



# City of Whittier

## Community Development Department

### Notice of Determination

**TO:**

- Office of Planning and Research (OPR)  
(Filed electronically at CEQAnet)
- County Clerk - County of Los Angeles  
Registrar-Recorder/County Clerk  
12400 Imperial Highway, Room 2001 Room 1201  
Norwalk, CA 90650

**FROM:**

Lead Agency: City of Whittier, Community Development  
- Planning Division  
Address: 13230 Penn Street, Whittier, CA 90602  
Contact Person: Luis G. Escobedo, Planning Services  
Manager  
Phone Number: 562-567-9320

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2021080155

Project Title: Trinity Lutheran Church/Citrage Residential Project for General Plan Amendment No. GPA19-0003, Zone Change No. ZCG 19-0002,  
Vesting Tentative Tract Map No. TTM19-0001 (VTTM 82802), Development Review No. DRP19-0073, Tentative Parcel Map No. TPM19-0003 (TPM82832), Development Review No. DRP19-074, and  
Conditional Use Permit No. CUP19-0009

Project Applicant: Trinity Lutheran Church/Brandywine Homes

Project Location (include county): 11716 Floral Drive, Whittier, Los Angeles County, CA. Assessor Parcel No.: 8132-022-007. Latitude and longitude is 33° 59' 28.57" North and 118° 03' 05.74" West

Project Description: General Plan Amendment GPA No. 19-0003 is a request to amend the General Plan land use designation from Public to Medium Density Residential on a 3.59-acre parcel of land; Zone Change ZCG No. 19-0002 is a request to amend the project site's zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) on the 3.59-acre parcel of land; Tentative Parcel Map No. 19-0003 (TPM 82832) proposes to subdivide the 3.59-acre subject area into two separate parcels. Parcel 1 consisting of 2.56 acres is proposed for residential development and Parcel 2 at 1.03 acres will remain for the Trinity Lutheran Church facility. Vesting Tentative Tract Map No. 19-0001 (VTTM 82802) proposes a 2.56-acre single lot map for residential condominium purposes. Development Review No. DRP19-0073 involves the new construction and operation of a 25-unit detached single-family condominium project. Conditional Use Permit No. 19-0009 will permit the continued operation of the church use on the smaller 1.03-acre campus. Development Review No. DRP19-0074 involves modifications to an existing church facility that includes demolition of the existing 14,545 square feet church administration building with an attached gymnasium, two existing school classroom buildings comprising 13,334 square feet, and four existing smaller storage sheds totaling 1,125 square feet and remodeling the church by adding a new 2,794 square foot parish hall, adding new classrooms, offices and a reception area consisting of 2,590 square feet, reconfiguring the parking area and restriping the parking lot to accommodate the new design in the area to the west of the existing church structure, constructing a new front facade for the primary church structure and providing landscaping improvements along Floral Drive

This is to advise that the City of Whittier, as the lead agency, has approved the above-referenced project on October 26, 2021, and has made the following determinations regarding the above-described project:

1. The proposed modifications to the church campus and the new 25-unit single-family residential condominium 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.

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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 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

Senior Planner  
Title

Date

FOR COUNTY CLERK'S USE ONLY