

NOTICE OF PUBLIC HEARING

DATE: 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:

**Environmental Assessment No. 1011, Specific Plan Amendment No. 13-01,
and Zone Text Amendment No. 13-01**

Address: All properties within the Smoky Hollow Specific Plan
Applicant: City of El Segundo
Property Owners: Various

The proposed project is an amendment to El Segundo Municipal Code Chapter 15-11 (the Smoky Hollow Specific Plan (SHSP)) to add a new ESMC § 15-11-3(E)(3). The amendment creates methods for paying parking in-lieu fees. The Smoky Hollow Specific Plan area encompasses the properties generally bounded by El Segundo Boulevard to the south, the alley west of the 100 block of Standard Street to the west, heading east along East Franklin Avenue to Standard Street, a portion of the east side of the 200 block of Standard Street eastward to a portion of the 200 block of Eucalyptus Drive eastward to a portion of the west side of the 200 block of Arena Street, south on Arena Street to East Franklin Avenue, east along East Franklin Avenue to mid-block east of Maryland Street, northward for a portion of the west side of the 200 block of Center Street, north the entire 200 block of the east side of Center Street to East Grand Avenue, north of Grand Avenue to the southern boundary of Dana Middle School, east along the southern boundary and then north along the eastern boundary of Dana Middle School, then east along East Holly Avenue to Indiana Street, south on Indiana Street including the properties on the west side of the 300 block of Indiana Street continuing directly south across Grand Avenue to the boundary of the City Yard, westward along the City Yard boundary, south along Illinois Street, east along the southern boundary of the City Yard to Sepulveda Boulevard, south on Sepulveda Boulevard to El Segundo

Boulevard (map is available in the Planning and Building Safety Department at City Hall and on the City's web-site at www.elsegundo.org/depts/planningsafety).

The proposed project is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA regulations (Cal. Code Regs. Title 14, §§ 15000, *et seq.*) because it establishes, structures, and approves rates and charges to obtain funds for capital projects needed to maintain service within existing service areas, and is therefore categorically exempt from further CEQA review under Cal. Code Regs. Title 14, § 15273. Further, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15305 as a Class 5 categorical exemption (Minor Alterations In Land Use Limitations), pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures), pursuant to 14 California Code of Regulations § 15311 as a Class 11 categorical exemption (Accessory Structures), and pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development Project).

The proposed project does not result in significant changes in land use or density and only involves the construction of surface parking lots and/or small parking structures, including paving, parking lot striping, landscaping and signs. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the construction of a parking lot and/or a parking structure would be built on a site of not more than five acres within the Smoky Hollow Specific Plan area surrounded by urban uses. Furthermore, there are no sites within the Smoky Hollow Specific Plan area that is a known habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

Files for the above-mentioned proposal are 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. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Kimberly Christensen in the City Planning Division at (310) 524-2340 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
Publication Date: October 31, 2013
Posting Date: October 31, 2013

Signature: _____
Time: _____

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