THIS NOTICE WAS POSTED

ON December 19 2024

UNTIL January 21 2025

REGISTRAR – RECORDER/COUNTY CLERK

# City of Whittier

## Community Development Department

### Notice of Determination

**TO:**

☒ Office of Planning and Research (OPR)
(Filed electronically - CEQASubmit)

☒ County Clerk - County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway, Room 1201
Norwalk, CA 90650

**FROM:**

Lead Agency: City of Whittier, Community Development - Planning Division
Address: 13230 Penn Street, Whittier, CA 90602
Contact Person: Crystal Arroyo, Assistant Planner
Phone Number: 562-567-9320

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

2024 254500

FILED
Dec 19 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110306

Project Title: Whittier Comstock Place Single Family Residential Townhome Project.

Project Applicant: MW Investment Group, LLC.

Project Location (include county): Site Specific - 12826 Philadelphia Street, Whittier, Los Angeles County, CA. Assessor Identification No.: 8139-024-027. The latitude and longitude are 33° 58' 43.15" North and 118° 02' 20.1" West.

Project Description: Vesting Tentative Tract Map 84431 (VTTM 24-0001) will consolidate six parcels into a single 0.826 gross acre lot for condominium purposes to facilitate development of the Comstock Place Townhouse Project. A Certificate of Appropriateness will be required for the Demolition Permit to authorize the removal of the 7,172 square foot medical office building and associated surface parking lot. Variance No. 24-0001 is an application for the following project related variances from the Uptown Whittier Specific Plan in order to be developed as proposed: a) "Lot Width" for the Courtyard Housing: Allow for a minimum lot size of 120 feet instead of the required minimum 125 feet for courtyard housing [**UWSP section 4.4.8 (A)];** b) Tandem parking: Allow the use of 8 tandem parking garages. The Uptown Whittier Specific Plan (UWSP) does not allow tandem parking. 8 tandem parking garages have been incorporated into the site plan out of 24 [**UWSP section 4.9.1(E)(4)]**; c) Guest Parking: Allow for the revision of the required number of guest parking spaces at 6 spaces to 4 spaces [**UWSP section 4.3.4 section (C)(3)]**; and d) Guest Parking Placement: Allow for guest parking that does not meet the provisions of **UWSP, Center District Section 4.3.4 (C)(1).** Development Review Plan No. DRP24-0011 envisions 24 single-family attached condominium units along the frontage of Comstock Avenue and Philadelphia Street. There will be two 3-story structures that would be situated in a "U" formation. The project provides 59 parking spaces. Each individual townhouse will be equipped with a garage that will each contain 2 parking spaces (for a total of 48 garage spaces) and 7 resident spaces. Additionally, 4 guest parking spaces will be provided, which includes 1 accessible space in compliance with the American Disabilities Act (ADA). About 6,892 SF of landscaping will be provided. The 24 units on the 0.82-acre site correlates to a density of about 29.27 units per acre.

This is to advise that the City of Whittier – Planning Commission, as the lead agency, has approved the above-referenced project on December 16, 2024, and has made the following determinations regarding the above-described project:

1. The new 24-unit, three-story, single-family attached residential townhouse project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program was adopted for the project.
5. A statement of Overriding Considerations was not adopted for the project.
6. Findings were not made pursuant to the provisions of CEQA as this project does not involve an EIR.

This is to certify that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program with any comments and responses and record of project approval is available to the general public at the City of Whittier Community Development Department - Planning Division, 13230 Penn Street, Whittier, CA 90602.

| Signature | Assistant Planner<br>Title | 12/16/24<br>Date |
|---|---|---|

California Department of Fish and Wildlife Environmental Filing Fee paid under Receipt # 202209011230002 for SCH#2022060580 on September 1, 2022 in the amount of $2,548.00 plus County Filing fee of $75.00 for 12826 Philadelphia Street, Whittier, Los Angeles County, CA.

2024 254500

FILED
Dec 19 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ

**FOR COUNTY CLERK'S USE ONLY**

# City of Whittier

ORIGINAL FILED
DEC 19 2024
LOS ANGELES, COUNTY CLERK

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Crystal Amaya — **Signature**

Assistant Planner — **Title**

12/16/24 — **Date**

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**FOR COUNTY CLERK'S USE ONLY**

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

# 2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202412191220005

STATE CLEARING HOUSE # *(If applicable)* 2024110306

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY**

| LEAD AGENCY | | | DATE |
|---|---|---|---|
| CITY OF WHITTIER COMMUNITY DEVELOPMENT DEPARTMENT | | | 12/19/2024 |
| COUNTY/STATE AGENCY OF FILING | | | DOCUMENT NUMBER |
| RR/CC | | | 2024254500 |

PROJECT TITLE

WHITTIER COMSTOCK PLACE SINGLE FAMILY RESIDENTIAL TOWNHOME PROJECT

| PROJECT APPLICANT NAME | | | PHONE NUMBER |
|---|---|---|---|
| CRYSTAL ARROYO | | | (562)567-9320 |
| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
| 13230 PENN STREE | WHITTIER | CA | 90602 |

**PROJECT APPLICANT** *(Check appropriate box):*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

**CHECK APPLICABLE FEES:**

| | | |
|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,051.25 | $ 0.00 |
| ☑ Negative Declaration (ND)(MND) | $2,916.75 | $ 2,916.75 |
| ☐ Application Fee Water Diversion (State Water Resources Control Board Only) | $850.00 | $ 0.00 |
| ☐ Projects Subject to Certified Regulatory Programs (CRP) | $1,377.25 | $ 0.00 |
| ☑ County Administrative Fee | ~~$50.00~~ | $ 75.00 |
| ☐ Project that is exempt from fees | | |
| ☐ Notice of Exemption | | |
| ☐ CDFW No Effect Determination (Form Attached) | | |
| ☐ Other _____ | | $ 0.00 |

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☑ Check ☐ Other _____ $ 2,991.75

| SIGNATURE | TITLE |
|---|---|
| X [signature] | ITC |

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK FG 753.5a (Rev. 01/19)