



City of El Segundo

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-948, Administrative Determination No. 11-02, and Conditional Use Permit No. 11-10

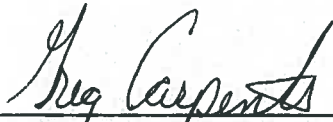
Address: 240 Center Street
Applicant(s): Andrew M. Streiber, DVM
Property Owner: Albert and Madeleine Marco

The applicant is requesting an Administrative Determination to allow a veterinary hospital as a conditionally permitted use in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan and a Conditional Use Permit to allow the conversion of a 3,948 square-foot office into a veterinary hospital for dogs and cats that will include overnight boarding of more than 4 animals. The subject property is currently developed with a 13,733 gross square-foot building that contains two levels. The existing building is divided into two tenant spaces that includes an existing 9,785 square-foot private gym on the first floor and the proposed veterinary hospital on the second floor. The conversion of the existing office use to a veterinary hospital involves modifying the interior of the building to include exam rooms, a surgical room, an x-ray room, a laboratory, a laundry room, rooms with cages to house the animals receiving care and overnight boarding, and rooms for special equipment for the hospital. The proposed conversion of the existing facility to a veterinary hospital will also include site improvements to the parking lot and landscaping areas.

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 Maria Baldenegro in the City Planning Division at (310) 524-2341, 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.



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: _____