

**CITY OF MANHATTAN BEACH PLANNING COMMISSION
NOTICE OF A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A MASTER
USE PERMIT AND PARKING REDUCTION TO ESTABLISH A FOOD AND BEVERAGE
SALES/EATING AND DRINKING ESTABLISHMENT USE WITH ALCOHOL SALES
AND TASTINGS (GELSON'S) AND A BANK USE AT 707 NORTH SEPULVEDA
BOULEVARD**

A public hearing will be held before the Planning Commission to consider the project described below.

Applicant: Paragon Commercial Group
Project Location: 707 North Sepulveda Boulevard

Legal Description: Portions of Lots 1-28, Block 119, and Lot 22, Block 14, of Tract No. 142 recorded in Maps in the Office of the Los Angeles County Recorder

Project Description: Improvements to an existing automotive service building for grocery store use with on-site dining, alcohol sales and alcohol tasting; construction of a new bank building; and related parking, loading, and landscaping improvements on-site, and off-site at 801 N. Sepulveda (across 8th Street). Parking quantities below zoning code ratios are proposed based on a parking demand study.

Environmental Determination: A draft Initial Study/Mitigated Negative Declaration has been prepared, and related Environmental Appendices, Comments and Responses to Comments are currently available at the locations listed below, and <http://www.citymb.info/city-officials/community-development/planning-zoning/current-projects-programs>

Public Hearing Date: Wednesday, February 8, 2017
Time: 6:30 p.m.
Location: City Council Chambers at City Hall, 1400 Highland Avenue

Project Planner: Eric Haaland, Associate Planner (310) 802-5511, ehaaland@citymb.info
Mailing Address: 1400 Highland Avenue, Manhattan Beach, CA 90266

Further Information: For further information contact project Planner. The project file is available for review at the Community Development Department at City Hall. A Staff Report will be available for public review at the Civic Center Police Department on Saturday, February 4, 2017, or at the Community Development Dept. at City Hall on Monday, February 6, 2017, or City website:<http://www.citymb.info> on Friday, February 3, 2017 after 5 p.m.

Public Comments: Anyone wishing to provide written comments for inclusion in the Staff Report must do so by January 31, 2017. Written comments received after this date will be forwarded to the Planning Commission at, or prior to, the public hearing, but will not be addressed in the Staff Report. Oral and written testimony will be received from members of the public during the public hearing.

ANNE MCINTOSH
Interim Director of Community Development

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