

NOTICE OF PUBLIC HEARING

DATE: March 18, 2010
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. 844, Specific Plan No. 09-02, General Plan Amendment No. 09-02, Zone Change No. 09-02, Zone Text Amendment 09-04, Development Agreement No. 09-03, and Administrative Use Permit No. 09-06,

Address: 199 North 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 a total of 167 rooms at a maximum Floor Area Ratio (FAR) of 0.80.

The applicant now seeks a new project which involves modification of the original approvals. The proposal includes an Addendum to the approved Initial Study/Mitigated Negative Declaration; a Specific Plan to allow a maximum floor area ratio (FAR) of 0.92 for a hotel use; a General Plan Amendment; Zone Change and Zone Text Amendment to re-zone the property from Corporate Office (CO) to the 199 North Continental Boulevard Specific Plan; a Development Agreement; and an Administrative Use Permit to allow the sale of beer and wine at the hotel. The proposed Cambria Suites Hotel is a

six-story, 71,005 square-foot hotel with 152 rooms. The proposed Specific Plan includes requirements for a Leadership in Energy and Environmental Design (LEED) certified building and contribution to the City's Recreation and Parks Department for capital project improvements. The property is zoned Corporate Office (CO) Zone. The maximum FAR currently permitted in the Corporate Office (CO) Zone is 0.8.

Mitigated Negative Declaration

On September 25, 2008, the City of El Segundo Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for *Environmental Assessment No. 773 (Aloft Hotel – EA 773/CUP 07-07, formerly 101 Continental Boulevard, now 199 North Continental Boulevard)*. As described above, the applicant is seeking to modify that project. Under CEQA, an Addendum to an adopted Negative Declaration or Mitigated Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines §15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines §15164[c]); however, an addendum must be considered by the decision-making body before making a decision on the project (CEQA Guidelines §15164[d]).

This Addendum to the previously adopted Mitigated Negative Declaration demonstrates that the environmental analysis, impacts, and mitigation measures identified in the *2008 IS/MND for Environmental Assessment No. 773* remain substantively unchanged despite the proposed project revisions. It supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration.

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.

Greg Carpenter, Director
Planning and Building Safety Department; and
Secretary to the Planning Commission
City of El Segundo

Mailing Date: March 4, 2010
Publication Date: March 4, 2010
Posting Date: March 4, 2010

Signature: _____
Time: _____

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

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