NOTICE OF PUBLIC HEARING

DATE: January 27, 2011

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 regarding the following:

Environmental Assessment No. 900 and Administrative Use Permit No. 10-11
Applicant: **Jose Mendez of La Paz**
Property Owner: **LM Pacific Properties LLC**
Address: **514 Center Street**

The applicant is requesting an Administrative Use Permit to expand an existing restaurant by 484 square feet and sell alcohol on the premises. The proposed hours to operate the restaurant are daily between 9 a.m. and 9 p.m. The proposed project is located at 514 Center Street in the Neighborhood Commercial (C-2) Zone. The property is located on the block bounded by Center Street on the west, Nevada Street on the east, Mariposa Avenue on the north, and Pine Avenue on the south.

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 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes an alcohol license for an existing restaurant 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, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

Files for the above-mentioned proposal are available for public review Monday through Thursdays between 7:00 a.m. and 6:00 p.m. in the Planning Division, Department of the Planning and Building Safety, located at 350 Main Street, El Segundo. Any person may give testimony at the public hearing at the time and place indicated above. Please contact

Bryan Fernandez, Assistant Planner, in the City Planning Division at (310) 524-2343, 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
Director of Planning and Building Safety; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: January 13, 2011
Publication Date: January 13, 2011
Posting Date: January 13, 2011

Signature: _____

Time: _____

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

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