

CITY OF ALHAMBRA

NOTICE OF PUBLIC HEARING

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**GENERAL PLAN AMENDMENT (GPA-16-1), SPECIFIC PLAN AMENDMENTS (SPA-16-1 & SPA-16-2),
ZONE CHANGE (Z-16-1), VESTING TENTATIVE TRACT MAP (TT77413), RESIDENTIAL PLANNED
DEVELOPMENT PERMIT (RP-16-16), COMMERCIAL PLANNED DEVELOPMENT PERMIT (CP-16-16),
CONDITIONAL USE PERMIT (CU-16-15), MITIGATION MONITORING AND REPORTING PROGRAM
AND MITIGATED NEGATIVE DECLARATION
1428 SOUTH MARENGO AVENUE,
ASSESSOR PARCEL NUMBERS
(APNS) 5356-007-016, 5356-007-004, 5356-004-003**

Notice No. N2M17-98

NOTICE IS HEREBY GIVEN that on **Monday, September 11, 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 application, by applicant St. Clair Partners, on behalf of TAG-2 Medical Investment Group, LLC, for a General Plan Amendment (GPA-16-1), Specific Plan Amendment (SPA-16-1), Zone Change (Z-16-1) to modify the General Plan land use designation of a portion of an existing property from High Density Residential to Valley Boulevard Specific Plan with a related Zone Change from R-3 (High Density Residential) to Valley Boulevard Specific Plan and a Specific Plan Amendment (SPA-16-2) to change the Specific Plan land use designation from Sub-Regional Commercial (C) and Residential Specific Plan to Retail Commercial (C) and Office Professional (B), Vesting Tentative Tract Map (TT77413), Residential Planned Development Permit (RP-16-16), Commercial Planned Development Permit (CP-16-16) and Conditional Use Permit (CU-16-15) for a proposed 126 unit 3-story townhome condominium complex, a 2-story 14,600 square foot commons building addition to an existing 36,000 square foot skilled nursing facility, a 1-story 12,490 square foot retail building and a 2-story 18,000 square foot medical office building on a combined site area of 11.6 acres which will be divided into 4 lots. The project site is 11.6 acres and is located within the R-3 (Multiple Family Residential) and Valley Boulevard Specific Plan zones in the City of Alhambra, more particularly described as 1428 South Marengo Avenue, Assessor Parcel Numbers (APNs) 5356-007-016, 5356-007-004, 5356-004-003. An existing one-story chapel building of approximately 2,825 square feet will be retained and incorporated into the proposed development.

In accordance with The California Environmental Quality Act (CEQA) and CEQA Guidelines, an Initial Study was prepared for the projects and concluded that there will be less than significant impacts on the environment with the incorporation of mitigation measures; a Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration (MND) have therefore been completed for the project. The MND was made available for public review and comment within a State mandated 20-day public review period that began on December 2, 2016, and ended on January 3, 2017. The City Council will consider approval of the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration as part of the public hearing. 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

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