



CITY OF LA VERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

The City of La Verne has completed an initial study regarding the following project in accordance with the City and State environmental guidelines:

Case Numbers: 88-25GPA, 27-25ZC, 26-25MPA, 25-25PM, 24-25PPR, & 103-25PM

Project Location: The project consists of four separate sites located adjacent to or within the west campus of the Brethren Hillcrest community which is a continuing care retirement community in the southern portion of La Verne.

- The North Gateway Site and South Gateway Site - The South Gateway includes AIN 8381-010-006 containing 2675, 2677, 2681, 2683 A Street and 2692 Park Avenue, and the North Gateway includes AIN 8381-010-028 containing 2730 Park Avenue and AIN 8381-010-033 containing 2712 Park Avenue.
- The Zone Change Site (AIN 8381-012-013 which includes 2715, 2717, and 2719 Park Avenue) located just west of the North Gateway site is included in the project for incorporation into the Brethren Hillcrest Master Plan.
- The Master Plan Change Site (AINs 8381-010-043 which includes 2723 and 2725 A Street and 2745 and 2747 A Street and 8381-010-005 which includes 2691 and 2693 A Street and 2703 A Street) is included in the project for a change of neighborhood designation.

Project Description: The proposed project is an update to the Brethren Hillcrest Homes (Hillcrest) Master Plan involving portions of Neighborhoods 5 and 10 within the existing 53-acre Hillcrest community.

North Gateway and South Gateway Sites

The project includes demolition of four residential homes which are not currently part of the Hillcrest Master Plan community and construction of seven single-family homes in their place to be added to Neighborhood 5 of the Hillcrest Master Plan community with common area landscaping on 1.19 acres encompassing the North and South Gateway Sites. All of the existing units are vacant. A total of 10,989 square feet will be constructed for a net increase of 5,158 square feet. The required project approvals for the North Gateway and South Gateway Sites are:

- General Plan Amendment from LDR - Low Density Residential (0-5 du/ac) to CF – Community Facility;
- Zone Change from Planned Residential 4.5 dwelling units per acre (PR4.5D) to Institutional (I);
- Conditional Use Permit for Master Plan Amendment to incorporate the North Gateway and South Gateway Sites into Neighborhood 5 of the Master Plan;
- Parcel merger to merge two parcels (AIN 8381-010-028 and AIN 8381-010-033) comprising the North Gateway Site into one parcel; and

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- Precise Plan Review to facilitate the proposed development on the North Gateway and South Gateway Sites.

Zone Change Site

A 0.27-acre parcel, which includes three existing dwelling units (2715, 2717, and 2719 Park Avenue) would be added to Neighborhood 5 of the Hillcrest Master Plan (the “Zone Change Site”). This change does not involve any demolition or construction. The required project approvals for this change are:

- General Plan Amendment from LDR - Low Density Residential (0-5 du/ac) to CF – Community Facility;
- Zone Change from Planned Residential 4.5 dwelling units per acre (PR4.5D) to Institutional (I);
- Conditional Use Permit for Master Plan Amendment to incorporate this site into Neighborhood 5 of the Master Plan; and
- Parcel Merger to merge the Zone Change Site (AIN 8381-012-013) with the property adjacent to the south (AIN 8381-012-029) into one parcel

Master Plan Change Site

Two parcels composing approximately 0.95 acre of Neighborhood 10 of the Hillcrest Master Plan will be redesignated from Neighborhood 10 to Neighborhood 5, as the existing development within these parcels match the development pattern of Neighborhood 5 which includes independent living units. The properties to be redesignated include three duplex residential structures and one single-family residence from Neighborhood 10 to Neighborhood 5 of the Hillcrest Master Plan.

The project sites are not listed as hazardous waste sites described in any lists as enumerated under Section 65962.5 of the Government Code. The City prepared this study to determine the Project’s impact on the environment. A Mitigated Negative Declaration has been proposed, which determined the Hillcrest Master Plan Update will not have any significant negative impacts on the environment that are not able to be mitigated. Copies of the Mitigated Negative Declaration and related documents are on file and available for public review in the Community Development Department, La Verne City Hall, 3660 “D” Street. Alternatively, the documents are available electronically at the following website address: <https://www.laverneca.gov/643/Hillcrest-Gateway-Project>.

Any interested person or agency may provide written comments on or before **November 24, 2025**. Comments may be sent via email to cbowcock@laverneca.gov with the subject heading “Hillcrest MND” or mailed to: Community Development Department, City Hall, 3660 “D” Street, La Verne, CA 91750, attention Candice Bowcock, or call for more information (909) 596-8706.

This project requires public hearings before the Development Review Committee, the Planning Commission and the City Council. The first hearing will be before the Development Review Committee which is anticipated to be at 9:00 a.m. on December 9, 2025 and will be located at the La Verne Council Chambers, 3660 “D” Street, La Verne, California. Formal notice will be given for this hearing and others as required by law.

Contact Person	<u>Candice Bowcock, Principal Planner</u>
Review/Comment Period:	<u>November 3, 2025 – November 24, 2025</u>
Newspaper Publication Date:	<u>November 3, 2025</u>
Date Notice Mailed:	<u>November 3, 2025</u>