## NOTICE OF PUBLIC HEARING

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**DATE:** September 10, 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 hold a public hearing at the time and place indicated above on the following:

**Environmental Assessment No. 844, Specific Plan No. 09-02 and Conditional Use Permit No. 09-05**

**Address:** **101 Continental Boulevard**
**Applicant:** **JF El Segundo Owner, LLC**
**Property Owners:** **JF El Segundo Owner, LLC**

### Project Description

On September 25, 2008, the El Segundo Planning Commission approved Environmental Assessment No. EA-773 and Conditional Use Permit No. 07-07 to allow construction of a six-story, 61,104 square-foot hotel on a 1.75 acre site located at 101 Continental Boulevard. The hotel (Aloft Hotel) was approved for at total of 167 rooms at a maximum FAR of 0.80.

The applicant now seeks modification of the original approval which involves an amendment to the Environmental Assessment for a Mitigated Negative Declaration, an amendment to the Conditional Use Permit, and a proposed Specific Plan to allow a maximum floor area ratio (FAR) of 0.92 to accommodate a change in brand from Aloft to Cambria Suites. The property is zoned Corporate Office (CO) Zone. The maximum FAR permitted in the Corporate Office (CO) Zone is 0.8. The proposed Cambria Suites Hotel is a six-story, 71,005 square-foot hotel with 152 rooms. The proposed Specific Plan proposes requirements for a LEED certified building and the incorporation of an public art to be located on site.

This matter is being presented to the Planning Commission which will make a recommendation to the City Council regarding whether an application for the proposed amendment should be processed by the City. If an application were processed, it would (at a minimum) require an Amended Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). Staff does not have any recommendation regarding whether or not the application should be processed; this is an informational item only. If the City Council takes no action regarding this matter, the City would process an application in accordance with applicable law. Should the City Council deny the proposal, no additional CEQA review is required.

The existing files for the above-mentioned matter are available for public review Monday through Thursday and every other 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 Trayci Nelson, project planner, in the City Planning Division at (310) 524-2342, 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.

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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

Signature: _____
Time: _____

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

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