



CITY OF LA VERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

NOTICE OF PUBLIC HEARING BEFORE THE DEVELOPMENT REVIEW COMMITTEE OF THE CITY OF LA VERNE ON TUESDAY, JUNE 25, 2024

NOTICE IS HEREBY GIVEN that the La Verne Development Review Committee will conduct a public hearing on Tuesday, June 25, 2024, at 9:00 AM, in the Council Chambers, La Verne City Hall, 3660 "D" Street, La Verne:

Case Number 77-23PPR: A precise plan application requesting the approval of 367 residential units and approximately 1,588 square feet of ground floor retail within a five-story building partially surrounded by a six-level parking structure at 1941 White Avenue, a 4.8 acre property. Of the 367 residential units, 44 would be deed restricted affordable units for lower income households

Case Number 26-24TR: A tree removal application requesting the removal of 13 deodar cedars (significant trees).

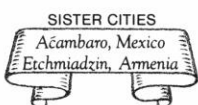
Case Number 27-24LM: A lot merger application requesting to merge two parcels into one (8377-028-010 and 8377-028-011).

Case Number 28-24DB: A density bonus application requesting a 27.5 percent density bonus. (Gov. Code, § 65915(f)(1).) Density bonuses also entitle the applicant to waivers and incentives. The proposed project is setting aside 15 percent of the base density for lower income households, therefore is entitled to a 27.5 percent density bonus. Accordingly, the Project is entitled to a density bonus of up to 80 additional dwelling units. The Project is requesting a density increase of 79 additional dwelling units for a total of 367 dwelling units.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA pursuant to the following provisions:

- Public Resources Code § 21155.4/CEQA Guidelines § 15182(b) – an exemption for a Transit Priority Project which is consistent with a specific plan;
- Government Code § 65457/CEQA Guidelines § 15182(c) – an exemption for a residential project where an EIR was prepared for a specific plan after January 1, 1980; and
- CEQA Guidelines § 15332 – an exemption for infill projects.

Written comments should be received before June 25, 2024. Comments should be sent to: Community Development Director, 3660 "D" Street, La Verne, CA 91750, Attn: Candice Bowcock, or via e-mail at cbowcock@cityoflaverne.org. E-mails should be received before 8:00 a.m. on June 25, 2024 so that staff will be prepared to read them aloud at the appropriate time during the meeting.



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 appear at the time and place indicated to testify in support of, or in opposition to, the item.

DATE: June 11, 2024

TO BE PUBLISHED: June 14, 2024

NAME: Candice Bowcock

TITLE: Principal Planner