

NOTICE OF PUBLIC HEARING

DATE: March 23, 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:

1. Environmental Assessment No. 692 and Variance No. 06-1

Address: 2221 Park Place
Applicant: 2221 PPA, LLC
Property Owners: 2221 PPA, LLC

The Planning Division has received an application for a variance 1) to allow an increase in the number of compact parking stalls to 30.5% of the required parking to consist of compact parking stalls where 20% is permitted; 2) to provide six parking stalls with less than the required 25-foot vehicle maneuvering (drive aisle) area; 3) to allow parking spaces to encroach into the front setback; and 4) to allow a reduction and further encroachment into the existing legal non-conforming property perimeter landscaping, including a reduction in the number of trees provided along the property frontage. The property perimeter landscaping requires all required setback areas to be fully landscaped with an allowance for parking to encroach into the setback up to a maximum of 50% of the required setback area provided a minimum landscaped setback of 5' is maintained. The applicant is proposing a minimum 6" setback from the property line for parking where 15' is required and to allow a portion of the drive aisle at zero lot line along Douglas Street. In addition, property perimeter landscaping requires one shade tree for every 25' of street frontage for a total of 12 trees along Douglas Street. Nine existing trees along the Douglas Street property frontage will be removed and not replaced because of the extension of Douglas Street. A portion of real property at 2221 Park Place was acquired by the City of El Segundo for the purpose of completing the Douglas Street gap closure. The applicant is seeking approval of the aforementioned variances so that the parking layout can be redesigned to maintain the required 167

parking stalls. The project site is located in the Urban Mixed-Use South (MU-S) Zone. The project site is a corner lot located within the block bordered by the Railroad to the north, Park Place to the south, Nash Street to the west, and Douglas Street to the east.

The Environmental Assessment, legal description, and related files for the above-mentioned proposal are 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 Alexis Schopp, in the City Planning Division at (310) 524-2343, 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, Director
Planning and Building Safety Department; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: March 9, 2006
Publication Date: March 9, 2006
Posting Date: March 9, 2006

Signature: _____

Time: _____

cc: Planning Commission
Jeffrey Stewart, City Manager
Karl Berger, Assistant City Attorney
Kimberly Christensen, AICP, Planning Manager