NOTICE OF PUBLIC HEARING

DATE: December 13, 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 hearing at the time and place indicated above regarding the following:

Environmental Assessment No. EA-750

INTENT TO RECORD A NOTICE OF VIOLATION IN ACCORDANCE WITH GOVERNMENT CODE § 66499.36

Property Address: 711 S. Aviation Boulevard (APN: 4138-009-015) and
701 S. Aviation Boulevard (APN: 4138-009-016)

Property Owner: 555 Aviation Boulevard LTD, (APN: 4138-009-016)
X Factor, (APN: 4138-009-015)

The real property identified above was legally subdivided into three lots (lots 31, 32 and 35) by Tract Map No. 26557 recorded on August 28, 1961. On or about September 26, 1967, the real property was divided into two parcels without approvals under the Subdivision Map Act (Government Code §§66410, *et seq.)* or the El Segundo Municipal Code ("ESMC"). Consequently it appears that the subdivision violates Government Code § 66412.6. Notification by certified mail of this apparent violation was provided to the property owners on October 15, 2007.

The owners may present evidence that there has been no violation at or before the public hearing. If however, after the owner has presented evidence, the Planning Commission determines that the property has in fact been illegally divided the Planning Commission shall approve the recorded notice of violation with the County Recorder. The notice of violation, when recorded, shall be deemed to be constructive notice of the violation to all successors in interest in such property.

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. Please contact Kimberly Christensen, in the City Planning Division at (310) 524-2340, or any other Planning Division Staff person, for further information.

If you challenge the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to or at the hearing.

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

Mailing Date: November 29, 2007
Publication Date: November 29, 2007
Posting Date: November 29, 2007

Signature: _____

Time: _____

cc: City Council
Planning Commission
Jeff Stewart, City Manager
Mark D. Hensley, City Attorney
Karl Berger, Assistant City Attorney
Kimberly Christensen, AICP, Planning Manager

P:\Planning & Building Safety\CODE-Enforcement\2007\1st-NTC\Aviation\2007-12-13.AVIATION.NPH.doc