NOTICE OF INTENT TO RECEIVE AND FILE DIRECTOR'S DETERMINATION ON ENVIRONMENTAL ASSESSMENT NO. 867 FOR ADMINISTRATIVE USE PERMIT AUP NO. 10-03

DATE: Thursday, July 22, 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 consider the determination of the Director of Planning and Building Safety on the following:

Environmental Assessment No. EA-867 and Administrative Use Permit No. 10-03 To allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at an existing gas station that includes a market (Union 76).

Address: 601 North Sepulveda Blvd.
Applicant: Veronica Becerra
Business Name: Union 76 Gas Station
Property Owner: Airport Five Star, Inc.

The applicant requests an Administrative Use Permit to allow the sale of beer and wine for off-site consumption (Type 20 Alcoholic Beverage Control license) at an existing automobile service station that includes a market at 601 North Sepulveda Boulevard. The project site is located in the General Commercial (C-3) Zone on the block bounded to the south by East Mariposa Avenue and to the north by East Palm Avenue.

Currently, the site is developed with an automobile service station that includes 3 pump islands and a 1,700 square-foot building that contains an auto repair business and a 503 square-foot convenience market. The project involves the removal of the three existing auto repair service bays and the expansion of the existing market to 1,463

square feet. The remaining 237 square feet will be used for an office and storage. The remodeling of the existing building includes both exterior façade improvements and interior changes to the market with approximately 13 square feet of refrigeration space used for alcohol sales. No floor area expansion is proposed and no changes to the pump islands are proposed. Seven parking spaces are currently provided on the property including one accessible parking space that will remain. A minimum of 6 parking spaces are required for the proposed uses.

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). The project includes an alcohol license for an existing market which results in a minor alteration in the operation of an existing building involving no 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. Moreover, there is no new construction proposed for this project. 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: July 8, 2010
Publication Date: July 8, 2010
Posting Date: July 8, 2010

Signature: _____
Time: _____

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