



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Claremont will hold a public hearing on Mt. San Antonio Gardens' (MSAG) proposed Tentative Parcel Map No. 71327 combining Lots 8, 9, 10 and 11 of Tract 21092 and portions of a vacated pedestrian walkway adjacent to Lots 9, 11, 12 and 13 of the same tract located at 467 and 475 Taylor Drive and 870 and 858 Harrison Avenue (File #TPM71327). Pursuant to Municipal Code Section 17.010.010, a tentative parcel map is required for a subdivision creating four or fewer parcels. The hearing will be held on **Tuesday, December 3, 2019, at 7:00 p.m. in the City Council Chamber, 225 W. Second Street, Claremont.** All persons interested in this matter are invited to attend the meeting and provide comments on the proposed project.

In 2010, Vesting Tentative Parcel Map (VTPM) No. 71327 was conditionally approved by the Planning Commission to consolidate the subject parcels into one lot. One of the conditions required that a Final Map be approved within three (3) years unless the applicant requested an extension of time. This expiration date was extended during the housing recession as the State of California passed Assembly Bill 208 in 2011 and Assembly Bill 116 in 2013, each granting an automatic 2-year extension to qualifying tentative maps. As a result, the VTPM expiration was extended to July 6, 2017. However, due to several delays during the City's review of the final map, including the need for a lot line adjustment and easement quitclaims, approval of the final map was significantly delayed. Since an extension was not requested by the applicant prior to the July 2017 expiration, the VTPM expired prior to recordation of the final map, thereby necessitating approval of a new tentative map to combine the above-mentioned parcels and vacated pedestrian walkway into one lot.

NOTICE IS FURTHER GIVEN that the Vesting Tentative Parcel Map was fully analyzed under the Mitigated Negative Declaration (MND) prepared for the project and adopted by the Planning Commission on July 6, 2010. With respect to proposed Tentative Parcel Map 71327, there are no substantial changes to the project, substantial changes to the circumstances under which the project is undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the MND was approved. As such, Section 15162(a) of the California Code of Regulations does not authorize the City to require subsequent environmental review at this time.

The Tentative Parcel Map and other documents related to this project are available for review at Claremont City Hall, 207 Harvard Avenue, Claremont. Questions regarding these matters may be directed to **Senior Planner Leticia Cardoso at (909) 399-5322.** Written comments on the proposals may also be submitted to Senior Planner Leticia Cardoso, Claremont City Hall, PO Box 880, Claremont, CA 91711.

In compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a City meeting should contact the City Clerk at 909/399-5461 "VOICE" or 1-800/735-2929 "TT/TTY" at least three (3) working days prior to the meeting, if possible.

PLANNING COMMISSION
CITY OF CLAREMONT

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