

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Highway, Room 1201
Norwalk, California 90650

From:

Public Agency: City of Monterey Park
 Address: 320 W. Newmark Avenue
Monterey Park, California 91754
 Contact: Jason Moquin, Planning Manager
 Phone: (626) 307-1324

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021030384

Project Title: Whitmore Villa Residential Development

Project Applicant: City of Monterey Park

Project Location (include county): 126 North New Avenue, City of Monterey Park, Los Angeles County

Project Description:

The proposed project would introduce new residential uses to the project site through the construction of Whitmore Villa, a 63-unit condominium development in 11 buildings with attached and subterranean garages. The proposed project also includes subdividing the 2.82-acre site into two parcels. The 63 proposed units would have an average size of approximately 1,320 square feet each, for a total livable area of approximately 82,707 square feet (see attached page 2 for additional information).

This is to advise that the City of Monterey Park has approved the above
 Lead Agency or Responsible Agency)

described project on 07/21/2021 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.montereypark.ca.gov/241/planning

Signature (Public Agency):  Title: Planning Manager

Date: 07/22/2021 Date Received for filing at OPR: 07/22/2021

Notice of Determination

Whitmore Villa Residential Development

The City of Monterey Park, as lead agency, adopted the Mitigated Negative Declaration for the Whitmore Villa Residential Development on July 21st, 2021.

The proposed project would introduce new residential uses to the project site through the construction of the Whitmore Villa, a 63-unit condominium development in 11 buildings with attached and subterranean garages. The proposed project also includes subdividing the 2.82-acre site into two parcels. The 63 proposed units would have an average size of approximately 1,320 square feet each, for a total livable area of approximately 82,707 square feet. The two-story units, with and without attached garages, would total 40 two-bedroom units and 23 three-bedroom units. Between three and nine units are in each of the 11 separate buildings, which are centered around internal driveways and common areas. Private yards with low walls (\pm 42 inches high) would front the sidewalk on New Avenue and Whitmore Street. Units along New Avenue and Whitmore Street would have both internal and street-facing entrances. Units directly abutting each other in the interior of the development would include private patios with 6-foot fences between units. The development would also construct 166 parking spaces, including 46 enclosed garage parking spaces, 8 surface parking spaces, and 112 underground garage parking spaces. Access would be provided from New Avenue via two west-facing driveways at the center and southern edge of the project site, and from Whitmore Street via a north-facing driveway at the northeast corner of the project site. Existing driveways would be removed, and new driveways would be installed.