NOTICE OF PUBLIC HEARING

DATE: Thursday, December 15, 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-934, Administrative Determination No. 11-01, and Administrative Use Permit No. 11-12**

Address: **1142 East Grand Avenue**
Applicant(s): **New Masters Studio, Inc. – Verna Kuykendall**
Property Owner: **Alexander Lidow**

The applicant is requesting an Administrative Determination to allow a filming studio use as an administratively permitted use in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan and an Administrative Use Permit to allow the conversion of a 19,831 square-foot building at 1142 East Grand Avenue from a manufacturing use with accessory filming to a filming studio as a primary use with accessory manufacturing and storage uses. The subject property is currently developed with a single-story 19,831 gross square-foot building. The building's current use is primarily the construction of sets used in movies and television. Twenty-five percent (25%) of the building area is used for filming sets constructed onsite as an accessory use (4,939.5 square feet). Filming as an accessory use is permitted in the MM Zone pursuant to Environmental Assessment No. EA-829 and Administrative Determination No. AD 09-01, which was approved on March 17, 2009 by the Planning Commission. The application request is to approve a determination that filming studio uses are similar to other permitted and administratively permitted uses in the MM Zone, such as light industrial uses, and to allow the conversion of additional portions of the subject building to a filming use so that the filming use would become the primary use onsite. Construction of movie or television sets would remain an accessory use to the filming use. The conversion of the existing building would not involve any significant physical changes to the interior or exterior of the building. Parking for the existing and proposed uses is provided on an adjacent parcel which is held under common ownership. The

subject property is located at the southwest corner of Grand Avenue and Nevada Street. The property is surrounded on all four sides by residential, commercial, and industrial uses.

The 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 § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures), § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations), and §15332 as a Class 32 categorical exemption (In-Fill Development Projects).

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 Paul Samaras in the City Planning Division at (310) 524-2312, 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: December 1, 2011
Publication Date: December 1, 2011
Posting Date: December 1, 2011

Signature:_____

Time: _____