NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING

DATE:	Thursday, August 13, 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. 799, Subdivision No. 08-010, Conditional Use Permit No. 08-06, and Administrative Use Permit 08-04 to allow construction of a four-story, 84,112 square-foot, 150-room hotel (Hampton Inn and Suites by Hilton), subdivision of a 2.68-acre lot for airspace condominium purposes, and the sale of alcoholic beverages.

Address:	**1950-1960 East Grand Avenue**
Applicant:	**OTO Development, LLC**
Property Owner:	**Grand Avenue Parking L.P.**

Project Summary

The proposed hotel project consists of Environmental Assessment No. 799, Subdivision No. 08-10, Conditional Use Permit No. 08-06, and Administrative Use Permit No. 08-04 to allow construction of a four-story, 84,112 square-foot, and 150-room hotel on a 2.68-acre lot. The property will be subdivided (Subdivision No. 08-10) to allow separate ownership of the existing 812-space parking structure and the hotel building. Hotel uses require a conditional use permit in the Corporate Office (CO) Zone. Hotel amenities include a small business center, a meeting room that would accommodate up to 62 guests, a large patio, pool and spa, a breakfast buffet in a community room and a small shop ("Suite Shop") that sells convenience items. An administrative use permit is required to allow the sale of beer and wine at the hotel "Suite Shop," which is located on the ground floor.

The subject property is currently occupied by a surface parking lot and a nine-story, 812-space parking structure, both of which serve the office building directly east of the

site. The parking structure would remain and contains 812 parking spaces, which is adequate to accommodate both the proposed hotel and the existing office building. The hotel and office building require 138 and 615 spaces respectively for a total of 753 spaces. The proposed project would meet all the development standards of the Corporate Office (CO) Zone. The property is located in the CO Zone on the block bounded by Grand Avenue to the north, Sepulveda Boulevard to the west, Continental Boulevard to the east, and El Segundo Boulevard to the south. The uses surrounding the site are primarily office buildings (east, north and south), a hotel (northeast) and a parking structure (west).

Mitigated Negative Declaration

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines § 15070. The public review and comment period for the Negative Declaration begins on July 1, 2009 and ends on July 31, 2009.

The file for the above-mentioned proposal including the Mitigated Negative Declaration is available for public review, Monday through Thursday and alternating Fridays, between 7:30 a.m. and 5:30 p.m. in the City of El Segundo Planning and Building Safety Department, located at 350 Main Street, El Segundo CA 90245. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Paul Samaras, the project planner, in the City Planning Division at (310) 524-2312, 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 Director; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: June 26, 2008
Publication Date: June 25, 2008
Posting Date: June 26, 2008

Signature: _____
Time: _____

cc: City Council
Planning Commission
City Manager's Office
City Attorney's Office

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\776-800\EA-799\EA-799; CUP 08-06 PC nph.doc