

NOTICE OF PUBLIC HEARING

DATE: February 9, 2006
TIME: 7:00 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 regarding the following:

Environmental Assessment No. 687 and Conditional Use Permit 05-06

Address: 205 Standard Street
Applicant: Frank Glynn
Property Owner: John Vasak

The proposed project is a request for a Conditional Use Permit to allow a 724 square-foot addition to a legal non-conforming two-story seven unit apartment building at 205 Standard Street. The project site is zoned Downtown Commercial (C-RS) and lies within the block bordered by Standard Street to the east, Main Street to the west, Grand Avenue to the north, and Franklin Avenue to the south.

The non-conforming aspects of the building are: having residential units within the C-RS zone and fewer parking spaces than is currently required by the El Segundo Municipal Code. Non-conforming buildings in commercial zones are permitted to add up to a maximum of 20% of the existing floor area with approval of a Conditional Use Permit. The proposed addition to two of the units on the second-floor is less than 20% of the existing floor area. The addition meets all of the current zoning regulations with respect to height, setbacks, and maximum building area. The seven existing parking spaces (one per unit) are being reconfigured to eliminate four tandem stalls and to provide seven standard stalls.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15301 (Class 1 – Minor Alteration of Existing Buildings) which includes interior or exterior alterations and additions to existing structures less than 50% of the floor area.

The file for this project is available for public review Monday through Friday between 7:30 a.m. and 5:30 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 Ava Pecherzewski, Senior Planner, in the City Planning Division at (310) 524-2342, 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.

Seimone Jurjis, P.E.
Planning and Building Safety Director; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: January 26, 2006
Publication Date: January 26, 2006
Posting Date: January 26, 2006

Signature: _____

Time: _____

cc: City Council
Planning Commission
Jeffrey Stewart, City Manager
Mark D. Hensley, City Attorney
Karl Berger, Assistant City Attorney