



**CITY OF LA PALMA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, February 10, 2020, at 7:00 P.M., the City of La Palma Development and Circulation Committee will conduct a Public Hearing at the Council Chambers, City Hall, 7822 Walker Street, La Palma, California, to consider the following:

Amendment No. 7 to Precise Plan 172 (PPA 172), Conditional Use Permit 383 (CUP 383), Conditional Use Permit 384 (CUP 384), Variance 2019-02 (Var. 2019-02), and Master Sign Plan 2019-03 (MSP 2019-03): A request by the Applicant, Jim Forgey, Senior Project Manager with Architects Orange, agent for the Property Owner 7961-WOPG LLC, to remodel the La Palma Convenience Shopping Center located at 7811-7981 Valley View Street, La Palma, CA 90623 (APN 263-241-48). The remodel will modernize the building exterior façade of the inline tenant spaces, establish new shopping center signage criteria, reconfigure the parking lot to add new drive-thru lanes at both single pad restaurants, new water quality compliant trash enclosures, refresh the landscaping and exterior lighting, and address a parking space deficiency at the property. No new square footage is proposed as the footprint of the buildings will remain unchanged. Pursuant to the La Palma Zoning Map the subject property is identified as Neighborhood Commercial (NC) Zone. The Development and Circulation Committee is a recommending body to the City Council which is the approval authority for Amendments to Precise Plans, Conditional Use Permits, Variances, and associated Master Sign Plan. The project qualifies for exemption pursuant to State CEQA Guideline Section 15301 Class 1 [Existing Facilities] and Section Guideline Section 15311(a) [Accessory Structures] of the California Environmental Quality Act (CEQA). It can be seen with certainty that the Precise Plan Amendment, Conditional Use Permits, Variance, and Master Sign Plan will not have a significant effect or physical change on the environment pursuant to CEQA.

All agenda materials will be available for review 72 hours in advance of the scheduled hearing at La Palma City Hall and on the City's website at www.cityoflapalma.org. Any person interested in this matter may contact Planning Manager Scott Hutter with the City of La Palma Community Development Department, 7822 Walker Street, La Palma, California 90623, (714) 690-3336, for additional information and/or appear at the Public Hearing in person or by agent and be heard. If you challenge Amendment No. 7 to Precise Plan 172, Conditional Use Permit 383, Conditional Use Permit 384, Variance 2019-02, Master Sign Plan 2019-03, and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Development and Circulation Committee at, or prior to, the Public Hearing.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's Office at (714) 690-3334. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

/s/
Kimberly Kenney, CMC
City Clerk