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## **El Segundo approves expanded land-use limits for Raytheon**



A rendering of proposed development at the Raytheon campus in El Segundo. COURTESY IMAGES

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The Raytheon Co. can eventually add up to 2.15 million square feet of new construction on its research and development campus in El Segundo under new land-use guidelines approved by the city this week.

The aerospace and defense giant — the city's top employer — has 10 years to begin construction that could double the amount of building square footage on the 142-acre Space and Airborne Systems facility on El Segundo Boulevard, which was farmland before it was developed by Hughes Aircraft Co. in the 1970s.

Raytheon proposed significantly expanding the site's development limits four years ago, after the campus reached a previous ceiling of 1.8 million square feet in office, laboratory, warehouse and manufacturing buildings.

The [South Campus Specific Plan](#), which was approved by the City Council on Tuesday and will go for a second reading Jan. 19, divides the site into 26 parcels, replacing acres of surface parking with structures. Specifically, the plan would allow 1,565,000 square feet in new office space, 82,000 in warehouse and storage, 150,000 in light industrial and 133,000 in commercial space.

But the plan only lays down the framework for zoning and land uses — each piece of a three-phase build-out would have to go before the Planning Commission for approval.

Raytheon spokesman John Barksdale said “while no immediate construction is currently planned for the South Campus, the entitlements Raytheon has requested from the city of El Segundo will give us the flexibility to accommodate potential expansion that may be appropriate in the future.”

Raytheon Facilities Director Scott Pozza told the council, however, that the company wants to start soon on the first phase, which includes retail on El Segundo Boulevard.

City Manager Greg Carpenter said bringing down fencing along the thoroughfare will make it a “two-sided street with goings-on on both sides.”

He called the project the biggest in the city's history after Campus El Segundo, a 46.5-acre mixed-use development consisting of office and retail space, athletic fields and the Hyatt Place Hotel.

Barksdale said Raytheon has 5,500 employees in El Segundo, and that engineering and manufacturing operations would be expanded by the build-out.

An EIR for the project identified several unavoidable adverse traffic impacts.

To offset the impacts, Raytheon will pay the city six annual installments totaling \$4 million as part of community benefits in its development agreement. That figure was negotiated upward by the City Council from \$3 million. Raytheon also must pay the city a fee of 50 cents per square foot of new development, which could potentially bring in \$1.08 million, and agree to turn over future park space to the city if it is built outside of the facility's future security perimeter.

The project would generate an estimated \$2.6 million in tax revenue.

A key component is an extension of Nash Street to Hughes Avenue, which must be completed in 10 years or Raytheon would have to pay \$5 million to the city. Bike, pedestrian, roadway and infrastructure improvements also would be included.

Carpenter said the next step is to finalize the subdivision map.

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