



CITY OF LA VERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF LA VERNE ON MONDAY, SEPTEMBER 20, 2021

NOTICE IS HEREBY GIVEN that the La Verne City Council will conduct a public hearing on Monday, September 20, 2021, at 6:30 PM.

Case Nos. 59-19ANX, 104-18GPA, 103-18ZC, 101-18TTM, 102-18PPR & 60-19TR: The proposed project would involve annexation of an approximate 19.44 acre parcel from the County of Los Angeles into the City of La Verne; a General Plan and Zone Change to establish land use and zoning designations for the site; subdivision of this parcel into nine lots for the future development of seven single-family dwelling units and two open space lots; review of dwelling unit design components and determination of compliance with zoning code provisions; and, consideration of a tree removal permit for a limited number of trees located at 8666-006-035, 500 Baseline Road, La Verne, CA 91750. Proposed entitlements include:

- Annexation to incorporate approximately 19.44 acres into the City of La Verne from the County of Los Angeles.
- General Plan Amendment to establish the Low Density Residential (LDR) land use designation currently designated as Light Agriculture in the County of Los Angeles.
- Zone Change to establish the Planned Residential Development (PR3D) zoning for this parcel currently designated A-1-15,000 in the County of Los Angeles.
- Vesting Tentative Tract Map 082001 prepared for the Baseline Annexation and Single-Family Residential Project area and processed through the City in accordance with Chapter 16 of the La Verne Municipal Code and the Subdivision Map Act, which requires approval of the City Council.
- Precise Plan Review to assure design qualities of proposed dwellings are compliant with the La Verne Municipal Code provisions.
- Tree Removal to consider the proposed removal of four significant trees.

ENVIRONMENTAL DETERMINATION: Notice is hereby given that a **Mitigated Negative Declaration** has been prepared in accordance with the California Environmental Quality Act and the La Verne Environmental Guidelines and has been sent to the County Clerk for this project, finding there will be no significant environmental impacts. The Mitigated Negative Declaration (MND) examines the potential impacts generated by the proposed project. The MND can be accessed on the City website at: <https://www.cityoflaverne.org/index.php/documents/community-development/500-east-baseline-road-annexation> The City Council will consider the project and the mitigated negative declaration at its meeting on September 20, 2021, at 6:30 PM. Written comments should be received before September 20, 2021. Comments should be sent to: Community Development Department, 3660 "D" Street, La Verne, CA 91750, Attn: Vanessa Norwood, or via e-mail to vnorwood@cityoflaverne.org.

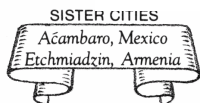
The Council Chambers will be open to the public. In an effort to keep a safe environment and to minimize the spread of the COVID-19 Virus, the City will be limiting occupancy and requiring masking for all that will be in attendance. To facilitate public participation for those who do not wish to attend in person, the meeting will still be made available virtually on the City's website at www.cityoflaverne.org. If you wish to participate via Zoom, you will need to register. A link will be provided on the day of the meeting by calling 909-596-8726. Please be aware that space is limited. You will have the ability to watch the meeting in real time and raise your hand to request to comment as appropriate on the current agenda item(s). Once it is your turn to speak, you will be brought into the meeting and have the ability to turn your video on when called upon. Any person interested in the above proceedings may participate as outlined above and may e-mail comments prior to the meeting to testify in support of, or in opposition to the item.

Pursuant to Government Code Section 65009 (b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City of La Verne at, or prior to, the public hearing.

All maps and information pertinent to the above item are on file in the office of the Community Development Department.

DATE: September 1, 2021
TO BE PUBLISHED: September 8, 2021

NAME: Vanessa Norwood
TITLE: Contract Planner



General Administration 909/596-8726 • Water Customer Service 909/596-8744 • Parks & Community Services 909/596-8700
Public Works 909/596-8741 • Finance 909/596-8716 • Planning 909/596-8706 • Building 909/596-8713
Fax 909/596-8737