



# CITY OF LA VERNE

MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE LA VERNE PLANNING COMMISSION  
TUESDAY, FEBRUARY 24, 2026

## ACTION MINUTES

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**REGULAR MEETING – 6:30 p.m.** – *Chairperson Conrad called the meeting to order at 6:30 p.m.*

**PLEDGE OF ALLEGIANCE** – *Led by Commissioner Carney*

**ROLL CALL** Chairperson Jeremy Conrad, Vice-Chair Erin Duffy, Commissioner Marlene Carney, Commissioner Keny Chang and Commissioner Matt Ramos

*Commissioners present: Carney, Conrad, Chang, and Ramos*

*Absent: Duffy*

*Advisory Staff Present: Community Development Director Eric Scherer, Principal Planner Candice Bowcock, Assistant Planner Valerie Chin, Planning Intern Kaitlyn Cavan, Assistant City Attorney Lisa Kranitz, and Administrative Secretary Natalie Hiatt.*

**MINUTES – January 14, 2026 and February 11, 2026** – *It was moved by Commissioner Carney and seconded by Commissioner Ramos to approve the minutes of January 14, 2026 and February 11, 2026. Motion carried by a 4-0 vote.*

**PUBLIC COMMENT** – *None*

### **PUBLIC HEARINGS**

**Project: Case Nos. 113-25GPA, 114-25ZC, 115-25MPA, 116-25PM, and 117-25PPR – Brethren Hillcrest Gateway Project, including Mitigated Negative Declaration (MND), to update the Brethren Hillcrest Homes (Hillcrest) Master Plan involving portions of Neighborhoods 5 and 10.**

### **RECOMMENDATION:**

*Staff recommends the Planning Commission approve Case Number 115-25MPA contingent on the approval of other related case files, and recommends Case Numbers 113-25GPA and 114-25ZC to the City Council based on this report and the conditions of approval. Staff further recommends that the Planning Commission adopt the MND and Mitigation Monitoring and Reporting Program for the non-legislative approvals and recommends that the City Council adopt the same for the General Plan Amendment and Zone Change.*

*Presentation: The presentation was made by Principal Planner Candice Bowcock. Ms. Bowcock stated that Hillcrest President Matthew Neeley and Dio Glentis of LSA Environmental Consultants were present.*

*Public Comment: Mr. Neeley explained the significance of the project to the community, provided background of Hillcrest, and expressed his appreciation for City staff. Mr. Neeley also explained that Hillcrest became a non-profit in 1953 and will seek a property tax exemption for the new homes. He stated that he plans to hire more staff with the property tax savings.*

Commissioner Comments: *Commissioner Carney stated her admiration for the Hillcrest property.*

*Commissioner Chang stated that the proposed project is well done.*

*Chairperson Conrad thanked Hillcrest and City staff and stated that the project is consistent with the rest of the campus.*

*It was moved by Commissioner Chang and seconded by Commissioner Ramos to approve Resolution 1349. The motion carried by a 4-0 vote.*

*It was moved by Commissioner Ramos and seconded by Chairperson Conrad to approve Resolution 1350. The motion carried by a 4-0 vote.*

**Project: Case No. 130-25CUP – Conditional Use Permit request to operate a music school located at 1502 Foothill Boulevard, Suite 104 in the Foothill Boulevard Specific Plan area.**

**RECOMMENDATION:**

*Staff recommends that the Planning Commission approve Case No. 130-25CUP and adopt Resolution 1351, including a finding that the project is exempt from CEQA pursuant to Guidelines section 15301, based on the staff report presented to them.*

*Presentation: The presentation was made by Planning Intern Kaitlyn Cavan. Ms. Cavan stated that the applicant Luis Cordova is present at the meeting.*

*Public Comment: Mr. Cordova stated that children are the future of the community and their goal is to help children build confidence. He thanked the Commission for the opportunity.*

*Commissioner Comments: The Commissioners agreed that the school will be a good addition to the City.*

*It was moved by Commission Chang and seconded by Commissioner Carney to approve Resolution No. 1351 approving the conditional use permit based on the staff report presented to them and the findings and conditions of approval. Motion carried by a 4-0 vote.*

**Project: Case No. 1-26CUP – Conditional Use Permit to operate a photography studio located at 2984 First Street, Unit O located in the Arrow Corridor Specific Plan zone. The business is currently in operation and requires a Conditional Use Permit to legalize its use.**

**RECOMMENDATION:**

*Staff recommends that the Planning Commission approve Case No. 1-26CUP and adopt Resolution No. 1352 based on the staff report presented to them.*

*Presentation: The presentation was made by Assistant Planner Valerie Chin. Ms. Chin stated that the applicant Uriel Sanchez is present at the meeting.*

*Public Comment: Mr. Sanchez stated that this is his first physical space and apologized for not being familiar with the process. Mr. Sanchez thanked staff for their assistance.*

Commissioner Comments: *Commissioner Carney asked Mr. Sanchez about the focus of his business.*

*Mr. Sanchez stated that his main focus is real estate photography including video, social media, and virtual tours.*

*It was moved by Commission Carney and seconded by Commissioner Ramos to approve Resolution No. 1352, including a finding that the project is exempt from CEQA pursuant to CEQA Guidelines section 15301, based on the staff report presented to them and the findings and conditions of approval. Motion carried by a 4-0 vote.*

**OTHER MATTERS**

*None.*

**PLANNING COMMISSIONER COMMENTS**

*Commissioner Carney complimented the staff reports.*

*Chairperson Conrad thanked and complimented staff on their staff reports.*

**DIRECTOR COMMENTS** –

*Mr. Scherer stated a need for the March 11<sup>th</sup> Planning Commission meeting.*

**ADJOURNMENT** – *The meeting was adjourned at 7:12 p.m.*

Respectfully submitted,



Natalie Hiatt, Secretary