

## NOTICE OF PUBLIC HEARING

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DATE: Thursday, June 28, 2012

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:

### **Environmental Assessment No. EA-954 and Off-site Parking Covenant MISC 11-09**

**Address: 423 and 427 East Grand Avenue**  
**Applicant: Beach City Baseball Academy**  
**Property Owner: Beach City Baseball Academy**

### **Project Summary**

The proposed project involves three properties located at 423, 427 and 430 East Grand Avenue. The property at 430 East Grand Avenue is developed with a 9,850 square foot commercial building which is the main facility for the existing Beach City Baseball Academy (BCBA). The two properties at 423 and 427 East Grand Avenue were purchased by BCBA to provide off-site parking for the existing business and for developing a practice field. Both properties are currently vacant however a small, front portion of 427 East Grand Avenue is paved and striped with five (5) parking spaces. The Director of Planning and Building Safety recently approved Environmental Assessment (EA) 954 and Parking Demand Study (PDS) 12-02 to establish a parking requirement for the baseball academy use. The Director determined that 14 spaces are required to serve the properties at 423, 427 and 430 East Grand Avenue. Of the 14 spaces, four (4) spaces are required on-site at 430 East Grand Avenue, and ten (10) spaces are required off-site at 423 and 427 East Grand Avenue. The Director of Planning and Building Safety required as a condition of approval of EA 954 and PDS 12-02, that an off-site parking covenant be recorded to provide the ten (10) off-site parking spaces at 423 and 427 East Grand Avenue. All 14 parking spaces (off-site and on-site) will be used by the BCBA at 430 East Grand Avenue and by the practice field at 423 and 427 East Grand Avenue; the practice field is an ancillary use to the existing BCBA. The subject application is required to address the Director of Planning and

Building Safety's condition.

Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces or more than 20 percent of the required number parking spaces.

The subject properties (423, 427 and 430 East Grand Avenue) are located in the Neighborhood Commercial (C-2) Zone. The off-site parking sites (423 and 427 East Grand Avenue) are located on the block bounded by Grand Avenue to the south, Recreation Park to the north, Sheldon Street to the east, and Eucalyptus Drive to the west. The site is surrounded on all four sides by residential, neighborhood commercial, and recreational uses.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §§15301, 15303, and 15332 as a Class 1 categorical exemption (Existing Facilities), a Class 3 categorical exemption (New Construction of Small Structures), and 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 Trayci Nelson, 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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Sam Lee  
Director of Planning and Building Safety; and,  
Secretary to the Planning Commission  
City of El Segundo

Mailing Date: June 14, 2012  
Publication Date: June 14, 2012  
Posting Date: June 14, 2012

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

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