



# City of Whittier

COMMUNITY DEVELOPMENT-PLANNING DIVISION  
13230 Penn Street, Whittier, California 90602-1772  
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www.cityofwhittier.org

## **NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission will conduct a public hearing on **Tuesday, September 7, 2021, at 7:00 p.m.**, in the Council Chamber, 13230 Penn Street, on the following matter: General Plan Amendment GPA19-0003 to change the General Plan land use designation from P (Public and Quasi Public) to Medium Density Residential; Zone Change ZC19-0002 to change the existing R-1 (Single-Family Residential) zoning to R-2 (Light Multiple Residential); Tentative Tract Map TTM19-0001 for a condominium subdivision; Development Review No. DRP19-0073 for a new 25-unit detached single-family condominium project; Development Review No. DRP19-0074 for modifications to a church site; Conditional Use Permit 19-0009 for operations of a church; and, Tentative Parcel Map 19-0003 to create two parcels, a 1.03 acre parcel for modified church facilities, and a 2.56 acre parcel to accommodate a residential development, for the property located at 11716 Floral Ave and more particularly described as Assessor's Identification Number No. 8132-022-007 in the City of Whittier. (Applicant: Trinity Lutheran Church and Brandywine Homes; Owner: Trinity Lutheran Church of Whittier California)

Pursuant to the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration has been prepared for the project. The Mitigated Negative Declaration is available for public review for a 30-day review period beginning August 6, 2021, and ending September 5, 2021, in the Community Development Department, 13230 Penn Street, Whittier, California, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

In accordance with Assembly Bill 52, on February 20, 2020, the City of Whittier sent Notices of Project Application to the Soboba Band of Luiseño Indians and the Gabrieleno Band of Mission Indians – Kizh Nation. Consultation with the Gabrieleno Band of Mission Indians – Kizh Nation occurred on May 27, 2020. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on June 4, 2021 as the City of Whittier did not receive a request to consult on this project within the 30 days specified as part of California Public Resources Code § 21080.3.1.

Hazardous Waste Sites: The project site is not located on any of the lists enumerated under Government Code Section 65952.5.

Consistent with mandates of Executive Order No. N-29-20 (COVID-19), a physical location from which members of the public may observe the meeting or offer public comment will not be made available. For the time being, City Hall will not be open to the public for public meetings; however, viewing and public comment options are provided below.

View live meetings remotely:

- Virtually via Zoom: <https://us06web.zoom.us/j/88185095306>
- Audio only via phone call-in: (669) 900-9128 Meeting ID 881 8509 5306

Public Comment/Question options for **Planning Commission Meeting**:

- Email: [comdev@cityofwhittier.org](mailto:comdev@cityofwhittier.org) (must be submitted prior to 5:30 p.m. on September 7, 2021)
- Live audio only public comment virtually via Zoom; (Speakers must limit their comments to three minutes. Please note, by order of the presiding officer, public comments may be limited if at their discretion a surplus of speakers are present at the meeting).

**Live Public Comment virtually via Zoom:** Login or call at 7:00 p.m. and raise your hand.

- Smart Phone App or Computer: <https://us06web.zoom.us/j/88185095306>
  - Use 'Raise Hand' feature.
- Phone Call-in: (669) 900-9128 Meeting ID 881 8509 5306
  - Press \*9 to 'Raise Hand' and then \*6 to unmute yourself when prompted.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing(s); or, may be heard via Zoom at the time noted above. All comments must be received prior to, or at the time of the public hearing(s). All such comments will be submitted to the Planning Commission and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comments, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For questions concerning this project, please contact **Ellen Fitzgerald** at (562) 567-9320.

Publish/Mail: August 6, 2021