

NOTICE OF PUBLIC HEARING

DATE: Thursday, November 14, 2013

TIME: 5:30 p.m.

PLACE: City Council Chambers
350 Main Street
El Segundo, California

TAKE NOTICE that the El Segundo PLANNING COMMISSION will hold a public hearing at the time and place indicated above on the following:

SUBJECT: Environmental Assessment No. EA-1039 and Conditional Use Permit No. 13-06

Address: 2101 El Segundo Boulevard
Applicant(s): Robert Donaldson
Property Owner: CREF 2101 El Segundo, LLC.

The proposed project would construct two new outdoor dining areas: one 1,084 square feet, and one 960 square feet for a total of 2,044 square feet. The dining areas are accessory to a 95,953 net square-foot existing office building currently under renovation. The property is located at 2101 El Segundo Boulevard, at the northeast corner of Continental Boulevard and El Segundo Boulevard in the Corporate Office (CO) Zone. The proposed dining areas will be located primarily on the south side of the office building (front), facing El Segundo Boulevard, adjacent to and south of the main building entrance. A small portion of each dining area will wrap around to face the existing parking area on the east and Continental Boulevard to the west. Each outdoor dining area will contain seating for a maximum of 14 tables and a maximum of 40 guests. Alcohol sales are not proposed as part of this application. The change in use for this portion of the building will require 68 parking spaces which will be provided in the existing parking lot on-site.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities), pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) and pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development Project). The project

involves the construction of two outdoor dining areas, which result in minor alterations of an existing building involving a minor expansion of the existing use with the addition of a total of 2,044 square-feet of outdoor dining area. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

The file for the above-mentioned proposal is available for public review, Monday through Thursday, between 7:00 a.m. and 6:00 p.m. in the Planning and Building Safety Department, located at 350 Main Street, El Segundo. All persons may give testimony at the public meeting at the time and place indicated above. Please contact Trayci Nelson, the project planner, in the City Planning Division at (310) 524-2342 for further information. Note that any appeal of a decision made following a public hearing may be limited to the issues raised by evidence submitted before or during that public hearing.

Sam Lee, Director
Planning and Building Safety Department; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: October 31, 2013
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Posting Date: October 31, 2013