NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

DATE: Thursday, February 24, 2011

TIME: 7:00 p.m.

PLACE: City Council Chambers

350 Main Street

El Segundo, California

TAKE NOTICE that the City of El Segundo PLANNING COMMISSION will hold a public hearing at the time and place indicated above on the following matter:

Environmental Assessment No. EA-911 and Development Agreement No. 11-01 (First Amendment to Development Agreement No. 00-02 for EA-535)

Address: 888 North Sepulveda Boulevard

Applicant: T A Associates Realty, c/o: Cliff Chandler Property Owner: Trammell Crow Company, c/o David Drake

The proposed project consists of a request to extend existing Development Agreement No. 00-02, which was originally approved on March 20, 2001, for an additional term of five years. The purpose of the Development Agreement is to allow the construction of a new commercial office building on a property located at 888 North Sepulveda Boulevard in the Corporate Office (CO) Zone. The property consists of a 2.55-acre parcel, a portion of which is currently developed with an 840-space parking structure that will provide parking for the proposed building. Additional surface parking will be provided on-site. The existing parking structure also provides the required parking for the office building on the adjacent parcel at 898 Sepulveda Boulevard. The parking structure includes an interim airport parking use until the proposed building is constructed. The proposed building will be 10 stories or less and approximately 88,862 square feet.

ENVIRONMENTAL DETERMINATION

The City previously adopted a Mitigated Negative Declaration for the proposed project pursuant to the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code Section 21000 et seq. In accordance with CEQA Guidelines § 15162(a), a new environmental document is not required for the proposed extension of the term of the Development Agreement since the proposed project does not involve substantial changes that will require major revisions to the previous Mitigated

Negative Declaration, and will not result in a significant impact to the environment or require new mitigation measures.

The Environmental Assessment, legal description, and related files for the above-mentioned proposal are available for public review Monday through Thursday between 7:00 a.m. and 6:00 p.m. in the Planning and Building Safety Department, 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 Paul Samaras in the City Planning Division at (310) 524-2312 or any other Planning Division Staff person 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,
Planning and Building Safety Department Director; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: February 24, 2011
Publication Date: February 24, 2011
Posting Date: February 24, 2011

Signature:				

Time:

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