

NOTICE OF PUBLIC HEARING

DATE: Thursday, August 25, 2011

TIME: 5:30 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 on the following:

SUBJECT: Environmental Assessment No. EA-922, Conditional Use Permit No. CUP 11-05, Coastal Development Permit CDP No. 11-01, and Variance VAR No. 11-01
Address: 301 Vista Del Mar
Applicant: Pete Shubin, Sequoia Deployment Services, Inc.
Property Owner: Southern California Edison

The Planning Division received an application for Environmental Assessment No. EA-925, Conditional Use Permit CUP No. 11-05, Coastal Development Permit CDP No. 11-01 and Variance VAR No. 11-01 to allow the construction and operation of a Major Wireless Communications Facility ("WCF") at 301 Vista Del Mar. The Major WCF is proposed to be a facility for T-Mobile. The proposed project would involve the installation, operation, and maintenance of a 50-foot tall WCF monopole consisting of 8 panel antennas, one GPS antenna, and 6 ground-mounted equipment cabinets. The proposed area of the antenna and equipment cabinets is 612 square feet. The equipment cabinet shelter is screened by 8-foot high chain link fence. The Variance request is to allow the equipment cabinets to encroach into the southern side yard by providing 11-foot and one-inch setback and encroach into the southeastern side yard by providing 3-foot and 8-inch setback where 15 feet is required for both side yards. The project site is located at 301 Vista Del Mar in the Heavy Industrial (M-2) Zone on the block bounded by Grand Avenue to the north, 45th Street to the south (City of Manhattan Beach), Vista del Mar to the east, and the El Segundo Beach and the Pacific Ocean 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 § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small

Structures). The project includes a conditional use permit to construct a new WCF within the existing developed footprint of a developed parcel. The project consists of the construction of a new 50-foot tall monopole and approximately 7-foot tall ground-mounted equipment within a heavily industrialized area surrounded by 145-foot and 149-foot tall Edison electrical transmission lines and related utility structures. 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.

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

Mailing Date: August 11, 2011
Publication Date: August 11, 2011
Posting Date: August 11, 2011

Signature: _____

Time: _____

cc: City Council
Planning Commission
Greg Carpenter, Director of Planning and Building Safety
Karl Berger, Assistant City Attorney
Kimberly Christensen, Planning Manager