

NOTICE OF PUBLIC HEARING
BY THE PLANNING COMMISSION OF THE CITY OF PALMDALE

A Public Hearing will be held by the Planning Commission of the City of Palmdale in the City Hall Council Chamber, 38300 Sierra Highway, Suite B, Palmdale, California, on Thursday, February 9, 2017, at 7:00 p.m. The Planning Commission will review and consider the following items:

- 1) Tentative Parcel Map (TPM) 74425 and Conditional Use Permit (CUP) 16-010; applications by HRES Palmdale, LLC, to subdivide 9.1 acres into two commercial lots and to construct a convenience store with an accessory car wash and fuel canopy consisting of two buildings to be located at the northwest corner of Palmdale Boulevard and 40th Street East. Planner: Matthew Alcuran, Assistant Planner

A Mitigated Negative Declaration has been prepared, which indicates that mitigation measures have been applied to the project to mitigate any potential impacts to a level of non-significance.

- 2) Tentative Tract Map (TTM) 60732 Time Extension (TE) No. 2; an application by The Epic Companies, requesting a second and final three-year discretionary time extension to subdivide 9.8 acres into 28 single-family residential lots located east of 20th Street West and 660 feet south of Avenue P-8. Planner: Carlene Saxton, Senior Planner

A Mitigated Negative Declaration has been prepared, which indicates that mitigation measures have been applied to the project to mitigate any potential impacts to a level of non-significance.

Copies of the applications, maps, plans, environmental documents, and other pertinent materials related to these projects are available for public review at the Planning Division (38250 Sierra Highway). On the Monday prior to the meeting date, the staff reports for these projects will also be available at the Planning Division counter, the Public Library (700 East Palmdale Boulevard), Department of Recreation and Culture (38260 10th Street East), and City Hall (38300 Sierra Highway, Suite A). Prior to the hearing, the public is invited to submit written comments on these matters to the Planning Division (661/267-5200). Please refer to the case number listed above and address correspondence to the project planner.

If you challenge the Planning Commission decision 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 Planning Division at, or prior to, the public hearing.

Any interested person is welcome to attend the hearing and be heard on these matters. Per American with Disabilities Act (ADA) requirements, this meeting is accessible to the impaired. Requests for special aids must be made a minimum of 48 hours prior to the meeting.

Rob Bruce
PLANNING MANAGER
Legal Ad #17-004