



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, OCTOBER 18, 2021

NOTICE IS HEREBY GIVEN that the La Verne City Council will conduct a public hearing on Monday, October 18, 2021, at 6:30 p.m., in the Council Chambers, La Verne City Hall, 3660 D Street, La Verne, California. Additional instructions on how to participate remotely will be listed on the agenda for the meeting which will be posted at least 72 hours prior to the meeting date at City Hall and on the website at www.cityoflaverne.org.

Fruit Street: Case Nos. 62-20PPR, 122-20GPA, 63-20SPA, 121-20TTM, 115-21CUP: A request to construct 50, three-story interlocking townhomes on a 2.25 acre parcel located at 3717 Fruit Street.

Proposed entitlements include:

- General Plan Amendment to change the General Plan designation from Commercial/Business Park to Specific Plan-Mixed Use with the maximum density and intensity of each use identified within the Specific Plan.
- Specific Plan Amendment to change the Foothill Boulevard Specific Plan to Specific Plan-Mixed Use; to allow stand-alone residential projects and add provisions for High Density Residential (RH).
- Tentative Tract Map to allow the subdivision of a 2.25 acre parcel to be sold as individual units under condominium map provisions.
- Conditional Use Permit as required by the Specific Plan to ensure compatibility with adjacent uses through development standards established for site development.

Walnut Street: Case Nos. 64-20PPR, 69-20AHA, 123-20GPA, 65-20SPA, 66-20TTM, 30-21CUP: A request to construct eight, affordable, two-story, single-family homes on a .705 acre parcel located at 1874, 1876 and 1878 Walnut Street.

Proposed entitlements include:

- General Plan Amendment to change the General Plan designation from Low Density Residential to Specific Plan-Residential.
- Specific Plan Amendment to change the Walnut Street Specific Plan to Specific Plan-Residential with the maximum densities and intensities of each use identified in the Specific Plan.
- Tentative Tract Map to allow subdivision of a .705 acre parcel of land to be sold as eight individual parcels that would each contain a single-family residence.
- Conditional Use Permit as required by the Specific Plan to ensure compatibility with adjacent uses through development standards established for site development.

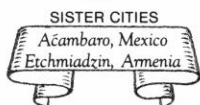
ENVIRONMENTAL DETERMINATION: Notice is hereby given that a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act and the La Verne Environmental Guidelines and has been sent to the County Clerk for this project, finding there will be no significant 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://cityoflaverne.org/index.php/documents/community-development-planning/current-projects/fruitstreet-development> AND/OR <https://cityoflaverne.org/index.php/documents/community-development-planning/current-projects/walnut-street-development>. The City Council will consider the project and the mitigated negative declaration at its meeting on October 18, 2021, at 6:30 PM. Written comments should be received before October 18, 2021. Comments should be sent to: Community Development Director, 3660 "D" Street, La Verne, CA 91750, Attn: Vanessa Norwood, or via e-mail to planning@cityoflaverne.org.

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. Any person interested in the above proceedings may view the meeting at the time and place indicated and e-mail comments to testify in support of, or in opposition to, the item.

DATE: September 29, 2021
TO BE PUBLISHED: October 6, 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
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