NOTICE OF PUBLIC HEARING

DATE: Thursday, May 14, 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 hold a public hearing at the time and place indicated above on the following:

Environmental Assessment No. EA-808, Parking Demand Study 09-03 and Subdivision No. 09-03 (Vesting Tentative Tract Map No. 70996)
5-unit Commercial Condominium Project and Parking Reduction

Address: 141 Main Street
Applicant: Matt Crabbs
Property Owner: CRS, LLC

The proposed project is a request for approval of an Environmental Assessment (EA-808), Parking Demand Study (PD 09-03), and Subdivision No. 09-03 (Vesting Tentative Tract Map No. 70996) for the construction of a new three-story, 12,547 square-foot mixed-use commercial retail/office building comprised of 5 commercial condominium units located at the southwest corner of Franklin Avenue and Main Street within the Main Street Transitional District in the Downtown Specific Plan ("DSP") Zone. The proposed building will accommodate 5 commercial units. One of the units will be 2,080 square feet and each of the other three units will be 2,035 square feet. Each of the units will have a similar configuration and will occupy three floor levels. The main customer entrance for each unit will be on the ground floor with direct access from Main Street. Each unit will be accessible via rear doors at the second level and third level. An elevator will also be proposed at the rear of the building within the common area and will provide additional access to the second and third level. The units will also have internal stairway access. The units will have retail at the ground level, a mezzanine on the second level, and an office with a deck and storage space on the third level. Access to the parking is provided from both Franklin Street and the alley to the west, utilizing the natural topography of the site which slopes upward from east to west.

The project site is comprised of four lots and the project is proposed as a commercial condominium, requiring a tract map to consolidate the lots into one and allow for the development of five commercial condominium units and parking spaces that will be individually owned in fee title with all remaining areas owned in common by the owners

of record. A Property Owner's Association will be required to manage the building and enforce all provisions of the recorded CC&R's. The applicant is also requesting approval of a Parking Demand Study to reduce the required parking by three parking spaces from 34 parking spaces to 31 spaces and to allow an increase in tandem parking from 30% (10 parking spaces) to 47% (16 parking spaces).

On December 6, 2007 the Planning Commission approved EA-759 and Subdivision No. 07-05 (Vesting Tentative Tract No. 67471) on the proposed project site to allow a maximum of thirty commercial condominium units within a three-story,14,007 square-foot building. An initial study of environmental impacts was prepared for EA-759 pursuant to Public Resources Code § 15063 California Environmental Quality Act ("CEQA") and a Mitigated Negative Declaration ("MND") of Environmental Impacts was adopted for the project pursuant to CEQA § 15070. The previously approved project will not be constructed. The proposed project is 12,547 square feet in size, approximately 1,460 square feet less than the previously approved project, and would result in the same or fewer environmental impacts as those that were analyzed in the previously adopted MND.

The Environmental Assessment, legal description, and related files for the above-mentioned proposal are 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. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Louis Morales, in the City Planning Division at (310) 524-2354, 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.

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

Mailing Date: April 30, 2009
Publication Date: April 30, 2009
Posting Date: April 30, 2009

Signature:	
Time:	

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