

NOTICE OF PUBLIC HEARING

DATE: Thursday, February 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:

SUBJECT: Environmental Assessment No. EA-1052 and Administrative Use Permit No. 13-10

Address: 2161 East El Segundo Boulevard
Applicant: Kim S. Kano
Property Owner: JMH Realty, LLC

The applicant is requesting an Administrative Use Permit to allow the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license) at a new restaurant (Toppings Custom Fired Pizza). The project site is in the Urban Mixed-Use North (MU-N) Zone and had been previously used by the City as a Fire Station. The project site is on the block bounded by El Segundo Boulevard to the south, Grand Avenue to the north, Nash Street to the east, and Continental Boulevard to the west.

The site contains two buildings with two restaurants, an ATM machine, a convenience store for 7-11, and a total of 58 surface parking spaces. The proposed restaurant is approximately 1,272 square feet in area with an outdoor dining area that is approximately 164 square feet. Seventeen (17) off-street parking spaces are required and provided for Toppings Custom Fired Pizza restaurant. The project request is to allow the sale and consumption of alcohol in the outdoor dining area and indoor dining area of the restaurant. The proposed outdoor dining area of the restaurant is 164 square feet with twelve (12) seats and the proposed indoor dining area is 760 square feet with 48 seats.

The proposed hours of operation for the restaurant are 6:00 a.m. to 1:00 a.m. daily and the sale of alcohol is proposed from 6:00 a.m. to 1:00 a.m. daily. The applicant also proposes background music for the restaurant during the hours of operation.

The 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) and pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes an alcohol license for a new restaurant, which results in a minor alteration in the operation of an existing building involving minor tenant improvements and an addition of a 164 square-foot outdoor dining area. The property is in an urbanized and developed area where it has adequate access and all public services and facilities are available. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

The Environmental Assessment, legal description, and related 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 Division, 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 Maria Baldenegro in the City Planning Division at (310) 524-2341, or any other Planning Division Staff person, 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: January 30, 2014
Publication Date: January 30, 2014
Posting Date: January 30, 2014

Signature: _____

Time: _____