

## CITY OF ALHAMBRA

**NOTICE OF PUBLIC HEARING REGARDING APPLICATIONS FOR VESTING TENTATIVE TRACT MAP TT 74194, RESIDENTIAL PLANNED DEVELOPMENT PERMIT RP-17-7, CONDITIONAL USE PERMIT CU-17-9 AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE PROPOSED VILLAGES AT THE ALHAMBRA PROJECT (PROJECT). THE PROJECT COVERS PORTIONS OF A 38.38-ACRE SITE BOUNDED BY FREMONT AVENUE (WEST), MISSION ROAD (SOUTH), DATE AVENUE (EAST), AND ORANGE STREET (NORTH) IN THE CITY OF ALHAMBRA. THE PROJECT SITE IS LOCATED IN THE PO (PROFESSIONAL OFFICE) ZONE**

### NOTICE NO. N2M20-163

**NOTICE IS HEREBY GIVEN** that on **Monday, January 11, 2021 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, in Ruth Reese Hall of the Alhambra Civic Center Library, 101 South First Street, Alhambra, California, the Alhambra City Council will hold a public hearing on the item outlined below. **PLEASE NOTE:** Consistent with Executive Orders No. N-29-20 and No. N-35-20 from the Executive Department of the State of California and the County of Los Angeles Department of Public Health Safer At Home Order, the Alhambra City Council meeting will not be physically open to the public, although the public may participate by video or teleconference and some of the Councilmembers may choose to participate via teleconference rather than attend in person. Details regarding how to listen to and participate in the meeting will be outlined in the agenda posted for the January 11, 2021 meeting.

This is a public hearing regarding applications filed by ELITE-TRC Alhambra Community LLC, Elite-TRC North Parcel LLC; The Corner Company, LLC For Vesting Tentative Tract Map TT 74194, Residential Planned Development Permit RP-17-7, Conditional Use Permit CU-17-9 and Development Agreement for the Development of the Proposed Villages at the Alhambra Project (Project). The Project covers portions of a 38.38-acre site bounded by Fremont Avenue (West), Mission Road (South), Date Avenue (East), and Orange Street (North) in the City of Alhambra. The Project would retain 902,001 square feet of existing office space and would repurpose 10,145 square feet of existing office space as residential amenity space. Also, the Project would retain a 50,000 square-foot La Fitness Health Club, but would replace existing surface parking areas, warehouse/storage/maintenance buildings, and a vacant office building with a new multi-family residential development. The Project was originally proposed as a 1,061-unit development, of which the Planning Commission made no recommendation to the City Council. The Applicant modified the Project to an 839-unit development, of which the Planning Commission forwarded a recommendation to the City Council. The 839-unit project consists of 294 new, for-sale, residential dwelling units in five-story stacked flat and townhome configurations; 545 new rental apartments in five-story stacked flat configurations; and up to 4,347 total parking spaces to accommodate all new uses. It is expected that if the Project is approved the Applicant will implement a parking reduction pursuant to Alhambra Municipal Code Section 23.52.060. The Project site is located in the PO (Professional Office) Zone. The address for the Project is as follows: 1000 South Fremont Avenue; 2215 West Mission Road; 629, 635, 701, 825 and 1003 South Date Avenue (Assessor Parcel Nos.: 5342-001-006, -007, -008, -009, -010, -019, -021, -022, -023, -024, -025, -026, and -027). An Environmental Impact Report has been prepared for the Project and will also be considered with the Project.

Further details and legal descriptions relating to the above applications are on file and may be viewed in the Community Development Department in City Hall located at 111 South First Street, Alhambra, CA between the hours of 7 a.m. and 12 p.m. Monday through Thursday, or by appointment by calling the Community Development Department office at 626-570-5034. The documents are also available online at: <https://www.cityofalhambra.org/locations/the-villages-at-the-alhambra>

Any person wishing to be heard on this matter is invited to attend the hearing and speak to the City Council at the time and place stated. Written input may be submitted before or during the hearing. If you challenge the proposed actions in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

LAUREN MYLES, CITY CLERK

Notice No. N2M20-163

File No. F2M17-50

Publish, Post and Mail: December 22, 2020