

**NOTICE OF INTENT TO RECEIVE AND FILE
DIRECTOR'S DETERMINATION ON
ENVIRONMENTAL ASSESSMENT NO. 828 FOR
ADMINISTRATIVE USE PERMIT NO. 09-01**

DATE: Thursday, September 10, 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 consider the determination of the Director of Planning and Building Safety on the following:

SUBJECT: Environmental Assessment No. EA-828 and AUP No. 09-01

To allow the expansion of alcohol sales on a new 750 square-foot outdoor dining area at the rear of the building and a new 100 square-foot sidewalk dining area in front of the building in the public right-of-way for the sale of beer and wine for on-site consumption (Type 41 ABC) license at an existing restaurant (Second City Bistro).

Address: 223 Richmond Street

Applicant(s): Scott Reed

Business Name: Second City Bistro

Owner(s): Star Restaurant Holdings LLC

The applicant requests the approval of an Administrative Use Permit to expand the area for the sale and consumption of beer and wine (Type 41 Alcoholic Beverage Control license) at an existing restaurant at 223 Richmond Street. The request includes the approval of a new 100 square-foot outdoor dining area that encroaches 4 feet into the public right-of-way adjacent to an existing 250 square-foot covered outdoor dining area in the front side of the building, and a new 750 square-foot outdoor dining area to the rear of the restaurant. A six-foot wide sidewalk will remain for pedestrian passage adjacent to the outdoor dining area. The project site is located in the Richmond Street District (RSD) within the Downtown Specific Plan (DSP) Zone.

The existing restaurant is approximately 2,238 square feet in total indoor area and contains a covered outdoor dining area that is 250 square feet located fully on private

property in the front side of the building. A total of 56 seats are located within the interior of the restaurant and 16 seats are located in the covered outdoor dining area in the front side of the building. The outdoor dining area expansion in front of the building will add 6 seats and will encroach 4 feet into the public right-of-way. The new 750 square-foot outdoor dining area to the rear contains 12 tables and 48 seats. The new proposed combined total area for the restaurant is 3,338 square feet and contains 126 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 an existing restaurant 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 850 square feet of outdoor dining area. 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. There is adequate sidewalk width for pedestrian passage adjacent to the outdoor dining area located in the public right-of-way.

The Environmental Assessment, legal description, and related files for the above-mentioned proposal are available for public review Monday through Thursday and every other Friday between 7:30 a.m. and 5:30 p.m. in the Planning Division, 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 Maria Baldenegro, the project planner, in the City Planning Division at (310) 524-2341, or any other Planning Division staff member, 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, Director
Planning and Building Safety Department; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: August 27, 2009
Publication Date: August 27, 2009
Posting Date: August 27, 2009