

CITY OF ALHAMBRA

NOTICE OF PUBLIC HEARING

re

APPROVAL OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ALHAMBRA AND ATHERTON BAPTIST HOMES FOR A LONG RANGE (35 YEAR) PHASED MASTER PLAN

Notice No. N2M17-66

NOTICE IS HEREBY GIVEN that on **Monday, June 26, 2017, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the **Council Room of the Alhambra City Hall, 111 South First Street, Alhambra, California**, the Alhambra City Council will hold a public hearing to consider the approval of an Amendment to the Development Agreement by and between the City of Alhambra and Atherton Baptist Homes for a long range (35 year) phased master plan for an existing residential retirement community located in the R-3 (Multiple Family Residential) zone generally located within the area bounded by Atlantic Boulevard on the west, Washington Street on the north, Sixth Street on the east and Commonwealth Avenue on the south, in the City of Alhambra.

On April 11, 2016, the City Council conducted a duly noticed public hearing to consider a Residential Planned Development Permit for a long range (35 year) phased Master Plan for an existing residential retirement community. At this meeting, the City Council approved Resolution No. R2M16-10 for the project and Ordinance No. O2M16-4686 approving a Development Agreement by and between the City of Alhambra and Atherton Baptist Homes for a long range (35 year) phased master plan for an existing residential retirement community. The second reading for Ordinance No. O2M16-4686 was held on April 25, 2016. Since obtaining City approval, Atherton Baptist Homes inquired about the feasibility of accommodating two triplex residential units (6 units total) on the area identified as "Phase G" of the approved Master Plan. However, Phase G of the Master Plan currently only allows for a total of two units. In order to allow for flexibility and growth of its residential community, Atherton Baptist Homes is currently requesting an Amendment to the Development Agreement to include a text change to allow the reallocation of project density to occur between phases provided that the overall approved unit count (420 units) remains the same. Approving the proposed Amendment will allow Atherton Baptist Homes to be able to secure their right to redistribute units between phases throughout the life of the Agreement (through 2050).

Further details relating to this application are on file and may be viewed in the Development Services Department in City Hall, 111 South First Street, Alhambra, California 91801.

Any person wishing to be heard on this matter is invited to attend this public hearing and speak to the Council at the time and place stated. Pursuant to California Public Resources Code Section 21177, no action or proceeding may be brought in court unless the alleged grounds for noncompliance with the California Environmental Quality Act were presented to the Council orally or in writing by any person and no person shall maintain an action or proceeding unless that person objected to the approval of the project orally or in writing to the Council.

LAUREN MYLES, CMC
CITY CLERK

Notice No. N2M17-66
File No. F2M12-48
Publish: 6-16-17
Post & Mail: 6-16-17