## NOTICE OF PUBLIC HEARING

DATE: Thursday, December 6, 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-759 and Subdivision No. 07-05 (Vesting Tentative Tract Map No. 67471)

31-unit new commercial condominium project

Address: 141 Main Street

Applicant: Elizabeth Srour, Srour and Associates, LLC

Property Owner: Tom Georgouses, Four on Main LLC

The applicant is proposing a new three-story, 14,007 square-foot mixed-use commercial retail/office building comprised of 31 commercial condominium units in the Main Street Transitional District in the Downtown Specific Plan Zone. Thirty-one condominium suites are proposed, ranging in size from 234 square feet to approximately 600 square feet. The proposed building design includes 3 retail suites at the ground level and utilizes the corner location for pedestrian entrances and street level display windows facing Main Street. The proposed 28 office suites are located on the second and third levels. They are oriented around an interior open court yard. Forty-seven (47) parking spaces are proposed within the first two levels of the building. Access to the parking is provided from both Franklin Street and the alley to the west, utilizing the natural topography (sloping upward from east to west) of the site.

The development is proposed as a commercial condominium complex, requiring a tract map. The individual suites and parking spaces will be owned in fee title with all remaining areas owned in common by the owners of record. Common areas include the building itself and all areas not part of the individual suites – e.g. lobby, stairs, storage, utility facilities, garage elevator, restrooms, kitchenette, conference room, landscaping. A Property Owner's Association will be formed to manage the building and enforce all provisions of the recorded CC&R's.

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 Cathy Johnson, in the City Planning Division at (310) 524-2348, 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, Planning and Building Safety Department Director; and, Secretary to the Planning Commission City of El Segundo

Mailing Date: November 15, 2007
Publication Date: November 15, 2007
Posting Date: November 15, 2007

Signature:	
Time:	

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