



CITY OF LA VERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF LA VERNE ON MARCH 16, 2026

NOTICE IS HEREBY GIVEN that the La Verne City Council will conduct a public hearing at its meeting on Monday, March 16, 2026, at 6:30 p.m. in the City Council Chambers, 3660 D Street, La Verne, California, regarding an application by Hillcrest to demolish four homes and develop seven additional homes in what is referred to as the North and South Gateway sites, incorporate additional property into the Master Plan and redesignate a portion of the existing Master Plan from Neighborhood 10 to Neighborhood 5. The required project approvals are a General Plan Amendment (GPA, Case No. 113-25 GPA), a Zone Change (ZC, Case No. 114-25ZC), a conditional use permit for a Master Plan Amendment to the Hillcrest Master Plan (MPA, Case No. 115-25 MPA), and a Precise Plan of Review (PPR, Case No. 117-25PPR) and two parcels maps (PMs, Case Nos. 116-25PM and 103-25PM). The Development Review Committee has previously approved the Precise Plan of Review and parcels maps and the Planning Commission has approved the Master Plan Amendment, with conditions, contingent on all other approvals being given. The City Council is the approving body for the GPA and the ZC; the Planning Commission recommended approval of these entitlements. At this meeting the City Council will also consider the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that has been prepared for this project.

Case Numbers: The project was originally noticed under Case Nos. 88-25GPA, 27-25ZC, 26-25MPA, 25-25PM, 103-25PM, and 24-25PPR. Following identification of a clerical error in the numbering, the above case numbers have been assigned for accuracy and long-term tracking.

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, AIN 8381-010-033 containing 2712 Park Avenue, and AIN 8381-010-043 containing 2703 A Street.
- 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.

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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.

All of the existing units are vacant. The project approvals still required for the North Gateway and South Gateway sites are:

- GPA from LDR - Low Density Residential (0-5 du/ac) to CF – Community Facility;
- ZC from Planned Residential 4.5 dwelling units per acre (PR4.5D) to Institutional (I);
- The MPA, parcel mergers and precise plan of review were previously approved.

Zone Change Site: 2715, 2717, and 2719 Park Avenue would be added to Neighborhood 5 of the Hillcrest Master Plan. This change does not involve any demolition or construction. The required project approvals for this change are:

- ZC from Planned Residential 4.5 dwelling units per acre (PR4.5D) to Institutional (I);
- The MPA and parcel mergers were previously approved.

Master Plan Change Site: The MPA was previously approved.

ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration 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>. The Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for purpose of Master Plan Amendment and recommended that the City Council adopt the same for General Plan Amendment and Zone Change.

Any interested person or agency may provide written comments on or before **March 16, 2026**. Comments may be sent via email to cbowcock@laverneca.gov with the subject heading “Hillcrest Gateway Project” 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.

Contact Person Candice Bowcock, Principal Planner

Date Notice Mailed: February 26, 2026