NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING

DATE:	Thursday, December 9, 2010
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. 881, Specific Plan Amendment No. SPA 10-01, and Zone Text Amendment No. ZTA 10-04

Address:	**Smoky Hollow Specific Plan**
Applicant:	**Matt Crabbs**
Property Owner:	**Various owners**

Project Summary

The proposed project consists of a Specific Plan Amendment to the Smoky Hollow Specific Plan Land Use Plan and a Zone Text Amendment (ZTA) to the permitted uses in the Small Business (SB) and Medium Manufacturing (MM) Zones. The proposed amendments would allow art studios and a wider range of office uses in the Smoky Hollow Specific Plan area.

Specifically, the project will modify the Smoky Hollow Land Use Plan to allow limited general and multimedia office uses in the Small Business area. Currently the Land Use Plan emphasizes industrial uses with only ancillary office space. The project will also modify the permitted uses in the Small Business (SB) and Medium Manufacturing (MM) Zones to allow general and multimedia related office uses and art studio uses. Currently, the SB and MM Zones permit offices only involved in industrial related activities, such as engineering, industrial design and consultation, or as ancillary uses to permitted manufacturing, light industrial, warehousing, distribution, light assembly, processing or mixed use. Art studios are not permitted in the SB and MM Zones currently.

The SB and MM Zones currently set percentage and area limitations on the types of office uses currently permitted on a parcel. Specifically, the SB Zone limits offices in conjunction with other permitted uses (ancillary office) to a maximum of 40% of building area. In the MM Zone, ancillary office uses can occupy a maximum of 60% of building

area. As primary uses, industrial-related offices are allowed up to 15,000 square feet per site in both zones. In addition, the MM Zone requires that mixed use projects, including commercial, office, and light industrial uses, maintain light industrial uses in 50% of the total project's square footage. The project would not change these percentage and area limitations on offices; it would only increase the types of office uses permitted and allow art studios as permitted uses.

Negative Declaration

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines § 15070. The public review and comment period for the Negative Declaration begins on November 5, 2008 and ends on December 6, 2010.

The file for the above-mentioned proposal including the Negative Declaration are available for public review, Monday through 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 Paul Samaras, the project planner, in the City Planning Division at (310) 524-2312, 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
Planning and Building Safety Director; and,
Secretary to the Planning Commission
City of El Segundo

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

Signature: _____
Time: _____

cc: City Council
Planning Commission
City Manager's Office
City Attorney's Office