

## NOTICE OF PUBLIC HEARING

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DATE: Thursday, October 13, 2011

TIME: 5:30 p.m.

PLACE: City Council Chambers  
350 Main Street  
El Segundo, California

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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-923, Conditional Use Permit 11-06 and Adjustment No. 11-06**

**Address: 1501-1509 East El Segundo Boulevard**

**Applicant(s): Charlotte Bell**

**Property Owner: N & B El Segundo Properties LLC**

The proposed project is a request for a conditional use permit to allow a dog day care facility to have overnight boarding and dog training classes and an adjustment to allow a reduction in the drive aisle width and the minimum number of parking spaces required by the El Segundo Municipal Code (ESMC) at 1501-1509 East El Segundo Boulevard. The subject property is currently developed with a 12,000 square-foot single-story building, surrounded on all four sides by commercial and industrial uses. The property is located in the Medium Manufacturing (MM) Zone in the Smoky Hollow Specific Plan. The property is legal, non-conforming as to parking and loading. A loading area is located adjacent to the west side of the building accessed from Kansas Street. An adjustment may allow a parking area to deviate from the minimum required number of parking spaces and from the minimum aisle width pursuant to ESMC §§ 15-15-6 (C), 15-15-5(N)(3), and 15-24-1(E).

The applicant has recently converted an existing 12,000 square-foot manufacturing building to a dog daycare facility and is approved to care for 50 dogs during the day. The conversion of the existing industrial building involved modifying the interior of the building to include a number of indoor play areas and sleeping areas ranging in size from approximately 540 to 3,900 square feet. Additionally, the facility will include a 1,583 square-foot outdoor play area along the east side of the building. The applicant's

request includes caring for a maximum of 100 dogs at the facility during the day and a maximum of 65 dogs overnight.

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 3 categorical exemption (New Construction or Conversion of Small Structures), and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations).

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 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 Bryan Fernandez, in the City Planning Division at (310) 524-2343, 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.

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

Mailing Date: September 29, 2011  
Publication Date: September 29, 2011  
Posting Date: September 29, 2011

Signature: \_\_\_\_\_

Time: \_\_\_\_\_