

Hearn Veterans Village

Tentative Parcel Map

File No. MIN21-001

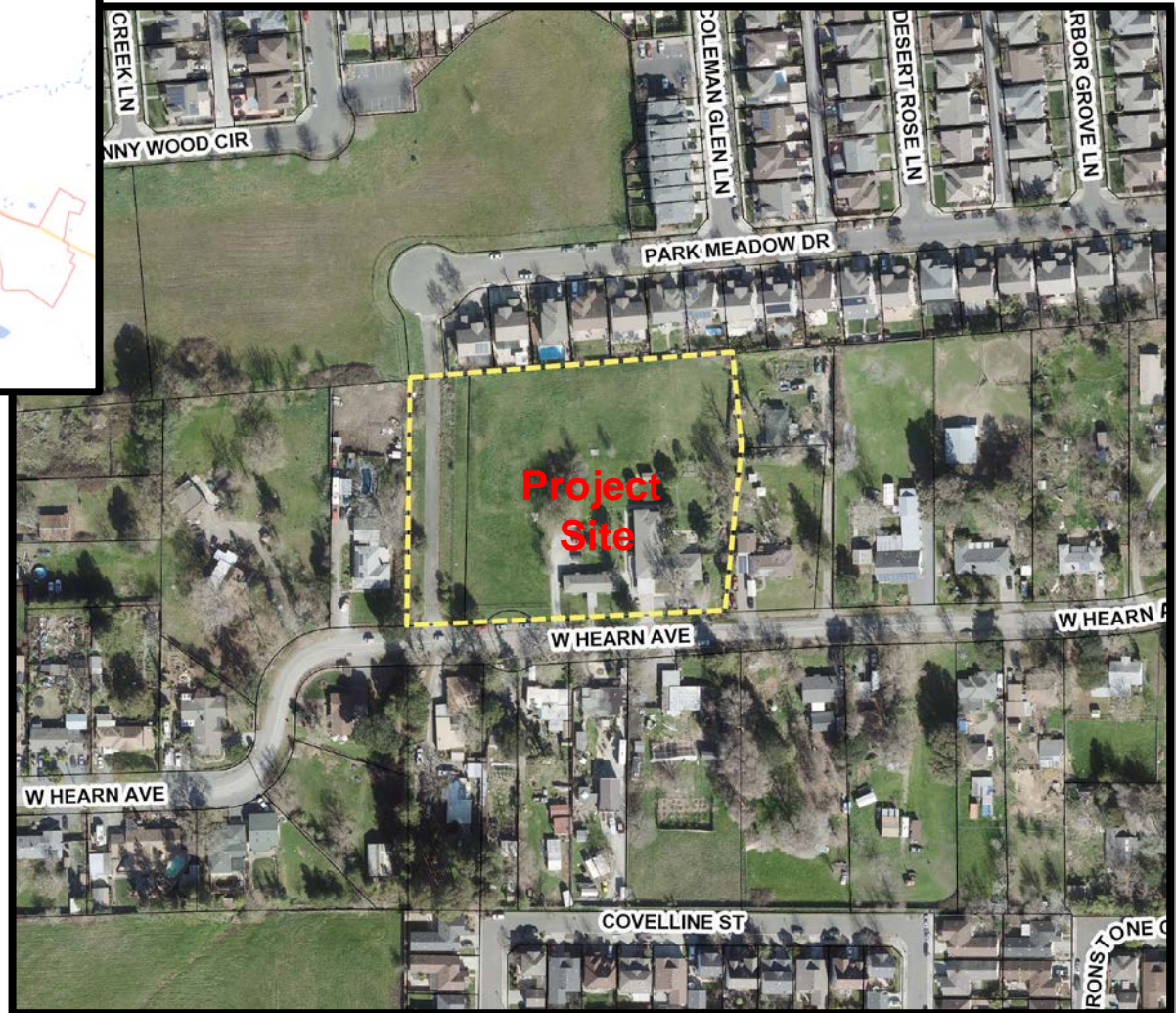
2149 W Hearn Ave

June 10, 2021

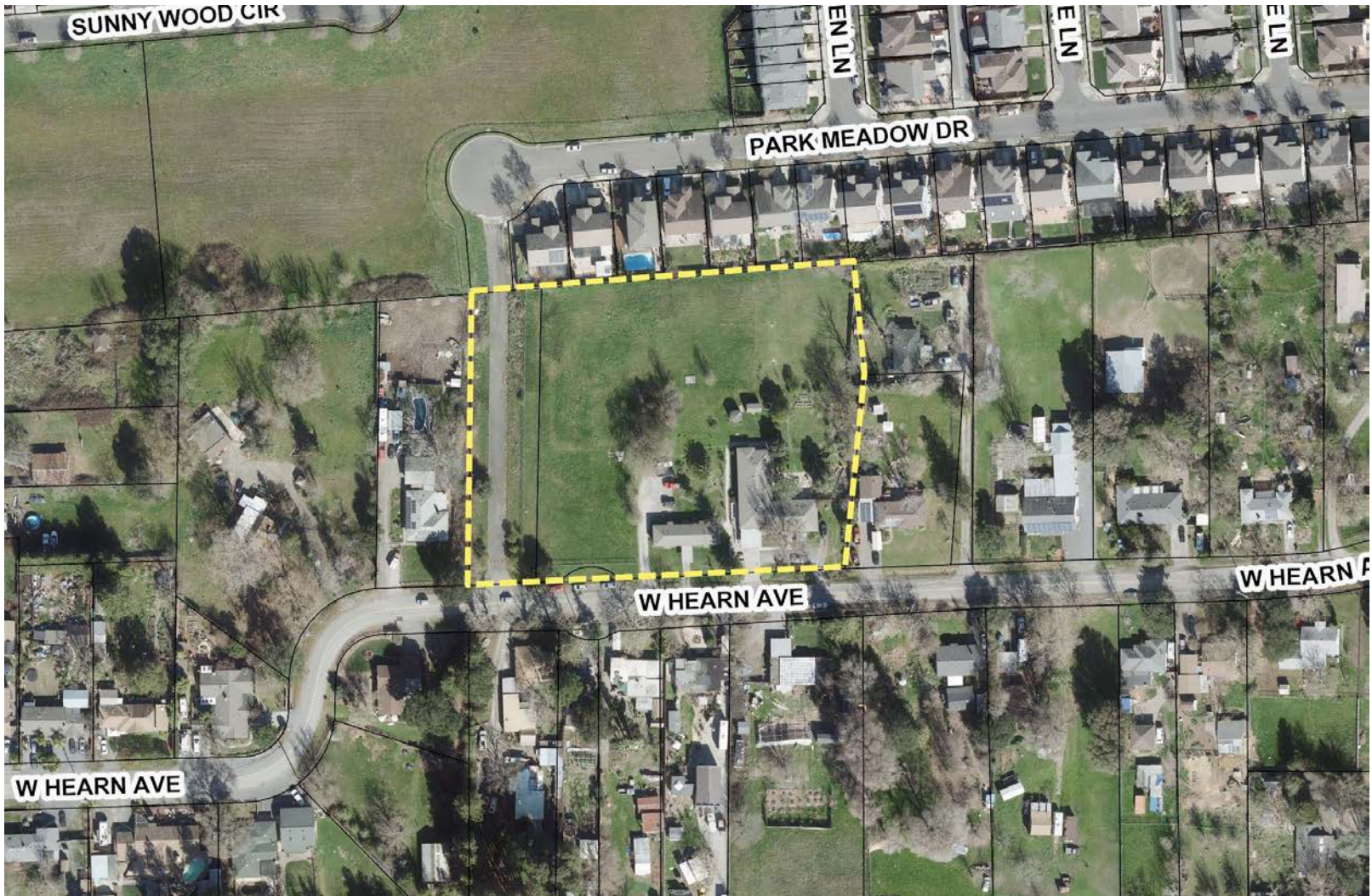
Monet Sheikhali, City Planner
Planning and Economic Development

Tentative Parcel Map to subdivide a 2.01-acre parcel into four (4) lots ranging in size from \pm 20,000 TO 25,000 square feet. Future development of each parcel would include a detached residential dwelling unit with an accessory dwelling unit, outdoor amenities, and associated on and off-site improvements, for permanent supportive housing.

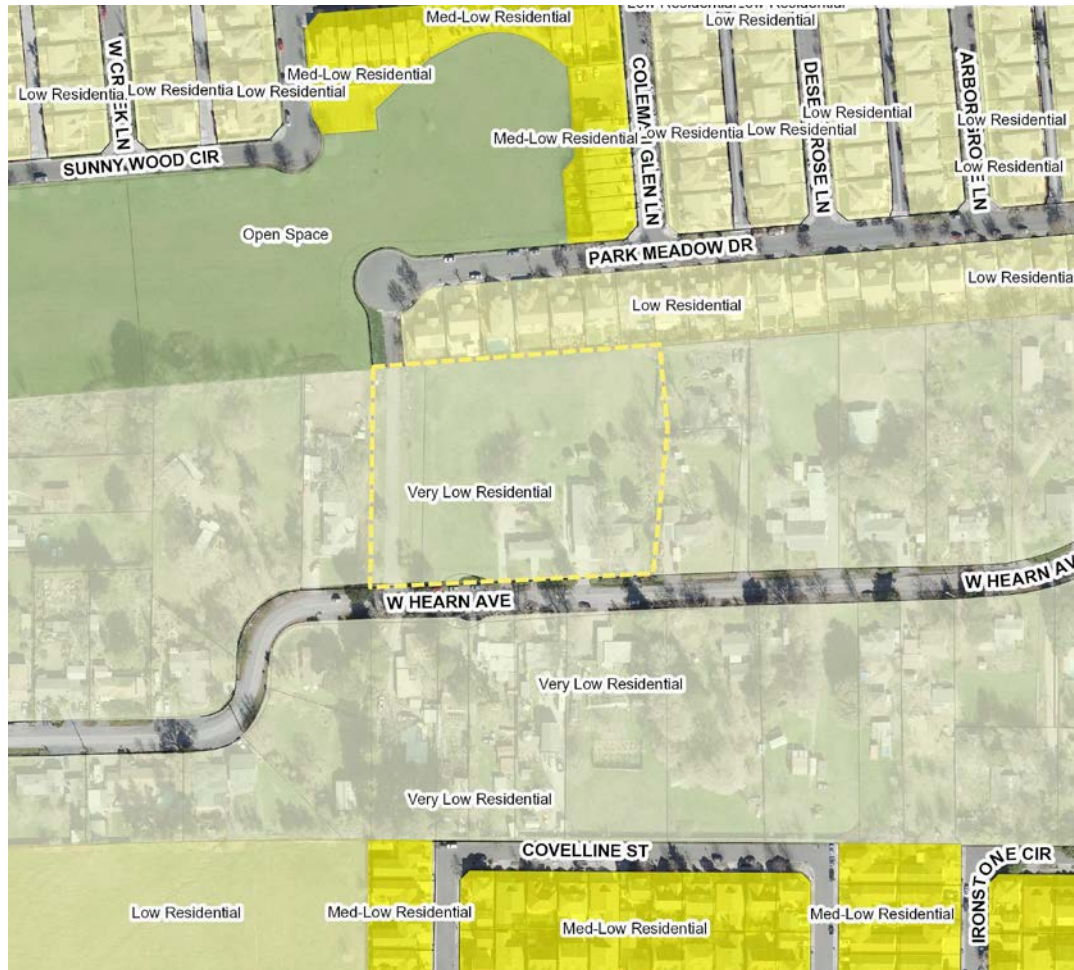
Project Location 2149 W Hearn Ave



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General Plan: Very Low-Density Residential Zoning: RR-20-RH (Rural Residential-Rural Heritage)

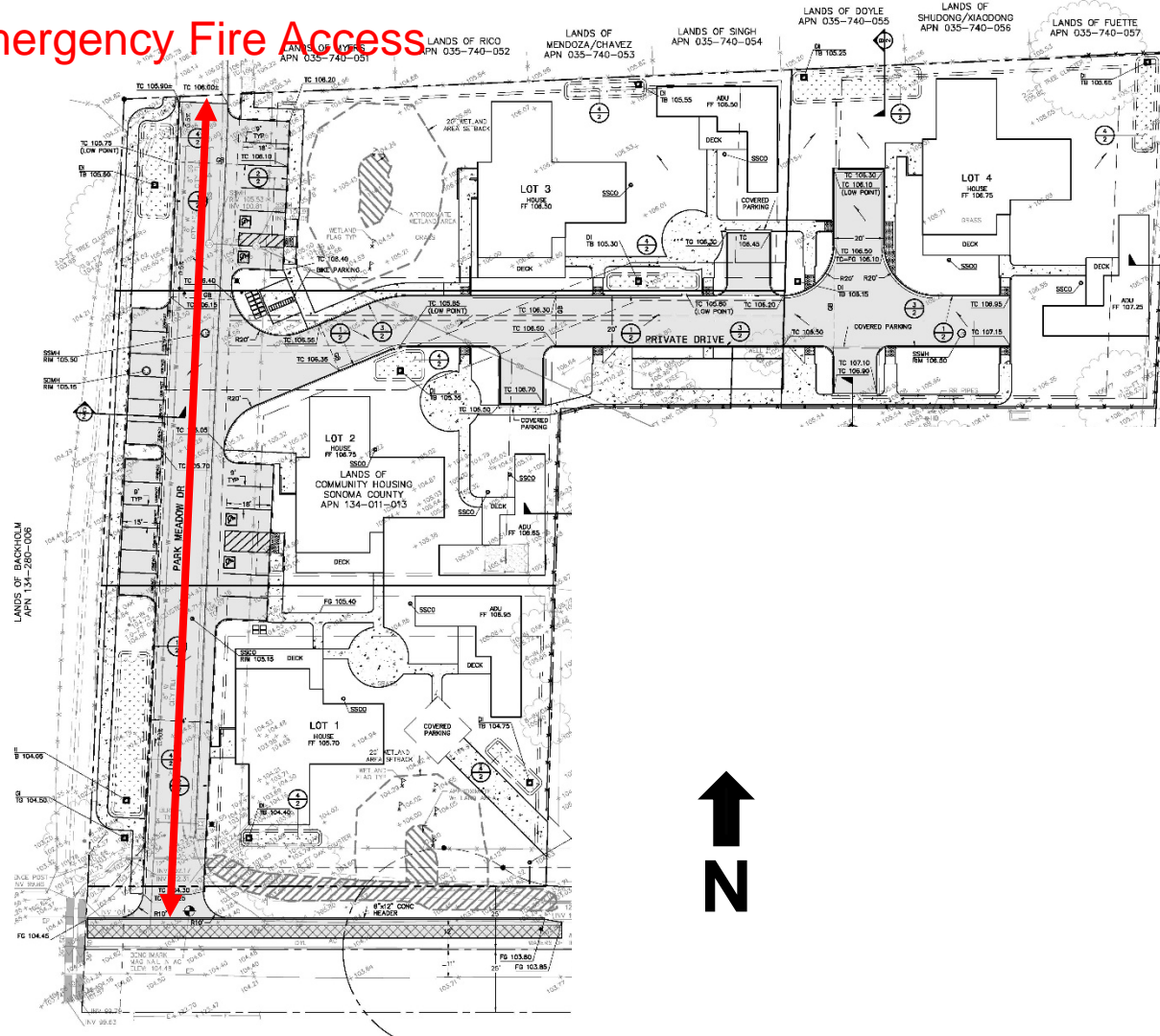


Lot Line Adjustment



- **Feb 17, 2021** Project applications submitted
- **Apr 12, 2021** Pre-application Neighborhood Meeting was held
- **Apr 23, 2021** Notice of Pending Application was sent out
- **May 7, 2021** Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Hearn Veterans Village Project was circulated
- **Jun 1, 2021** Planning Commission public hearing noticing distributed

Emergency Fire Access





Noticing & Public Comments

- Loss of neighborhood character.
- The permanent supportive housing for 32 veterans is too dense.
- One-story buildings are preferred instead of two-story buildings.
- The future housing would increase the traffic, noise, and population.
- Drainage affecting the properties on West Hearn Avenue.
- Disturbance of local wildlife and wetlands in the area and on the project site.
- Concerns over the emergency fire access.

Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
 - Circulated for a 30-day public review period commencing May 7, 2021
- Mitigation Monitoring & Reporting Program (MMRP):
 - Air Quality
 - Biological Resources
 - Cultural & Tribal Resources
 - Geology and Soil
 - Hydrology and Water Quality
 - Noise
 - Transportation

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve a Tentative Parcel Map for the Hearn Veterans Village Project, located at 2149 West Hearn Avenue.

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