

**NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE
DECLARATION
AND
REVISED NOTICE OF PUBLIC HEARING**

DATE: March 13, 2014

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 EA-997, General Plan Amendment GPA 12-03, Zone Change ZC 12-03, Zone Text Amendment ZTA 12-05, Specific Plan SP 12-05, Development Agreement 12-04, Subdivision SUB 12-07, Conditional Use Permit CUP 12-08, Administrative Use Permit No. AUP 13-11 and Parking Demand Study PDS 12-06.

Address: 888 North Sepulveda Boulevard
Applicant: Barnard Ventures, LLC
Property Owner: TA Associates Realty

Project Summary

The applicant proposes to construct a five-story, 190-room hotel with one level of underground parking, containing 72 parking spaces, on the vacant southern portion of the site, and allow for continued use of the existing office building and parking structure on the northern most portion of the site. The proposed hotel would be 111,350-gross-square-foot, a maximum of 89 feet tall and include 190 rooms. The existing two parcels on the site (Assessor Parcel Nos. 4138-005-035 and 4138-005-036) would be subdivided into three new parcels. Each parcel would contain an individual use as follows: (1) five-story hotel (1.52 acres), (2) office building (0.42 acre), and (3) office/hotel parking and remote airport parking to serve LAX (1.04 acres). The total floor area ratio (FAR) for the site would be approximately 1.47.

The project site is currently zoned Corporate Office (CO). A General Plan Amendment and a General Plan Map Amendment are proposed to allow the creation of the 888 North Sepulveda Boulevard Specific Plan and the 888 North Sepulveda Boulevard Specific Plan Land Use classification. A Zone Map Amendment would amend the zoning district from Corporate Office (CO) Zone to 888 North Sepulveda Boulevard Specific Plan (888 NSBSP) Zone. A Zone Change and Zone Text Amendment are proposed as part of the project and would rezone the

site as 888 North Sepulveda Boulevard Specific Plan and add the 888 North Sepulveda Boulevard Specific Plan to El Segundo Municipal Code (ESMC) Title 15, Chapter 3-2(A)(9), which lists the Specific Plan Zones in the City. A Conditional Use Permit is required for the hotel use. An Administrative Use Permit is required for the remote airport parking use. A Parking Demand Study is required to allow a portion of the total parking provided in the parking structure to be a joint/shared use of parking between the hotel, the office building, and the remote airport parking.

Mitigated Negative Declaration

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration began on December 12, 2013 and ended on January 13, 2014.

The file for the above-mentioned proposal, including the Initial Study/Mitigated Negative Declaration, is available for public review, Monday through Thursday between 7:00 a.m. and 6:00 p.m. in the City of El Segundo Planning and Building Safety Department, located at 350 Main Street, El Segundo CA, 90245. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Trayci Nelson, Senior Contract Planner, in the City Planning Division at (310) 524-2343 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
Planning and Building Safety Director; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: February 27, 2014
Publication Date: February 13, 2014
Posting Date: February 27, 2014

Signature: _____
Time: _____