

# CITY OF LA VERNE PLANNING COMMISSION AGENDA

Marlene Carney, Commissioner  
Keny Chang, Commissioner  
Jeremy Conrad, Commissioner  
Erin Duffy, 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, January 14, 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**

**ELECTION OF OFFICERS**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES – September 10, 2025 and December 10, 2025**

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

**RESOLUTION NOS.:**

1349 & 1350

**APPLICANT:**

BRETHREN HILLCREST HOMES

**PROPOSAL:**

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.

**NORTH GATEWAY AND SOUTH GATEWAY SITES:**

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.

**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.

**MASTER PLAN CHANGE SITE:** PARCELS COMPOSING OF APPROXIMATELY 0.95 ACRE OF NEIGHBORHOOD 10 OF THE HILLCREST MASTER PLAN WILL BE REDESIGNATED FROM NEIGHBORHOOD 10 TO NEIGHBORHOOD 5, AS THE EXISTING DEVELOPMENT WITHIN THESE PARCELS MATCH THE DEVELOPMENT PATTERN OF NEIGHBORHOOD 5 WHICH INCLUDES INDEPENDENT LIVING UNITS. THE PROPERTIES TO BE REDESIGNATED INCLUDE 3 DUPLEX RESIDENTIAL STRUCTURES AND 1 SINGLE-FAMILY RESIDENCE.

**ADDRESSES: 2712, 2713, 2715, 2717, 2719, 2730 PARK AVENUE AND 2703  
A STREET**

**ENVIRONMENTAL  
DETERMINATION: Mitigated Negative Declaration (MND)**

**STAFF: Candice Bowcock, Principal Planner**

**OTHER MATTERS**

**PLANNING COMMISSIONERS COMMENTS**

**DIRECTOR COMMENTS**

**ADJOURNMENT**

The next meeting of the Planning Commission is scheduled to be held February 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 January 8, 2026.

\_\_\_\_\_  
Date

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Signature