



CITY OF LA MIRADA
DEDICATED TO SERVICE

13700 La Mirada Boulevard
La Mirada, California 90638
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La Mirada, California 90638
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VICINITY MAP

**CITY OF LA MIRADA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Planning Commission of the City of La Mirada on **Thursday, December 19, 2019, at 6:30 p.m.** in the City Hall Council Chambers located at 13700 La Mirada Boulevard, La Mirada, California to consider the following items:

GENERAL PLAN AMENDMENT 2019-1 / PLANNED UNIT DEVELOPMENT NO. 57 / VESTING TENTATIVE TRACT MAP NO. 82127 / CERTIFICATE OF COMPATIBILITY NO. 61 AND THE ASSOCIATED MITIGATED NEGATIVE DECLARATION: THE CITY OF LA MIRADA PLANNING COMMISSION WILL CONSIDER A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF THE LISTED APPLICATIONS AND THE MITIGATED NEGATIVE DECLARATION FOR PROPERTY LOCATED AT 13811 VALLEY VIEW AVENUE, IN THE CITY OF LA MIRADA. THE PROPOSED ACTIONS WILL AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL; RE-ZONE THE SITE TO PLANNED UNIT DEVELOPMENT NO. 57; ESTABLISH DEVELOPMENT STANDARDS FOR THE PROPOSED DEVELOPMENT; SUBDIVIDE THE EXISTING 2.32 ACRE SITE INTO A 56-UNIT CONDOMINIUM LOT WITH A NETWORK OF PRIVATE STREETS; AND APPROVE THE DESIGN, LOCATION, MASSING, AND SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED CONDOMINIUMS.

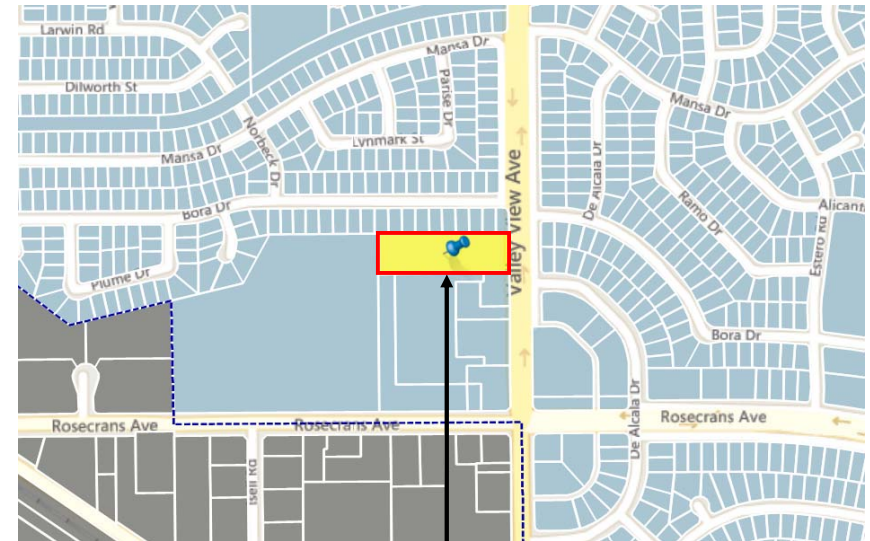
At the hearing, the Planning Commission will consider the environmental assessment, staff report and recommendations, as well as all testimony and public input, prior to making a final decision. The documents being considered are available for review at the City's Community Development Department office located at City Hall, 13700 La Mirada Boulevard, La Mirada, California. The 20-day public review period for the proposed Mitigated Negative Declarations began on **August 23, 2019** and ended on **September 13, 2019**. Final action by the City Council will occur at a subsequent public hearing that will be duly noticed.

If you wish to be heard concerning the item identified in this Notice, you may appear in person at the public hearing or you may submit your comments in writing to the City prior to or at the public hearing. Mailed comments should be addressed to the City Clerk, City of La Mirada, La Mirada, California, 90637-0828.

Please notify the City Clerk at (562) 943-0131, extension 2302, at least four days prior to this hearing should you require a disability-related accommodation (e.g. sign language interpreter).

IF YOU CHALLENGE ANY OF THE FOREGOING ACTIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING FOR FINAL ACTION DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION AT OR PRIOR TO THE PUBLIC HEARING.

Arturo Cervantes
Associate Planner



**SUBJECT SITE: 13811 VALLEY VIEW AVENUE
APN: 8059-028-049**