

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yucaipa City Council will *re-hold* a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to the proposal(s) described below. Please note that the City Council may amend, in whole or in part, the proposal(s). Accordingly, the land uses, development standards, designs, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than what is currently being proposed.

HEARING DATE: Monday, May 8, 2023

HEARING TIME: 6:00 P.M. (or as soon as possible thereafter)

HEARING AT: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: Premium Land Development

PROPOSAL: Case No. 22-121/APP/GPA/LUCR, a modified Project proposal from Case No 21-085/GPA/LUCR that consists of a General Plan Amendment (Ordinance No. 412) to change the land use district from RM-10M (Multiple Residential) to RM-24 (High Density Multiple Residential) and a Land Use Compliance Review to permit a privately gated 172-unit multi-family two-story apartment Project that includes an affordability provision that will be executed through a Density Bonus Agreement on four parcels totaling 8.39 acres. – The initial Project reviewed by Planning Commission and City Council was for a privately gated 200-unit three-story multi-family apartment Project.

LOCATION: Located between 3rd Street and 2nd Street, and approximately 375 feet north of County Line Road. APNs: 0319-253-28, -29, -30, -84.

ON FILE: Project information and the environmental documentation is on file in the Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, and it will be available on the City's web page at www.yucaipa.org.

ENVIRONMENTAL DETERMINATION: An Initial Study/Mitigated Negative Declaration has been prepared for a 200-unit project and the Planning Agency of the City of Yucaipa has determined that revisions in the project have been made by (or agreed to by) the project proponent, or that appropriate standard measures and procedures exist, and therefore, the project will not have a significant effect on the environment. The Planning Commission recommended the adoption of a Mitigated Negative Declaration in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, should the project be approved.

PLEASE NOTE that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues that you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the City Council at, or prior to, the public hearing.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the proposal(s) as outlined above. If there are any further questions, please contact Benjamin Matlock at (909) 797-2489, ext. 261 (email: bmattlock@yucaipa.org).



Benjamin J. Matlock, Planning Manager/City Planner
Department of Development Services

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