NOTICE OF INTENT TO RECEIVE AND FILE
DIRECTOR'S DETERMINATION ON
ENVIRONMENTAL ASSESSMENT NO. 840 FOR
ADMINISTRATIVE USE PERMIT AUP NO. 09-05 AND CONDITIONAL USE PERMIT
CUP NO. 09-04

DATE:	Thursday, July 23, 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 consider the determination of the Director of Planning and Building Safety on the following:

> **Environmental Assessment No. EA-840, Conditional Use Permit No. CUP 09-04, and Administrative Use Permit No. 09-05**
> **To allow the construction of a 350 square-foot outdoor dining area and the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control License) at a new restaurant (Rubio's Mexican Grill).**
>
> **Address: 400 North Sepulveda Boulevard (Gateway Center)**
> **Applicant: James Comerford**
> **Business Name: Rubio's Mexican Grill**
> **Property Owner: 400 North Sepulveda Associates, LLC**

The applicant requests a Conditional Use Permit to construct a new 350 square-foot outdoor dining area and an Administrative Use Permit to allow the sale and consumption of alcohol at a new restaurant located within the new commercial development (Gateway Center) at 400 North Sepulveda Boulevard. The property is in the Corporate Office (CO) Zone. The new restaurant is approximately 2,345 square feet in indoor area containing 70 seats and the new 350 square-foot outdoor patio area

contains 20 seats. The combined total restaurant area is 2,695 square feet with 90 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) and pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes an alcohol license for a new restaurant currently under construction, which results in a minor alteration in the operation of an existing building involving a minor expansion of the existing use with the addition of a 350 square-foot outdoor dining patio. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. 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 the project planner Maria Baldenegro in the City Planning Division at (310) 524-2341 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: July 9, 2009
Publication Date: July 9, 2009
Posting Date: July 9, 2009

Signature:_____

Time:_____

cc: City Council
Planning Commission
Jack Wayt, City Manager
Karl H. Berger, Assistant City Attorney