

NOTICE OF PUBLIC HEARING

DATE: Thursday, September 22, 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-915, Administrative Use Permit AUP No. 11-05 and Conditional Use Permit CUP No. 11-03
Address: 222 North Sepulveda Boulevard
Applicant: Hillary Condren
Property Owner: Pacific Corporate Towers LLC

The Planning Division received an application for Environmental Assessment No. EA-915, Administrative Use Permit No. AUP 11-05 and Conditional Use Permit No. CUP 11-03 for the on-site sale and consumption of alcohol (Type 58) and outdoor dining at an existing ground-level restaurant within an existing 20-foot office tower (Pacific Corporate Towers). The C-O (Corporate Office) Zone requires the approval of a CUP for the outdoor dining and approval of an AUP for the on-site sale and consumption of alcohol. The proposed outdoor dining within is approximately 3,986 square feet to be located on the ground floor of the office tower adjacent to the existing 2,964 square foot restaurant. Alcohol would be served throughout the outdoor dining area and restaurant. The project site is located at 222 North Sepulveda Boulevard in the Corporate Office (C-O) Zone on the block bounded by Grand Avenue to the north, El Segundo Boulevard to the south, Continental Boulevard to the east, and Sepulveda Boulevard 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 involves the conversion of an existing outdoor patio into an outdoor dining area. The project includes an Administrative Use Permit to allow the sale of beer and wine at the proposed restaurant and a Conditional Use Permit for outdoor dining. The project is a minor alteration of an existing structure. 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: September 8, 2011
Publication Date: September 8, 2011
Posting Date: September 8, 2011

Signature: _____

Time: _____