

AGENDA 8/10/11 PUBLIC HEARING

MEETING DATE: Wednesday, August 10, 2011

MEETING TIME: 2:00 p.m.

MEETING PLACE: City Council Chambers, City Hall

350 Main Street

El Segundo, California 90245-0989

In accordance with El Segundo Municipal Code ("ESMC") § 15-24-3, the Director of Planning and Building Safety will conduct a public hearing at the time and date stated above.

Members of the public may provide comment on the matters set forth on this agenda.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. Environmental Assessment No. 925 and Adjustment No. 11-04

Address: 863 Bungalow Drive

Applicant: Craig Dillon Property Owner: Nick Lardas

The applicant is requesting an adjustment to construct an elevator attached to an existing single-family residence. The request would allow the lot coverage to be exceeded for reasonable access accommodation by approximately 29 square feet on an existing legal non-conforming single-family residence pursuant to El Segundo Municipal Code (ESMC) §15-24-4(B). The property is currently developed with a two-story single-family residence and surrounded on all four sides by single-family residences within the Single-Family Residential (R-1) Zone.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303 as a Class 1 categorical exemption (Existing Facilities) which involves the construction of an addition to an existing structure (single-family residence) that does not result in an increase of more than 50 percent of the floor area before the addition or the addition of 2,500 square feet, whichever is less.

RECOMMENDED ACTION: (1) Approve Environmental Assessment No. 925 and Adjustment 11-04 with conditions; and (2) take such additional, related, action that may be desirable.

NOTE:

The file for this project is available for public review Monday through Thursday between 7:00 a.m. and 6:00 p.m. in the Planning Division, 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 project planner Bryan Fernandez in the City Planning Division at (310) 524-2341, or any other Planning Division Staff person, for further information.

POSTED:		
	(Signature)	(Date/Time)