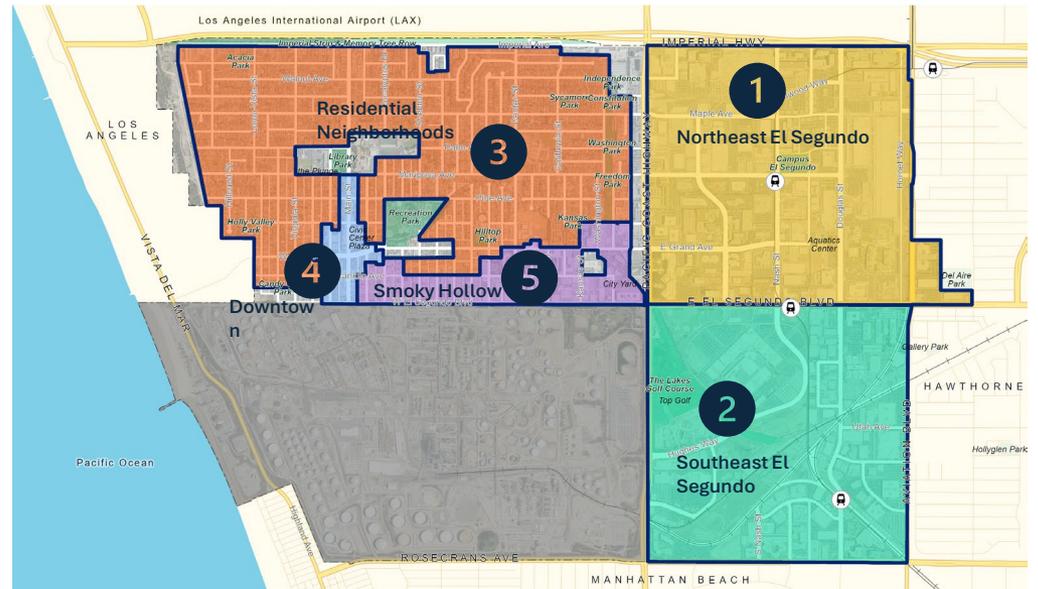
##### *Housing Demand Far Outpaces Supply*

Few new homes are being built, yet projections show a need for at least 600 new units. With only one project currently planned, many who work in El Segundo cannot find housing here.

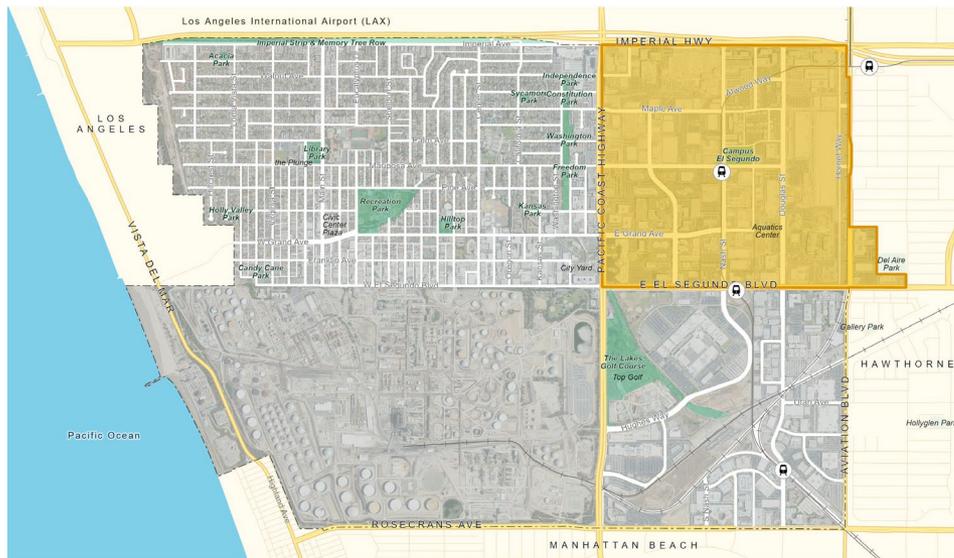


# Mobility Snapshots

- Five key areas where land use, mobility, and development trends intersect
- Show today's conditions and opportunities for future change
- Chosen because change is happening or actively discussed
- Preliminary focus points and may shift



# Northeast El Segundo



**TAKEAWAY:** With two K Line stations, this area could see more housing and mixed-use development in the future. But to make it work, the city will need to balance transit-oriented growth with challenges like truck traffic and circulation.



**Transit access:** Served by two K Line stations—Mariposa (no parking) and El Segundo (93 free spaces).



**Biking conditions:** Streets are bike-friendly, but there are few dedicated bike amenities like racks or lockers.

**Truck activity:** Key truck routes run through the area, bringing heavy vehicle traffic.



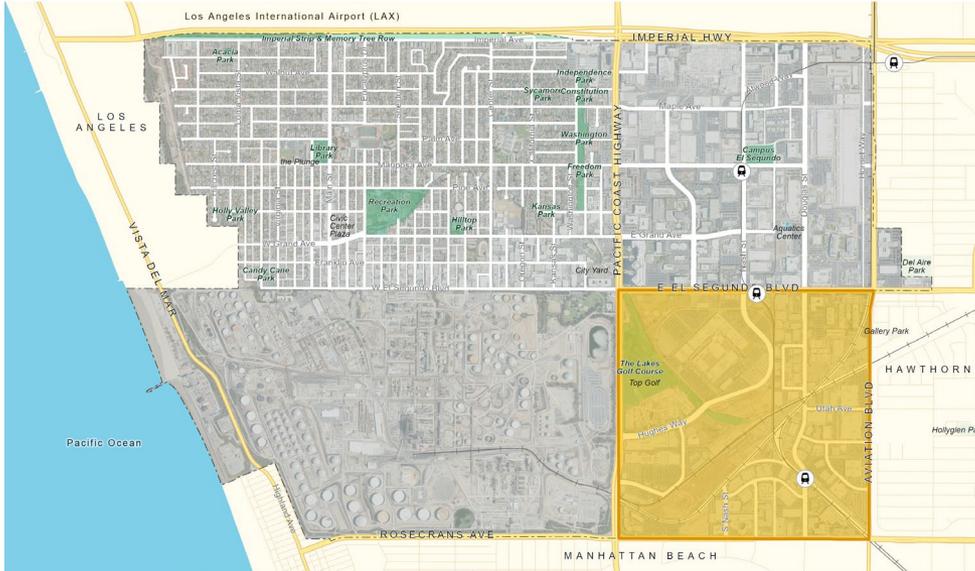
**Walkability:** Sidewalks are well-connected, but the lack of shade makes walking less comfortable.



**Local Travel Network (LTN):** Three LTN pilot roadway segments provide safer, low-stress options for neighborhood travel.



# Southeast El Segundo



**TAKEAWAY:** This industrial area has limited north-south connections, any future changes will need to carefully balance jobs and better ways for people to get around



**Transit access:** Served by one K Line station (Douglas) with 30 free parking spaces.



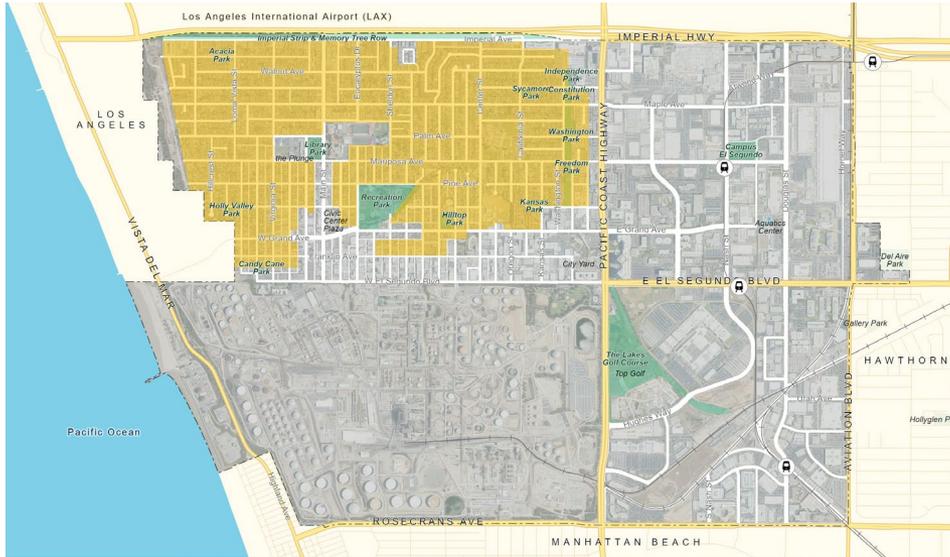
**Biking and walking:** Sidewalks are well-connected, but crossing the freight rail is difficult for pedestrians and cyclists, and shade is limited for comfortable walking.



**Connectivity:** Douglas Street is the only north-south connection in the area, which limits circulation options.



# Residential Neighborhoods



**TAKEAWAY:** Preserving the character of these neighborhoods will remain the top priority. But with solid sidewalks, LTN connections, and room for stronger bike and transit options, there are opportunities to make it easier to reach schools, Downtown, and nearby destinations—while supporting small-scale infill that fits the community.



**Transit access:** Limited service, mainly the Beach Cities 109 bus and a local shuttle.



**Biking conditions:** Mostly Class III bike routes (shared lanes rather than protected paths).

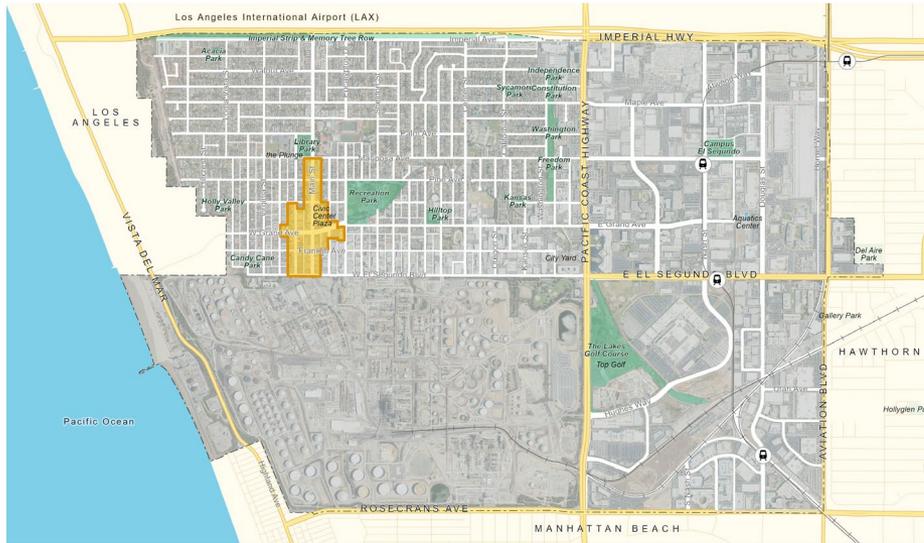


**Walkability:** Good sidewalk coverage throughout the neighborhoods.



**Local Travel Network (LTN):** Five LTN pilot roadway segments connect to four schools and other key destinations..

# Downtown El Segundo



**TAKEAWAY:** *Downtown is already a natural hub for infill and mixed-use growth. Strengthening walkability, bike access, and parking management will be critical for supporting future development and keeping Downtown lively and accessible.*



**Transit access:** Limited service—mainly the Beach Cities bus and Metro Micro.



**Biking conditions:** Class III bike routes along Main Street and Grand Avenue (shared lanes, not protected).



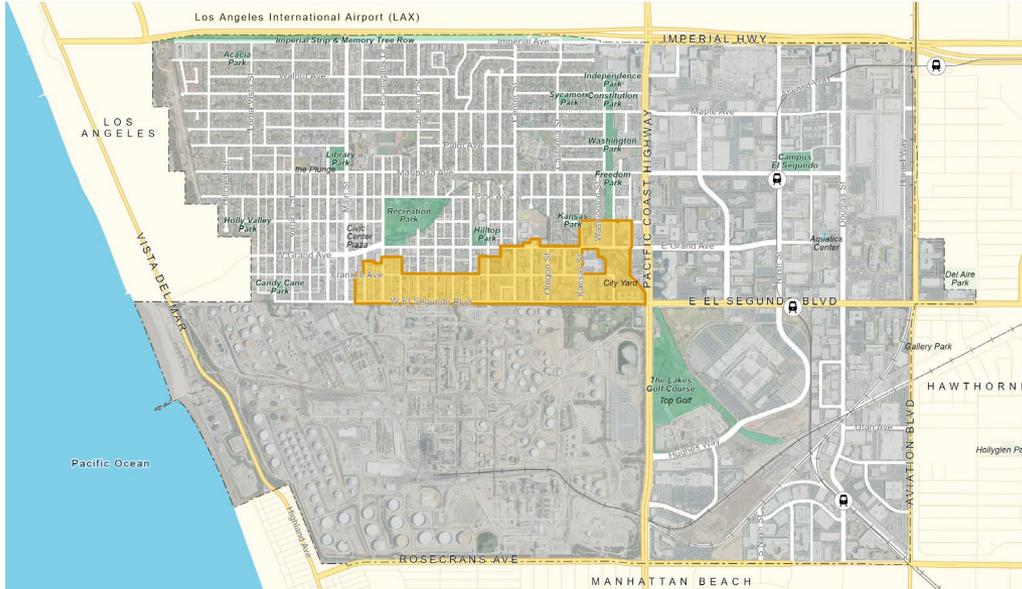
**Walkability:** Sidewalks are well-covered but sometimes narrowed by obstructions, tree damage, or amenities.



**Local Travel Network (LTN):** Five LTN pilot roadway segments link Downtown to nearby residential neighborhoods.



# Smoky Hollow



**TAKEAWAY:** *Smoky Hollow is in the middle of a shift toward creative and mixed-use development. Future land use choices will need to carefully balance its industrial character, business activity, and mobility challenges.*



**Transit access:** Served by Beach Cities Transit Route 109 (40–50 min weekday headways), linking to LAX and the South Bay. No Metro rail or bus service directly serves the area.



**Biking conditions:** No dedicated bikeways in the area.



**Truck activity:** Major truck routes run along Grand Avenue and El Segundo Boulevard.



**Walkability:** Sidewalk coverage is patchy, with limited shade and many intersections missing curb ramps, truncated domes, or painted crosswalks.



**Local Travel Network (LTN):** One LTN pilot roadway segment connects Smoky Hollow to Northeast El Segundo.



**Parking and access:** An angled parking pilot is underway and expanding.

# Public Input



# Community Engagement

## Phase 1 Activities

### City Leadership Interviews

### Focus Groups

#### City Leadership Interviews Summary

##### INTRODUCTION

At the outset of El Segundo Vision 2050, the General Plan Land Use Element Update project, interviews with City leaders were conducted in coordination with City staff. Individual interviews were conducted with each member of the El Segundo City Council, and a group discussion was held with the City's Executive Team.

The interviews took place via teleconference during May 2025 with the following individuals:

- Mayor Chris Pimental
- Mayor Pro Tem Ryan Baldino
- Councilmember Drew Boyles
- Councilmember Lance Giroux
- Councilmember Michele Keldorf
- City Executive Team:
  - City Manager – Darrell George
  - Deputy City Manager – Barbara Voss
  - Community Development Director – Michael Allen
  - Public Works Department Director – Elias Sassoon
  - Human Resources Director – Rebecca Redyk
  - City Attorney – Mark Henstey
  - Recreation, Park, and Library Department Director – Aly Mancini
  - Information Technology Services Department (acting Director) – Paul Silverstein
  - Police Department Chief – Saul Rodriguez
  - Fire Department Chief – George Avery

These interviews allowed the MIG team to hear individual and departmental perspectives on the City's current strengths, challenges, and opportunities related to land use, community character, and long-term planning priorities. This feedback will help shape direction for the Land Use Element Update. In the near term, it will inform upcoming outreach by identifying who should be engaged, how to reach them, and which land use topics are most relevant to the community. The interview responses also highlight areas and issues that may require careful consideration as the update progresses.

The interviews offered an early opportunity to align the update process with local values, practical

#### Focus Groups Summary

##### INTRODUCTION

As part of the Land Use Element update, a series of focus groups were conducted with representatives from the El Segundo business and development communities. The purpose of these conversations was to gather direct input on what is currently working well in El Segundo, where challenges exist, and what kinds of land use changes could better support the City's and the business/development community's future.

##### PARTICIPANT PROFILE

The focus groups took place via teleconference on August 5 and 6, 2025. To ensure a broad range of perspectives on El Segundo's economic, development, and community priorities, the focus groups included a diverse cross-section of community and industry leaders. Participants included executives from real estate development, property management, construction, and corporate sectors; representatives from education, economic development, and civic organizations; and leaders from major local employers in the technology, energy, and aerospace industries.

##### FOCUS GROUP TOPICS AND SUMMARY

Three focus groups were conducted. The focus groups explored topics related to land use and development, including business space needs, infrastructure and service challenges, zoning and policy impacts, opportunities for redevelopment and housing, and how the City can best support economic growth and community goals. The focus group feedback highlights areas and issues to be considered as the update progresses.

The focus groups revealed broad agreement that El Segundo's future depends on balancing its strong business base with strategic, flexible growth, particularly east of Pacific Coast Highway (PCH). Participants expressed openness to exploring repurposing underutilized properties, introducing housing in select business districts, and enhancing amenities to retain employers and workers. Office vacancies and shifting workplace trends were viewed as both a challenge and an opening for new uses. Participants concurred that economic vitality was closely linked to housing affordability, infrastructure capacity, and streamlined approvals. While participants valued El Segundo's small-town charm, they expressed a desire for a more adaptable zoning framework, better communication with residents, and a stronger regional perspective in planning decisions.

# Community Engagement

## Community Workshop



El Segundo | Vision 2050  
**Community Workshop**  
How do you imagine El Segundo in 2050?

The City has initiated a planning effort to update its long-range Land Use Plan. Your input will inform the planning process and help shape decisions about the future. Come part of the conversation!

**?** General Plan Land Use Element Update Workshop  
**?** Sue Carter Community Room, inside El Segundo Library  
111 W Mariposa Ave  
El Segundo, CA 90245

**Wednesday August 13th**  
6:00 - 8:00 PM

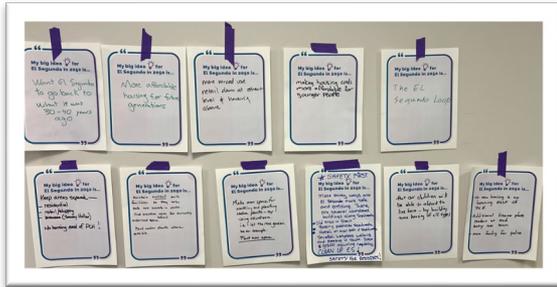
Can't make it? Visit the project website to learn more about upcoming events.  
[www.elsegundo.org/Vision2050](http://www.elsegundo.org/Vision2050)

Contact us  
Agnes Ho, Administrative Analyst  
(310) 524-2337  
Vision2050@elsegundo.org



# Community Engagement

## Community Workshop



### What's Most Important to Me

When you think about the future of El Segundo, what is most important to you?

Please select your top 3 priorities from the list below

- Housing for Families & Workers:** Modern housing options for all ages, workers, and future generations can afford to live here.
- Targeted Growth and Neighborhood Preservation:** Focus on development that doesn't displace existing neighborhoods, just the way they are.
- Economic Development and Revitalization:** Focus changes to help that prevent our city's center from fading and create new places for residents and visitors.
- More Vibrant Commercial Districts:** Support districts with shopping, restaurants, entertainment and gathering places for residents and visitors.

El Segundo | Vision 2050

### What's Most Important to Me

When you think about the future of El Segundo, what is most important to you?

Please select your top 3 priorities from the list below

- Walkable & Local-Serving Districts:** Provide walkable areas with local-serving shops, restaurants, and gathering places.
- Parks, Plazas & Cultural Spaces:** Create more community gathering spaces for places, parks, and cultural activities.
- Environmentally Responsible Growth:** Plan for sustainable growth that protects natural resources and reduces environmental impacts.
- More Ways to Get Around:** Support our ways to get around without a car like walking, biking, or public transit.

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### Anything We Missed?

Use this space for anything else you'd like to add.

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### What Works and What Doesn't

In this activity, you get to vote with stickers on what kinds of land uses you want to see more or less of in different parts of El Segundo.

Single-Family Neighborhoods, Multi-Family Neighborhoods, East of PCH, Other

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### What Works and What Doesn't

In this activity, you get to vote with stickers on what kinds of land uses you want to see more or less of in different parts of El Segundo.

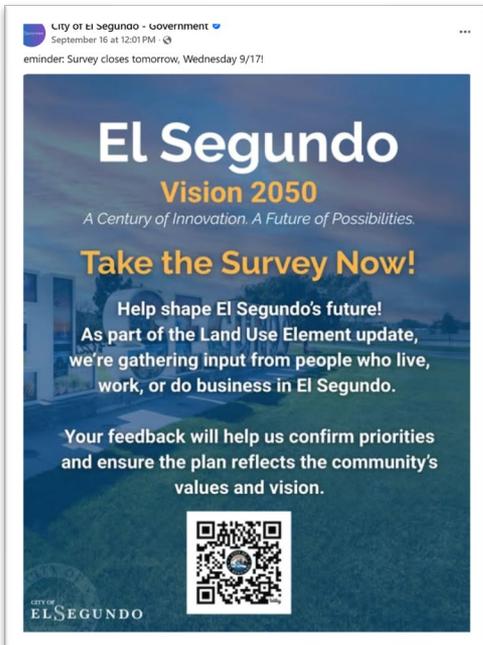
Major Corridors, Areas Around Transit Stations, Downtown El Segundo, Smokey Hollow Specific Plan

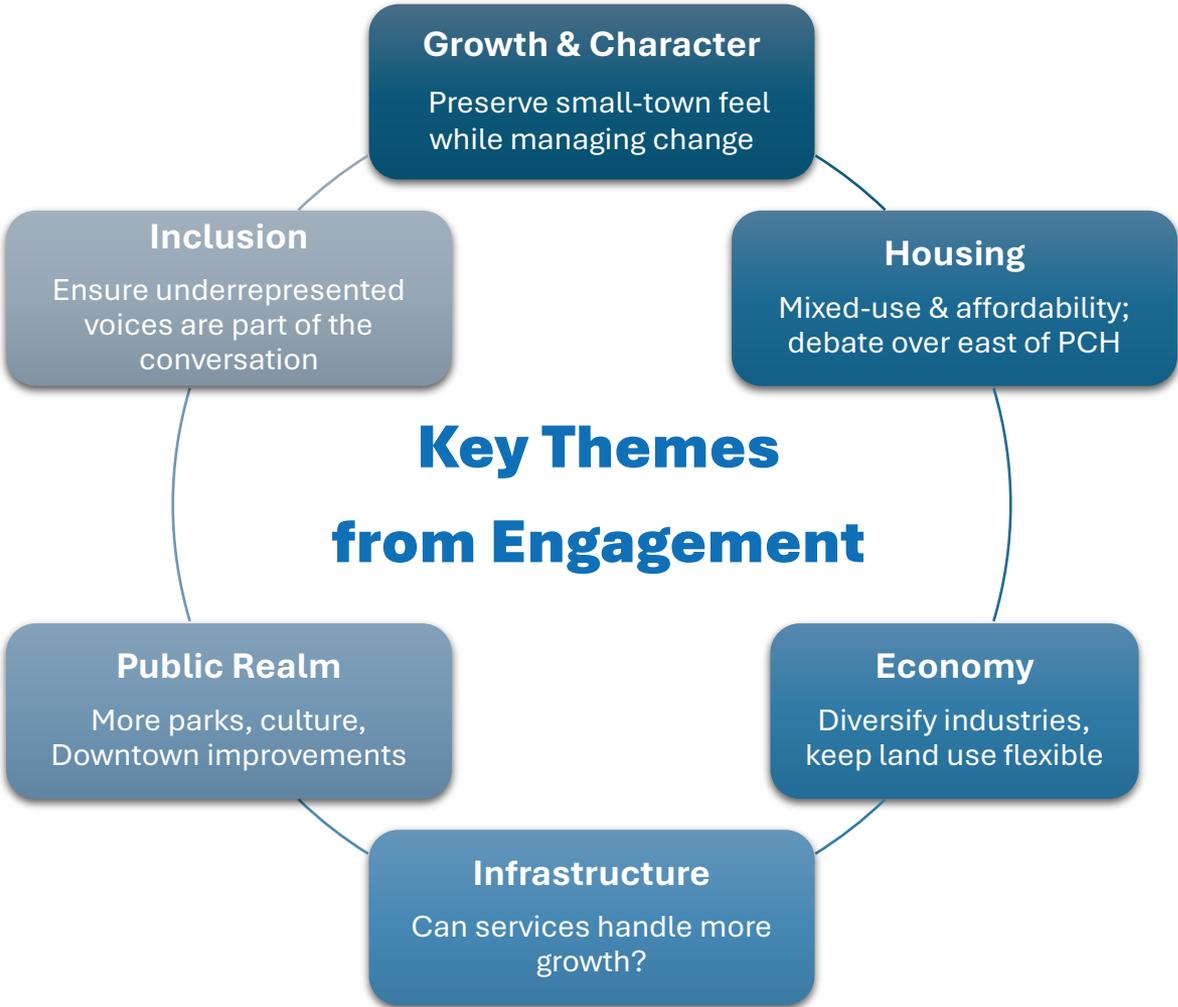
El Segundo | Vision 2050

# Community Engagement

## Community Questionnaire

# Results Placeholder





## Feedback varied by audience and engagement activity

### Key Themes

- 1. City Character & Identity
- 2. Land Use and Development
- 3. Housing
- 4. Economic Development & Business Retention
- 5. Infrastructure
- 6. Redevelopment & Strategy

**City Leadership Interviews**

**Community Workshop**

### Key Themes

- 1. Housing is Critical and complex
- 2. Neighborhood preservation remains paramount
- 3. Public realm improvements are needed
- 4. Economic and Industrial Growth are important

**Feedback**

**Focus Groups**

### Key Themes

- 1. Space Needs & Land Use Flexibility
- 2. Housing & Workforce Retention
- 3. Economic Stability & Job Base
- 4. Investment Climate & Development Process
- 5. Regional Context & Connectivity
- 6. Balancing Growth & Community Character



# **Preliminary Vision & Guiding Principles**

## Preliminary Vision

El Segundo | Vision 2050: A city built on a century of innovation, with vibrant neighborhoods, thriving businesses, balanced growth, and inclusive opportunities, preserving our small-town character for generations to come.



Preserve Community Character



Expand Housing Choices



Foster Economic Innovation



Enhance Public Spaces



Plan for Infrastructure and Mobility



Promote Environmental Stewardship



Ensure Fiscal Sustainability



Engage the Entire Community

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



**Preserve small-town character  
and guide growth to strengthen  
neighborhoods.**



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



**Offer diverse, affordable options while maintaining neighborhood character.**

Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

**Foster a resilient,  
innovative, and diverse  
economy.**

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



**Ensure safe, connected, and  
reliable transportation and  
utilities.**



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



**Create welcoming parks,  
plazas, and community  
facilities.**

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



**Build climate resilience and  
integrate green practices.**

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm



Environmental



Fiscal Health



Community  
Voices



**Support long-term economic stability and a diversified revenue base.**

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



**Include all voices in shaping  
the city's future.**

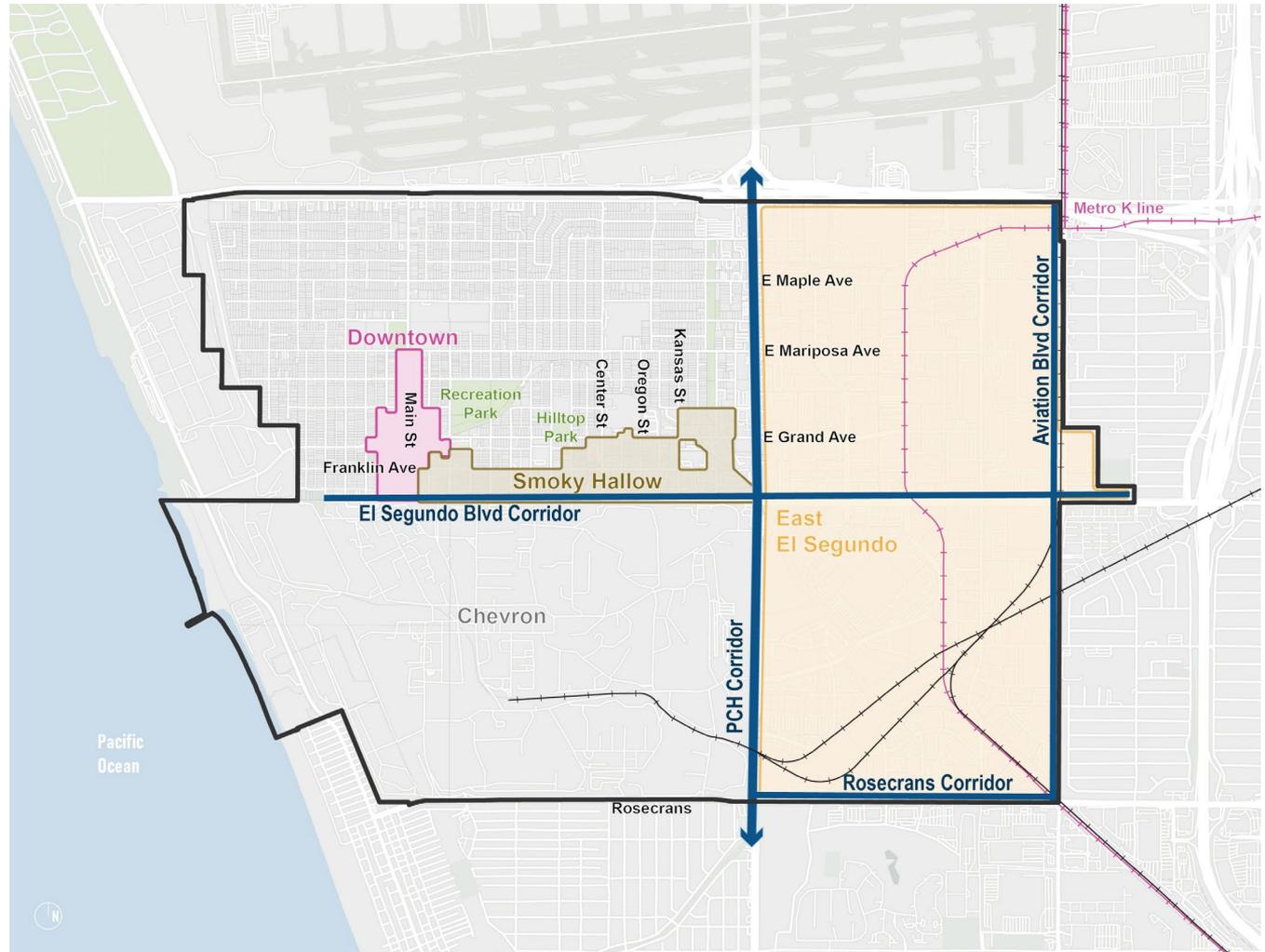


# Moving Ahead

**Preliminary Focus Areas & Key Topics to Address**

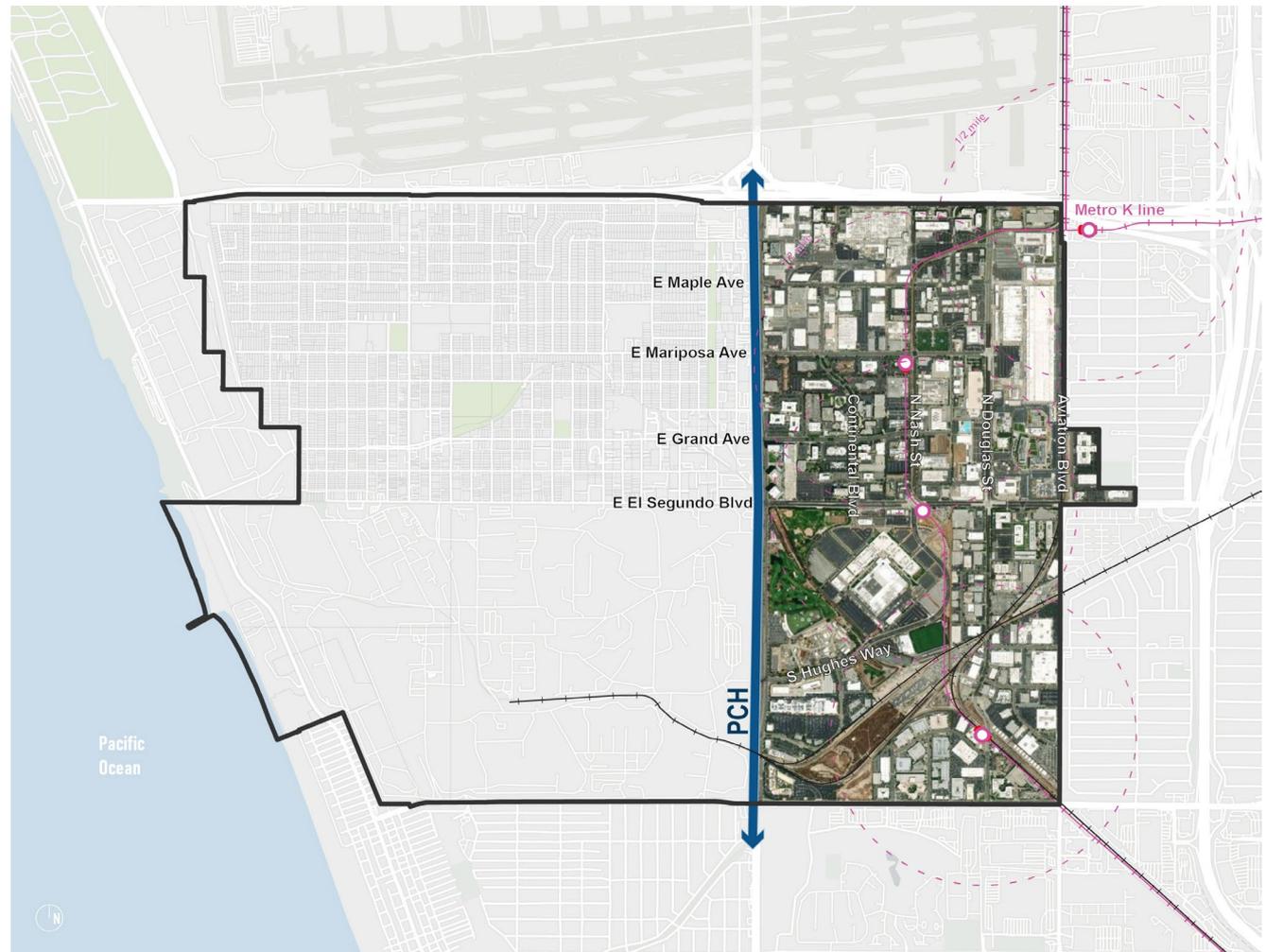
# What are Focus Areas?

Key parts of the city to focus planning efforts and make strategic choices about future development and community priorities



# East of PCH

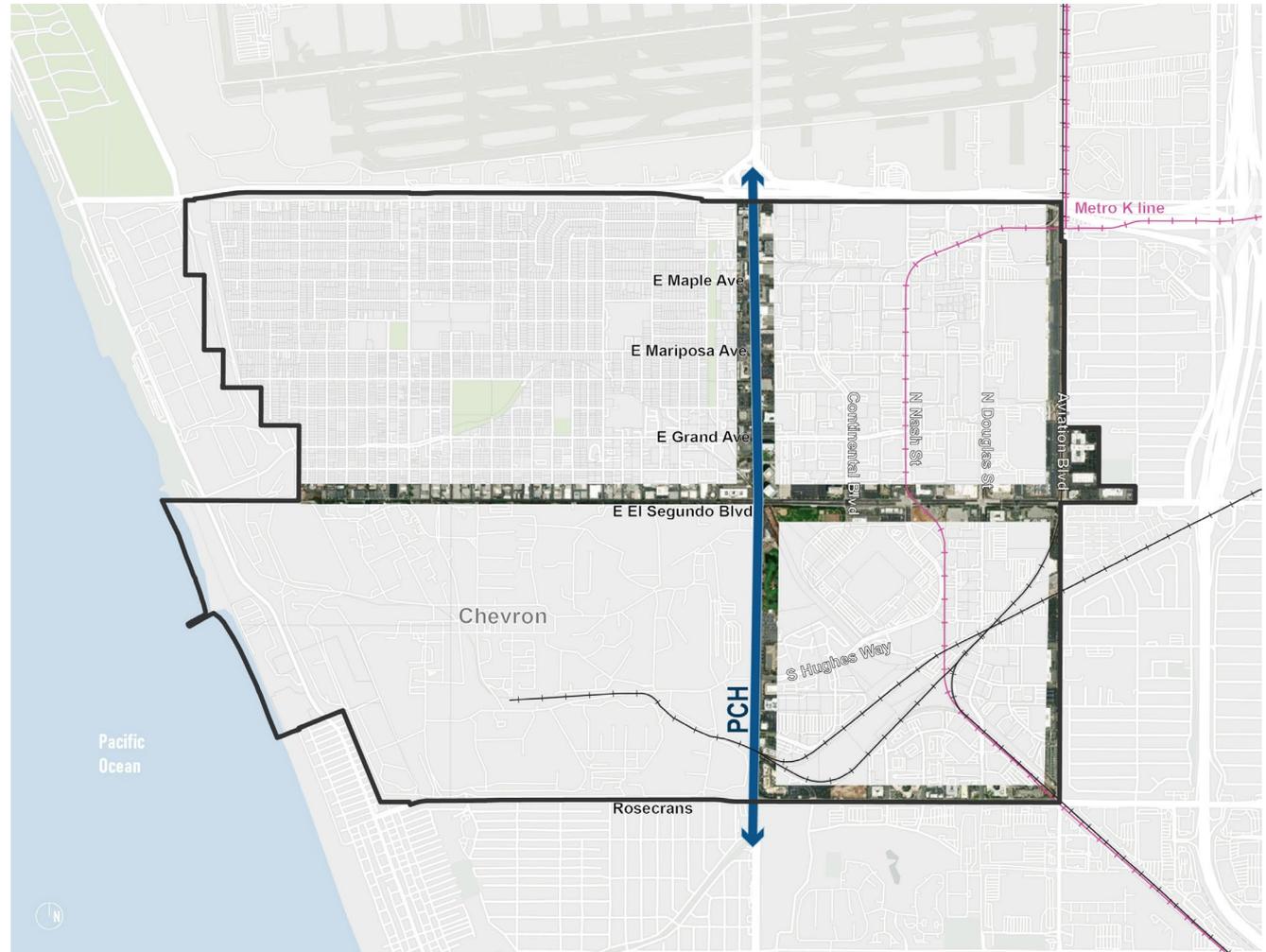
- Plan for flexible land uses: industrial/manufacturing
- Explore community interest in amenities (open space and community facilities)
- Explore transit-oriented development anticipating SB 79



# Corridors

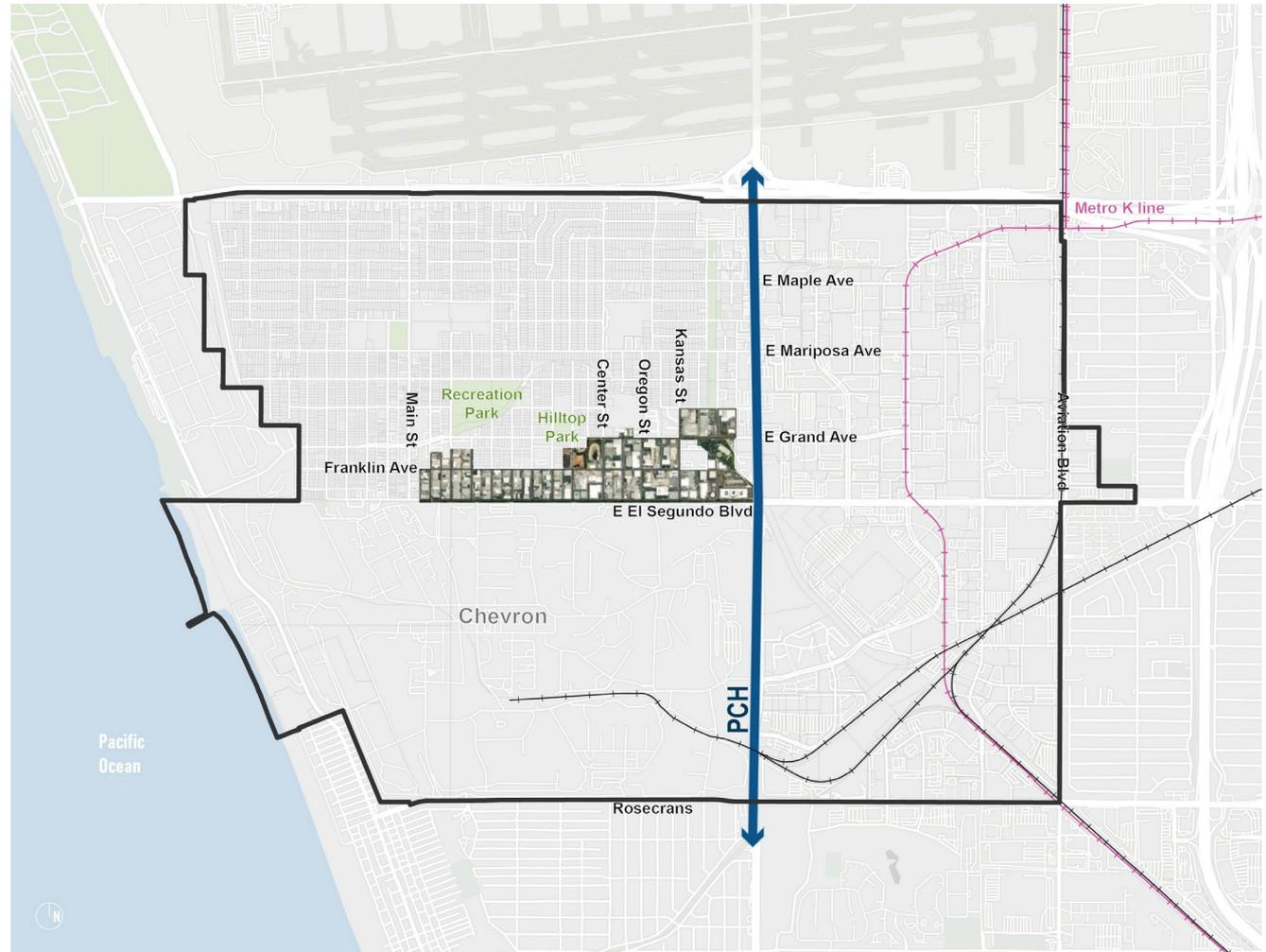
Building on recent development initiatives along PCH:

- What changes are desired?
- What outcomes are the goal along all or in specific corridors?



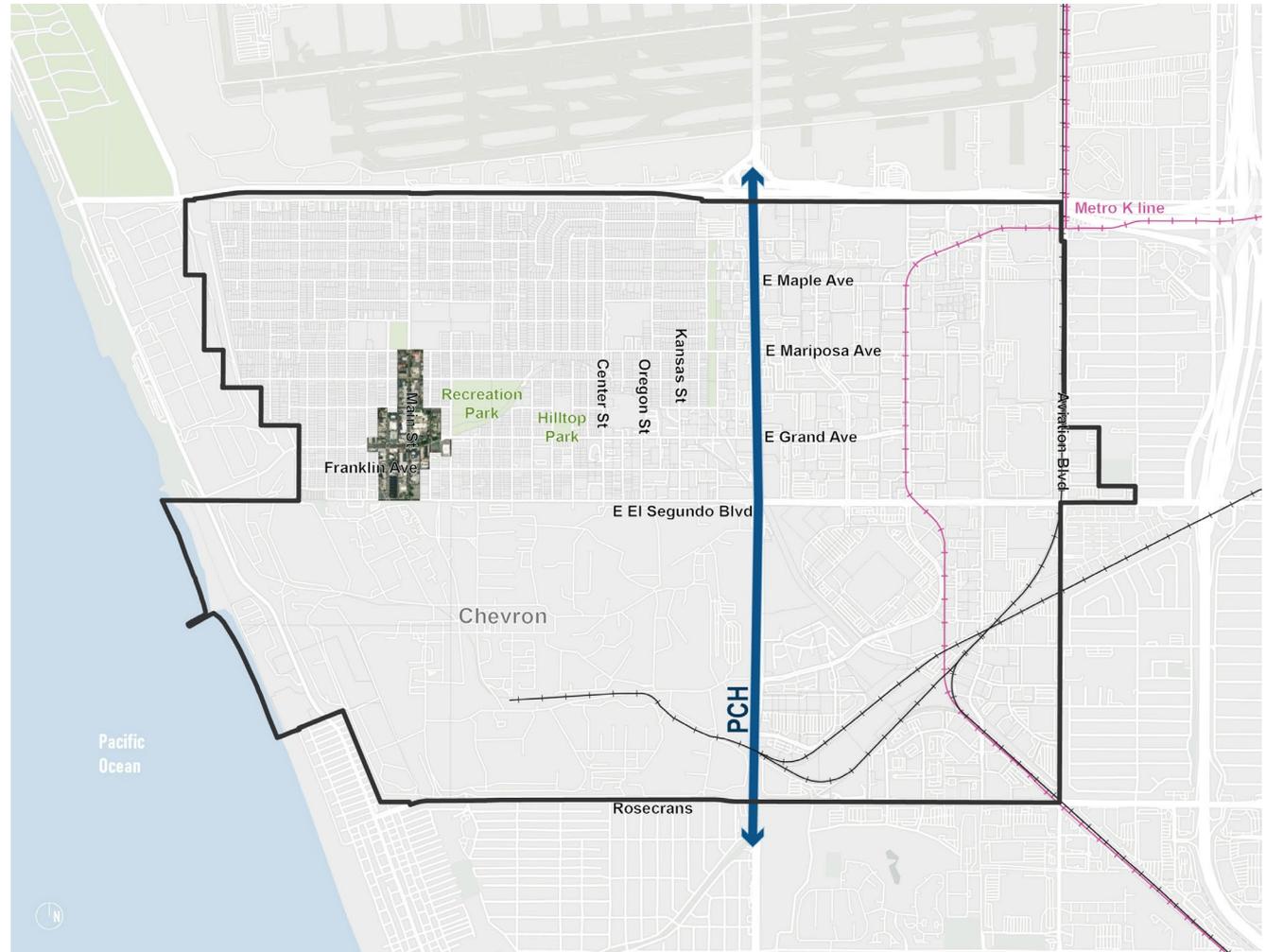
# Smoky Hollow

How can we balance the desire for more flexibility with more commercial uses and potential housing?



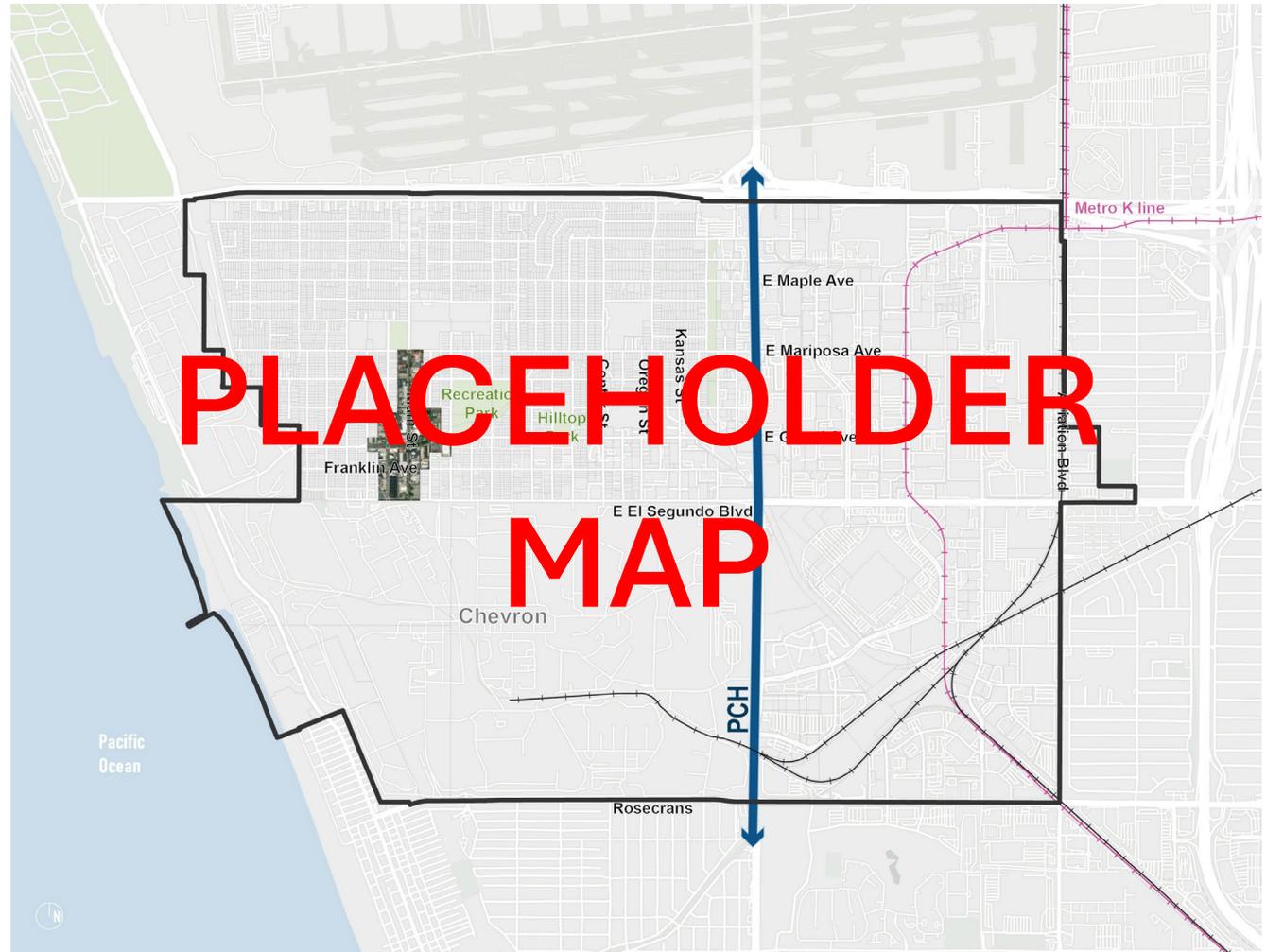
# Downtown

- How do we provide flexibility and possibly add housing?
- Do we include the full Specific Plan or focus on key areas, like around Civic Center Plaza?



# Housing Overlay Area

Higher density was previously proposed in the 2021-2029 Housing Element (60-70 du/ac) based on a rezoning study. Do we want to keep overlay or modify its scope?



# Let's Talk About...

- **Vision & Principles**

Do the draft vision and principles reflect what matters most for El Segundo? Anything missing or that should stand out more?

- **Focus Areas**

Looking at the areas we highlighted, did we focus on the right places, or are there areas we missed that also warrant attention?

- **Opportunities & Gaps**

Based on what we've shared, what opportunities or challenges should we explore further?

# Next Steps

- **PC Study Session (10/9/25)**
  - Draft Vision/Guiding principles
  - List of potential focus areas
- **CC Study Session (10/21/25)**
  - Final Vision/Guiding principles
  - Focus Areas
  - Key direction
- **Initiate Phase 2: land use alternatives exploration**



# El Segundo | Vision 2050

TAC Study Session #2  
October 2, 2025

