



# CITY OF LA VERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

## NOTICE AND ORDER OF ADJOURNMENT AND CONTINUANCE

Due to a lack of quorum, the February 11, 2026 regular Planning Commission meeting is being adjourned and continued to February 24, 2026 at 6:30 p.m. in the City Council Chambers located at 3660 "D" Street, La Verne, California, 91750.

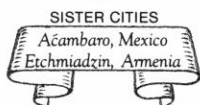
Note that all public hearing items are also being continued to 6:30 p.m. on February 24, 2026. The agenda shall consist of the items listed on the February 11, 2026 agenda which is attached hereto.

**PRESENT:** None

**ABSENT:** Chairperson Conrad, Commissioners Carney, Chang, Duffy, and Ramos

**BY ORDER OF:** Natalie Hiatt, Secretary

**POSTED:** February 11, 2026 at 6:45 p.m.



# CITY OF LA VERNE PLANNING COMMISSION AGENDA

Jeremy Conrad, Chairperson  
Erin Duffy, Vice-Chairperson  
Marlene Carney, Commissioner  
Keny Chang, Commissioner  
Matthew Ramos, Commissioner



City Hall Council Chambers  
3660 D Street  
La Verne, CA 91750  
(909) 596-8706  
[www.laverneca.gov](http://www.laverneca.gov)

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**Wednesday, February 11, 2026 - 6:30 p.m.**  
**City Hall Council Chambers**  
**3660 "D" Street, La Verne, CA 91750**

Attendance and participation at the City of La Verne Planning Commission meetings are welcomed and appreciated. Community engagement provides the Planning Commission with valuable information. Regular Meetings are held on the 2<sup>nd</sup> Wednesday of every month. In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting.

The Council Chambers will be open to the public at 6:00 p.m. Materials related to an item on this agenda, submitted to the Planning Commission after distribution of the agenda packet, are available for public inspection at the meeting or in the Community Development Department during normal business hours.

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## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **MINUTES – January 14, 2026**

## **PUBLIC COMMENT**

This is the time set aside for anyone wishing to address the Planning Commission on items not listed in any other place on this agenda.

California Law does not allow the Planning Commission to take action in response to your statements at this meeting. Your concerns may be referred to staff or set for hearing at a later date.

**PUBLIC HEARINGS**

**1. CONTINUED CASE**

**NOS.: 113-25GPA, 114-25ZC, 115-25MPA, 116-25PM, 103-25PM, AND 117-25PPR**

**RESOLUTION**

**NOS.: 1349 & 1350**

**APPLICANT: BRETHERN HILLCREST HOMES**

**PROPOSAL: CONSIDERATION OF PROJECT, INCLUDING MITIGATED NEGATIVE DECLARATION, TO UPDATE THE BRETHERN HILLCREST HOMES (HILLCREST) MASTER PLAN INVOLVING PORTIONS OF NEIGHBORHOODS 5 AND 10**

**MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM**

Adoption of Mitigated Negative Declaration Mitigation Monitoring and Reporting Program for the administrative determinations of the Project (Master Plan Amendment and Precise Plan of Design and Parcel Mergers conditionally approved by Design Review Committee) and recommendation that City Council adopt the same for the General Plan Amendment and zone changes.

**NORTH GATEWAY AND SOUTH GATEWAY SITES:**

Addresses: 2675, 2677, 2683 A Street and 2692 Park Avenue (South Gateway) and 2730 and 2712 Park Avenue and 2703 A Street (North Gateway)

DEMOLITION OF 4 RESIDENTIAL HOMES WHICH ARE NOT CURRENTLY PART OF THE HILLCREST MASTER PLAN COMMUNITY AND CONSTRUCTION OF 7 SINGLE-FAMILY HOMES IN THEIR PLACE TO BE ADDED TO NEIGHBORHOOD 5 OF THE HILLCREST MASTER PLAN COMMUNITY.

Actions:

- Recommendation to City Council for General Plan Amendment from Low Density Residential to Community Facility
- Recommendation to City Council for zone change from Planned Residential 4.5 to Institutional
- Approval of Master Plan Amendment to incorporate the North and South Gateway Sites into Neighborhood 5 of the Master Plan

**ZONE CHANGE SITE:**

Addresses: 2715, 2717, AND 2719 Park Avenue

Actions:

- Recommendation to City Council for zone change from Planned Residential 4.5 to Institutional
- Approval of Master Plan Amendment to incorporate these properties into Neighborhood 5 of the Master Plan

**MASTER PLAN CHANGE SITE:**

Addresses: 2723, 2725, 2745, 2747, 2691 and 2693 A Street

Action:

- Master Plan Amendment to redesignate approximately 0.95 acres of Neighborhood 10 of the Master Plan to Neighborhood 5

**STAFF:** Candice Bowcock, Principal Planner

2. **CASE NO.:** 130-25CUP  
**RESOLUTION NO.:** 1351  
**APPLICANT:** LUIS CORDOVA  
**PROPOSAL:** A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A MUSIC SCHOOL (LA VERNE MUSIC SCHOOL) WITHIN THE FOOTHILL BOULEVARD SPECIFIC PLAN AREA

**ADDRESS:** 1502 FOOTHILL BOULEVARD, SUITE 104

**ENVIRONMENTAL**

**DETERMINATION:** This project is categorically exempt from the California Environmental Quality Act per CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15061 (b)(3) (common sense exemption)

**STAFF:** Kaitlyn Cavan, Planning Intern

3. **CASE NO.:** 1-26CUP  
**RESOLUTION NO.:** 1352  
**APPLICANT:** URIEL SANCHEZ  
**PROPOSAL:** A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A PHOTOGRAPHY STUDIO WITHIN THE ARROW CORRIDOR SPECIFIC PLAN ZONE

**ADDRESS:** 2984 FIRST STREET, UNIT O

**ENVIRONMENTAL**

**DETERMINATION:** Categorically exempt from the California Environmental

**Quality Act per CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15061(b)(3)(common sense exemption)**

**STAFF:** Valerie Chin, Assistant Planner

**OTHER MATTERS**

**PLANNING COMMISSIONERS COMMENTS**

**DIRECTOR COMMENTS**

**ADJOURNMENT**

The next meeting of the Planning Commission is scheduled to be held March 11, 2026 at 6:30 p.m. in the Council Chambers, 3660 “D” Street, La Verne, CA 91750.

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Proof of Posting I declare under penalty of perjury that I am employed by the City of La Verne in the Community Development Department; and that I posted this agenda in the City Hall Council Chambers and the City’s website on February 5, 2026.

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Date

\_\_\_\_\_  
Signature