

NOTICE OF PUBLIC HEARINGS

DATE: Planning Commission: Thursday, December 14, 2006
City Council: Tuesday, January 16, 2007

TIME: 7:00 p.m.

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

TAKE NOTICE that the City of El Segundo PLANNING COMMISSION and CITY COUNCIL will hold public hearings at the time and place indicated above on the following matter:

Environmental Assessment No. 661, Zone Text Amendment No. 06-03, Development Agreement No. 05-01 , and Conditional Use Permit No. 05-01

Address: Citywide (Zone Text Amendment); 610 Lairport Street (Automobile Museum)

Applicant: Automobile Museum c/o Earl Rubenstein, AIA

Property Owner: Various (Zone Text Amendment); Stanley M. Zimmerman/John Tonoyan (Automobile Museum)

The proposed project is a Zone Text Amendment to amend the El Segundo Municipal Code (ESMC) §15-1-6 to add a new definition for "Museum" and to amend ESMC §15-5D-5 to add Museum as a conditionally permitted use in the Corporate Office (CO) Zone, subject to the Conditional Use Permit requirements in ESMC Chapter 23.

The proposed project also includes a request to allow the operation of an automobile museum with a gift shop in an existing 26,954 square-foot, single-story building located at 610 Lairport Street.

The automobile museum will contain a display area for 75 automobiles, a gift shop, offices, and a kitchen and dining area. A parking demand study was submitted to determine the minimum required number of off-street parking spaces for the museum. The museum will be open to the general public on Sunday from 10:00 am to 4:00 pm and special private events will be scheduled by appointment. Valet parking services will be provided for groups in excess of 50 persons.

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA) to allow museums as a conditionally permitted use in the

Corporate Office (CO) Zone. A Negative Declaration of Environmental Impacts is proposed for the Zone Text Amendment pursuant to CEQA § 15070. The public review and comment period for the Environmental Document extends from November 24, 2006 to December 13, 2006. The proposed museum at 610 Lairport Street is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15301 (Class 1 – Existing Facility) and Categorical Exemption 15305 (Class 5 – Minor Alterations in Land Use Limitations), since the project involves minor interior changes to an existing building and minor modifications to the parking and landscaping areas on the site which do not result in changes in land use or density.

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 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.

Gary Chicots, Interim Director
Planning and Building Safety Department; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: November 22, 2006
Publication Date: November 23, 2006
Posting Date: November 22, 2006

Signature: _____

Time: _____

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