

NOTICE OF PUBLIC HEARING.

DATE: Thursday, October 11, 2007

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 on the following:

**Environmental Assessment No. EA-776 and Subdivision No. 05-05
(Tentative Parcel Map No. 063051)**

One-year extension of a Map.

Address: 307, 309, and 331 N. Sepulveda Boulevard

Applicant: Pat Ayau

Property Owner: Force-El Segundo, LLC

The proposed project is a request for a one-year extension for a previously approved Tentative Parcel Map. The map was approved to subdivide eight parcels into two parcels and to construct a commercial shopping center comprised of a 13,650 square-foot retail drug store with drive-thru pharmacy, a 7,800 square-foot multi-tenant retail building, and a 2,500 square-foot restaurant on a 2.36 acre site. The project is located within the General Commercial (C-3) Zone, which permits the proposed uses. The subdivision and development was approved for the City block bounded by Sepulveda Boulevard, Grand Avenue, Indiana Street and Holly Avenue, with the exception of one parcel located mid-block (the Grand Café parcel). The purpose of the extension is to allow additional time for the county to review the map. The subdivision and development was originally approved by the Planning Commission on October 13, 2005. The map will expire October 13, 2007 or the date the extension request is approved, conditionally approved, or denied, whichever occurs first. No changes in the project are proposed.

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA) for the approval of the subdivision and development. A Mitigated Negative Declaration of Environmental Impacts was proposed for this project pursuant to CEQA § 15070.

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

Mailing Date: September 27, 2007
Publication Date: September 27, 2007
Posting Date: September 27, 2007

Signature: _____
Time: _____

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