

NOTICE OF PUBLIC HEARING

DATE: Thursday, May 27, 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 865, Coastal Development Permit No. 10-01, Conditional Use Permit No. 10-02, and Variance No. 10-02

Address: 105 Vista Del Mar
Applicant: City of El Segundo
Property Owner: Chevron USA Inc.
Application Filing Date March 30, 2010

Project Summary

The proposed project is a new two-story, 1,573 square-foot building that will provide lifeguard and restroom facilities adjacent to El Segundo Beach and the existing coastal bike path. The proposed 1,573 square foot structure consists of a 1,200 square-foot first floor that includes a lifeguard garage and storage room, junior lifeguard storage, a utility room, public bathroom facilities and a private staff bathroom. There is a 173 square-foot storage mezzanine and a 200 square-foot enclosed lookout room with surrounding deck on the second floor. Freestanding outdoor showers and sinks are also part of the public facilities proposed for the site.

The project site is leased property owned by Chevron that is part of the company's marine terminal complex. The lease area for the facility is 3,626 square feet in size. The project site is located south of an existing Los Angeles public parking lot and directly east of the existing beach bicycle path (at the northwest corner of the City). It is intended that the facility enhance public safety services and support coastal recreational opportunities at El Segundo beach. The project site is located in the City's Local Coastal Zone and is part of the Heavy-Industrial (M-2) Zone. The site is located within the portion of the Coastal Zone where the City has permitting authority. However, the City's decision is appealable to the California Coastal Commission. The project requires

a Coastal Development Permit. New public recreational facilities require a Conditional Use Permit in the M-2 Zone. The Variance request is to provide less than the minimum distance from the beach bathroom/lifeguard station building to the north (beach parking lot) and west (public beach) property lines.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) and pursuant to 14 California Code of Regulations §15304 as a Class 4 categorical exemption (Minor Alterations to Land). The project involves the construction of a small building and related support structures and minor grading. 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 service the project.

The file for the above mentioned proposal is 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 the Planning Commission decision to the City Council regarding the Variance or Conditional Use Permit may be limited to the issues raised by evidence submitted before or during the Planning Commission public hearing. The Coastal Development Permit may be appealed to the California Coastal Commission within 20 calendar days of receipt of notice of final local action on the project by the Executive Director of the Coastal Commission. The Executive Director of the Coastal Commission may require an appeal filing fee of \$300. The appeal must be filed with the South Coast District Office, phone (562) 590-5071, located at 200 Oceangate, 10th Floor, Long Beach, CA 90802-4416.

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

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