

NOTICE OF PUBLIC HEARING

DATE: Thursday, April 8, 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. EA-858, Administrative Determination No. 10-01; Conditional Use Permit No. CUP 10-01, and Off-site Parking Covenant No. 10-01

To allow a car rental agency office and rental car storage as a conditionally permitted use at an existing 26,120 square-foot, mixed-use development, and to allow off-site parking for 15 rental vehicles.

Address: 310 East Grand Avenue, Suite 103; 1605 East Grand Avenue

Applicant: Permit Place c/o Marissa Christiansen

Business Name: Enterprise Rent-a-car

Property Owners: Grand Park Plaza, LLC; Kizirian Family Trust

The Planning and Building Safety Department requests that the Planning Commission confirm the Director's findings regarding an Administrative Determination to allow a car rental agency office and the storage of rental car vehicles, with no car washing or car repair, as a conditionally permitted use in the Neighborhood Commercial (C-2) Zone. The proposed project includes an Environmental Assessment and a Conditional Use Permit to allow a 1,244 square-foot car rental agency office and the use of 13 on-site parking spaces at an existing 26,120 square-foot, mixed-use development (Grand Park Plaza) that contains 13 commercial tenant spaces and 9 apartment units. The project site is located at 310 East Grand Avenue near the southwest corner of Grand Avenue and Arena Street in the Neighborhood Commercial (C-2) Zone. Additionally, the proposed project would allow a maximum fleet of 25 rental vehicles with a parking

covenant for off-site parking for 15 of those rental vehicles at 1605 East Grand Avenue. The proposed off-site parking is located in an existing two-story parking structure located at an existing automobile repair business (Jim and Jack's Collision Center) on the northwest corner of Grand Avenue and Illinois Street in the Medium Manufacturing (MM) Zone. The 15 off-site parking spaces are not required parking for the automobile repair business. The proposed hours of operation for the car rental agency office are Monday through Friday from 8:00 a.m. to 6:00 p.m. and on Saturday from 9:00 a.m. to 1:00 p.m.

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 results in a minor alteration in the operation of an existing commercial building involving no significant expansion of the existing use. 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.

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

Mailing Date: March 25, 2010
Publication Date: March 25, 2010
Posting Date: March 25, 2010

Signature: _____
Time: _____

cc: City Council
Planning Commission
Jack Wayt, City Manager
Mark Hensley, City Attorney
Karl Berger, Assistant City Attorney