NOTICE OF INTENT TO RECEIVE AND FILE DIRECTOR'S DETERMINATION ON ENVIRONMENTAL ASSESSMENT NO. 815 AND ADMINISTRATIVE USE PERMIT AUP NO. 08-05

DATE: Thursday, April 9, 2009

TIME: 7:00 p.m.

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

TAKE NOTICE that the El Segundo Planning Commission will consider the determination of the Director of Planning and Building Safety on the following:

1. **Environmental Assessment No. EA-815 and Administrative Use Permit No. 08-05: To allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at an existing Restaurant (Zpizza).**

   Address: 827-829 N. Douglas Street (The Edge at Campus El Segundo)
   Applicant: Saro Enterprises, Inc c/o Robert Gospavian
   Business Name: Zpizza Restaurant
   Property Owner: Khedr Management Company

The applicant requests an Administrative Use Permit to allow an alcohol license to sell beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license) at an existing restaurant located within the Edge at Campus El Segundo development. The restaurant is located within the retail portion of the development (Bldg 16 Unit 3 and Unit 4) 827-829 N. Douglas Street; the property is zoned Corporate Campus Specific Plan (CCSP). The restaurant is approximately 2,096 square feet in total area including an 1,133 square-foot indoor dining area that contains a total of 47 seats.

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). The project includes an alcohol license for an existing restaurant which results in a minor alteration in the

operation of an existing building involving negligible expansion of the existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, there is no new construction proposed for this project. 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 and alternating Fridays, between 7:30 a.m. and 5:30 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, or any other Planning Division staff member, 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: March 26, 2009
Publication Date: March 26, 2009
Posting Date: March 26, 2009

Signature: _____
Time: _____

cc: City Council
Planning Commission
Jack Wayt, City Manager
Mark Hensley, City Attorney
Karl Berger, Assistant City Attorney

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