

**NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION**

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DATE: Thursday, May 28, 2009

TIME: 7:00 p.m.

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

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TAKE NOTICE that the City of El Segundo PLANNING COMMISSION will hold a public hearing at the time and place indicated above on the following matter:

**Environmental Assessment No. EA-831 and Development Agreement No. 09-01 (Third Amendment to Development Agreement No. 03-01 for EA-631)**  
**PLAZA EL SEGUNDO DEVELOPMENT PROJECT**

**Address:** 710 - 860 South Sepulveda Boulevard; 700-740 Allied Way; 2003-2015 East Park Place (generally the northeast corner of Sepulveda Boulevard and Rosecrans Avenue)

**Applicant:** Daniel Crosser - PES Partners, LLC

**Property Owner:** PES Partners, LLC

The Plaza El Segundo Development site is approximately 41.7 acres and generally located at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue. The development consists of 378,829 square feet of net floor area already built and approximately 70,000 square feet that has been approved but not constructed. The existing and permitted uses at the shopping center consist of large retail stores, specialty retail, a grocery store, restaurants, a spa and a small fitness center.

The proposed project is a request to amend existing Development Agreement No. 03-01 for the Plaza El Segundo development to allow the following uses:

- 1) Small scale restaurants (excluding drive-through) south of the current locations of the Union Pacific Railroad or the Burlington Northern Santa Fe Railroad lines (the southwest portion of the site) ,
- 2) Banks and similar institutions up to a total of 10,000 square feet of floor area
- 3) Day spas up to a total of 10,000 square feet of floor area
- 4) Health Clubs and Fitness Centers up to 10,000 square feet of floor area
- 5) Indoor sale of motorcycles, motor scooters and related parts and accessories
- 6) Dance and music instruction studios up to 6,000 square feet of floor area.

## ENVIRONMENTAL DETERMINATION

The City certified a Final Environmental Impact Report ("FEIR") for this project on February 15, 2005. In accordance with CEQA Guidelines § 15168(c)(2), a new environmental document is not required for the proposed DA amendment since the proposed changes would not result in a significant impact to the environment or require new mitigation measures.

The Environmental Assessment, legal description, and related files for the above-mentioned proposal are available for public review Monday through Friday 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 Paul Samaras in the City Planning Division at (310) 524-2312 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,  
Planning and Building Safety Department Director; and,  
Secretary to the Planning Commission  
City of El Segundo

Mailing Date: May 14, 2009  
Publication Date: May 14, 2009  
Posting Date: May 14, 2009

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

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

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