

## NOTICE OF PUBLIC HEARING

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DATE: Thursday, January 22, 2009

TIME: 7:00 p.m.

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

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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-781 and Subdivision No. 07-09**

**Address: 301- 305 W. Palm Avenue**

**Applicant(s): Countrywide Development (Tarek Ibrahim) Property**

**Property Owner(s): Ryan Barnhart, Derek Fowler**

The Planning Division received an application for Vesting Tentative Map No. 68851 to combine two existing lots into one lot and construct a 7-unit condominium development on the newly created parcel at 301-305 W. Palm Avenue. The proposed project consists of two buildings each containing two-story units located over semi-subterranean garages. The project site is located in the Multi-Family Residential (R-3) Zone within the block bordered by Oak Avenue to the north, Palm Avenue to the south, Virginia Street to the west, and Main Street to the east.

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to CEQA Guidelines § 15332 which identifies the project as a Class 32 infill development. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

The Environmental Assessment, legal description, and related files for the above-mentioned proposal are available for public review Monday through Thursday and every other Friday between 7:30 a.m. and 5:30 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 Bryan Fernandez, in the City Planning Division at (310) 524-2343, 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.

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

Mailing Date: January 8, 2009  
Publication Date: January 8, 2009  
Posting Date: January 8, 2009

Signature: \_\_\_\_\_

Time: \_\_\_\_\_

cc: City Council  
Planning Commission  
Jack Wayt, City Manager  
Karl Berger, Assistant City Attorney  
Kimberly Christensen, AICP, Planning Manager