Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Whittier
13230 Penn Street
Whittier, CA 900602
(Address)

Project Title: Multi-Family Project No. MFP25-0001 and Vesting Tentative Tract Map No. TTM25-0002 (VTTM 84819)

Project Applicant: Scott Grady (The Quad at Whittier, LLC)

Project Location - Specific:
13550 Whittier Boulevard (AIN: 8164-001-095)

Project Location - City: Whittier Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Multi-Family Project No. MFP25-0001 proposes to demolish the existing vacant commercial buildings on the 5.79-acre site, formerly Staples and Burlington Coat Factory and a two-story parking garage, and redevelop the site with 146 three-story residential units, open space amenities, and parking improvements. Access to the development is proposed from both Laurel Avenue and Starbuck Street. The units would be divided into various building types ranging in size from a 7-plex to a 12-plex. A total of 68 open parking spaces are proposed within the center of the project site. The new residential development would introduce additional housing opportunities for existing and prospective Whittier residents and contribute toward the housing objectives identified in the City's Housing Element.

Name of Public Agency Approving Project: City of Whittier

Name of Person or Agency Carrying Out Project: Scott Grady (The Quad at Whittier, LLC)

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Public Resources Code Section 21080.66

Reasons why project is exempt:
The project is statutorily exempt from CEQA under Public Resources Code Section 21080.66 because it qualifies as an eligible infill development project under that section. The project is located on an infill site within an urbanized area, is consistent with applicable planning and zoning requirements, and does not involve significant effects on the environment that would preclude the statutory exemption. Accordingly, no further environmental review is required under CEQA.

Lead Agency
Contact Person: Ben Pongetti Area Code/Telephone/Extension: 562-567-9320

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☑ Yes ☐ No

Signature: _____ Date: 11/17/2026 Title: DIR. OF COMM. DEV.

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____