NOTICE OF PUBLIC HEARING

DATE: Thursday, April 28, 2011

TIME: 5:30 p.m.

PLACE: City Council Chambers

350 Main Street

El Segundo, California

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

SUBJECT: Environmental Assessment No. EA-906, Conditional Use Permit CUP

No. 11-01, and Administrative Use Permit AUP No. 11-01

Address: 750 Nash St. Applicant: Michael Gallen

Property Owner: TPG - El Segundo Partners, LLC

The Planning Division received an application for Environmental Assessment No. EA-906, Conditional Use Permit CUP No. 11-01, and Administrative Use Permit AUP No. 11-01 for alcohol service in a new hotel (Hyatt Place) and outdoor dining areas associated with the hotel/restaurant. The proposed project involves alcohol service within the following areas of the hotel: bar/café with associated indoor dining areas, lobby/lounge, sun room, terrace room, meeting room and main patio area. The total outdoor main patio area is approximately 1,200 square feet. Outdoor dining requires approval of a CUP application and the on-site sale of beer and wine requires the approval of an AUP. The project site is located in the Mixed-Use North (MUN) Zone on the block bounded by Mariposa Avenue to the north, Grand Avenue to the south, Duley Road to the east, and Nash Street to the west.

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 Administrative Use Permit to allow the sale of beer and wine at a proposed restaurant and a Conditional Use Permit for outdoor dining. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Only minor exterior changes to the previously approved hotel are proposed. 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.

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

Mailing Date: April 14, 2011
Publication Date: April 14, 2011
Posting Date: April 14, 2011

Signature:	

cc: City Council
Planning Commission
Greg Carpenter, Acting City Manager
Karl Berger, Assistant City Attorney
Paul Samaras, Acting Planning Manager

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\901-925\EA-906\EA-906 CUP 11-01 AUP 11-01 750 Nash St.NPH.doc