

## NOTICE OF PUBLIC HEARING

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DATE: Tuesday, August 7, 2012

TIME: 7:00 p.m.

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

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TAKE NOTICE that the El Segundo City Council will hold a public hearing at the time and place indicated above on the following:

**Environmental Assessment EA-959, General Plan Amendment GPA 12-01, Specific Plan Amendment SPA 12-01, Zone Change ZC 12-01, Zone Text Amendment ZTA 12-01, Development Agreement DA 12-01, Subdivision SUB 12-02, and Site Plan Review No. SPR 12-01**

**Address: 222 Kansas Street**  
**Applicant: Mar Ventures, Inc. – William Messori**  
**Property Owner: SMPO, LLC – Steve Williams**

### **Project Summary**

The project site involves 4.83 acres located at 222 Kansas Street that is currently vacant. The property was previously occupied by International Rectifier Corporation. The project involves a request to adopt a Specific Plan for the subject property to allow construction of a 45,152 square-foot facility operated by the United States Department of Agriculture (USDA) used for Animal and Plant Health Inspection Services (“APHIS”), and 2 two-story office buildings (17,051 square feet and 12,655 square feet), totaling 31,000 square feet in floor area. An existing vehicle parking and storage facility for the Jim and Jack’s auto-repair business would remain on one of the parcels within the Specific Plan area. The proposed 222 Kansas Street Specific Plan would replace the existing General Plan classification and Zoning District designation for the subject 4.83-acre property.

The proposed project requires consideration of several planning applications, including:

- A General Plan Amendment and Specific Plan Amendment to change the land

use classification from Smoky Hollow Specific Plan to 222 Kansas Street Specific Plan, to adopt the new Specific Plan, and to make a corresponding change to the General Plan Land Use Map;

- A Zone Change to re-zone the property from the Medium Manufacturing (MM) Zone to 222 Kansas Street Specific Plan with a corresponding change to the Zoning Map;
- A Zone Text Amendment to adopt the new development standards, design guidelines, and processes within the Specific Plan, and to modify various sections in the Smoky Hollow Specific Plan regulations to revise the boundary of the Smoky Hollow Specific Plan to address the removal of the 4.83 acre site from the Plan;
- A Subdivision of the property from two parcels into five parcels and 20 condominium units;
- Adopting a Development Agreement; and
- A Site Plan Review application for the design of the site and the proposed buildings within the Specific Plan area.

The subject property is located in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan (SHSP). It is located at the southeast corner of Grand Avenue and Kansas Street, on the block bounded by Grand Avenue to the north, Franklin Avenue to the south, Kansas Street to the west, and Sepulveda Boulevard to the east. The property is surrounded by residential, general office, light industrial, and auto-repair uses to the north, medical offices, and light industrial uses to the east, office and light industrial uses to the south, and light industrial uses to the west.

The project includes a dedication of 10 feet along Grand Avenue, 5 feet along Kansas Street, and 5 feet along Franklin Avenue to be used for public right-of-way improvements. It also includes an irrevocable offer to dedicate an additional 9 feet along Grand Avenue. The project further includes a Development Agreement to secure development rights on the subject property for the property owner and provisions to compensate the City for the loss of potential tax revenue from the southern portion of the property that would be developed with the USDA facility.

## **Environmental Review**

The City of El Segundo (City) prepared a Draft Addendum to the previously approved Mitigated Negative Declaration (MND) for the Segundo Business Park project to evaluate potential environmental effects which may be associated with changes in the previously-approved Segundo Business Park project that have been proposed by the project developer. The MND analyzed the effects of an Environmental Assessment (EA-788), a Smoky Hollow Site Plan Review (SHSPR 07-04) to allow construction of five one and two-story buildings totaling 88,249 square feet and a Subdivision (SUB 08-01) to divide five buildings into 55 condominium air space units. The buildings would be used primarily for light industrial uses, offices and restaurants ("Original Project"). The Original Project and the MND were approved by the City of El Segundo Planning Commission on February 26, 2009 (Resolution No. 2651).

The approved Mitigated Negative Declaration for the Original Project concluded that no impacts would occur for the following issue areas: Agricultural Resources and Biological Resources. The Mitigated Negative Declaration concluded that impacts would be less than significant for the following issue areas: Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, Transportation and Traffic, and Utilities and Service Systems. Several areas of concern were noted as potentially significant if not mitigated. These areas included: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, and Public Services. The MND incorporated Mitigation Measures that reduce the impacts for each of these areas to "Less Than Significant" when mitigated.

The addendum has been prepared under the authority of 14 Code of California Regulations § 15164(a) ("CEQA Guidelines") which allows a lead agency to prepare an addendum to a previously adopted negative declaration if some changes or additions to the previously adopted negative declaration are necessary but none of the conditions described in CEQA Guidelines § 15162 requiring preparation of a subsequent negative declaration or Environmental Impact Report (EIR). The purpose of the addendum is to provide substantial evidence in the record to support the determination of the decision making body of the lead agency that none of these conditions has occurred as a result of the proposed changes in the 222 Kansas Street Specific Plan Project. An addendum need not be circulated for public review but can be included or attached to the final MND.

## Planning Commission Review

On July 12, 2012, the Planning Commission considered the proposed project during a public hearing. After reviewing the record and taking public testimony, the Planning Commission decided to recommend City Council approval of the proposed project with amended conditions of approval.

The Environmental Assessment, applications, 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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Sam Lee  
Director of Planning and Building Safety; and,  
Secretary to the Planning Commission  
City of El Segundo

Mailing Date: July 26, 2012  
Publication Date: July 26, 2012  
Posting Date: July 26, 2012

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