

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

DATE: Tuesday, September 1, 2009

TIME: 7:00 p.m.

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

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

Environmental Assessment No. 819, General Plan Amendment (GPA 08-02), Zone Change (ZC 08-01), Lot Line Adjustment (LLA 09-04), and Off-Site Parking Covenant (MISC 09-01)

Address: 900, 950 and 960 Sepulveda Blvd. and 901 and 915 Selby Street

Applicant: The Boeing Company

Property Owner: The Boeing Company

Project Summary

The proposed project is a request by The Boeing Company to change the zoning and general plan designation of the property located at 900, 950 and 960 Sepulveda Boulevard and 901 and 915 Selby Street on the block generally bounded by Sepulveda Boulevard to the west, Selby Street to the east, Imperial Avenue to the north, and Walnut Avenue to the south. The General Plan Amendment request is a re-designation of the project site from General Commercial to Corporate Office. The re-zoning request is to change the property from the General Commercial (C-3) Zone to the Corporate Office (CO) Zone. Currently the 256,606 square-foot project site is developed with four buildings totaling 159,803 square feet that contain a mix of warehouse, storage and office uses. The project involves the conversion of warehouse and storage uses in the existing buildings into office uses. The project includes a building addition of 40,791 square feet of office uses for a total of 198,874 square feet of total development on the project site.

Additionally, the project includes a lot line adjustment to merge the three existing parcels into one parcel and an off-site parking covenant for 283 parking spaces to comply with El Segundo Municipal Code parking requirements. The proposed project would meet all development standards of the Corporate Office (CO) Zone. The zone change to the Corporate Office (CO) Zone would reduce the maximum allowable floor area on the project site from a floor area ratio (FAR) of 1.0 to 0.8. The proposed project would increase the total floor area to an FAR of 0.8.

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 § 15070. An Addendum to Negative Declaration was also prepared. The public review and comment period for the Negative Declaration began on June 26, 2009 and ended on July 27, 2009.

On August 13, 2009, The Planning Commission recommended to City Council to approve the Mitigated Negative Declaration of Environmental Impacts and the Addendum for Environmental Assessment No. 819, General Plan Amendment No. 08-02, Zone Change No. 08-01, and the Planning Commission approved Miscellaneous File No. 09-02 for off-site parking, subject to the conditions contained therein.

The file for the above-mentioned proposal including the Mitigated Negative Declaration and Addendum are available for public review, Monday through Thursday and alternating Friday, 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 Masa Alkire, Principal Planner, in the City Planning Division at (310) 524-2371 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: August 20, 2009
Publication Date: August 20, 2009
Posting Date: August 20, 2009

Signature: _____
Time: _____

cc: City Council

Planning Commission
City Manager's Office
City Attorney's Office

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