NOTICE OF PUBLIC HEARING

DATE: August 23, 2007

TIME: 7:00 p.m.

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

TAKE NOTICE that the Director of Planning and Building Safety will hold a public hearing at the time and place indicated above regarding the following:

Environmental Assessment No. EA-770 and Administrative Use Permit No. 07-07
Address: **307, 309, and 331 N. Sepulveda Boulevard**
Applicant: **Pat Ayau**
Property Owner: **Force-El Segundo, LLC**

The applicant is requesting an administrative use permit to construct two monument signs greater than six feet tall. The monument signs will announce the tenants that will be operating their businesses at 307, 309, and 331 N. Sepulveda Boulevard. The applicant is proposing one 10-foot tall monument sign on Grand Avenue and one 20-foot tall monument sign on Sepulveda Boulevard. Each monument sign will contain two faces and will not exceed the maximum permitted area of 150 square feet. The two monument signs will be internally illuminated.

The signs will be located in a new development currently under construction that is comprised of a 13,650 square-foot retail drug store on one parcel and a 7,800 square-foot multi-tenant retail building and a 2,500 square-foot restaurant on the second parcel. The subject property is located in the General Commercial (C-3) Zone. The site is surrounded by a hotel and commercial uses in the General Commercial (C3) Zone to the north and south respectively; light industrial and manufacturing uses in the Medium Manufacturing (MM) Zone to the west; and offices and commercial uses in the Corporate Office (CO) Zone to the east. The subject property is bounded by Indiana Street on the west, Holly Avenue on the north, Sepulveda Boulevard on the east, and Grand Avenue on the south.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15311 (Class 11 – On-premise signs).

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 Assistant Planner 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.

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

Mailing Date: August 9, 2007
Publication Date: August 9, 2007
Posting Date: August 9, 2007

Signature: _____

Time: _____

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