

CITY OF ALHAMBRA

NOTICE OF PUBLIC HEARING

re

SPECIFIC PLAN AMENDMENT (SPA-17-1) 1428 SOUTH MARENGO AVENUE

Notice No. N2M18-10

NOTICE IS HEREBY GIVEN that on **Monday, January 22, 2018, 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 Specific Plan Amendment (SPA-17-1) to change the land use designation for the 48,770 square foot (1.12 acres) area of land designated Valley Boulevard Corridor Specific Plan zone from Retail Commercial (C) (Specific Plan-RC(C)) to Office Professional (B) (Specific Plan-OP(B)) for the property located at 1428 South Marengo Avenue, in the City of Alhambra. An Initial Study/Mitigated Negative Declaration ("IS/MND") and Mitigation Monitoring and Reporting Program ("MMRP") were previously adopted for the development of a mixed use commercial and residential project on the project site of approximately 11.6 acres, of which the subject site is a part of. The proposed Specific Plan Amendment to change the land use designation from RC(C) to OP(B) for the 1.12 acre parcel will not result in any new, additional, or substantially different environmental impacts that were considered and addressed in the adopted IS/MND and MMRP. Pursuant to Section 15162(a)(1) of the California Environmental Quality Act, no subsequent negative declaration is required for the proposed Specific Plan Amendment as the proposal does not include substantial changes in the project which would require major revisions of the adopted Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

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. N2M18-10
File No. F2M10-48
Publish: 1-12-18
Post & Mail: 1-12-18