



FILED *City of Whittier*

JAN 21 2022

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: 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): 2021110306

Project Title: Florence Homes Residential Project - a new 17-unit, two-story, detached condominium residential development.

Project Applicant: Florence Homes LLC

Project Location (include county): 8315-8319 and 8335 Greenleaf Avenue, Whittier, Los Angeles County, CA. Assessor Identification Nos.: 8165-14-006; 007; 008; 009; 010. The latitude and longitude is 33° 57' 51.83" North and 118° 02' 19.60" West.

Project Description: Vesting Tentative Tract Map No. 21-0001 (VTTM 83339) proposes a 1.23-acre single lot map for residential condominium purposes; Development Review No. DRP21-0005 is a request to construct a new 31,468-square foot, 17-unit two-story, detached condominium residential project; and Variance No. VAR21-0003 to permit a deviation from Whittier Municipal Code (WMC) Section 18.18.030 (B)(1) and Section 18.64.020 allowing up a six-foot encroachment of the covered porches into the required 20-foot front yard setback along Greenleaf Avenue (Unit Nos. 1, 6, 7, 12, 13 and 17). The project site is relatively flat, located on an irregular rectangular-shaped lot. The site is developed with a 3,200-square foot wood-framed commercial building, two sheet metal buildings totaling 3,214 square feet, two sheet metal roofs comprised of 7,145 square feet, and two sheet metal sheds totaling 720 square feet with a paved parking lot. All existing on-site buildings and structures will be demolished as part of the project.

This is to advise that the City of Whittier – Planning Commission, as the lead agency, has approved the above-referenced project on February 18, 2022, and has made the following determinations regarding the above-described project:

1. The new 17-unit, two-story, detached condominium residential development 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 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.

FILED
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Signature

Planning Services Manager
Title

Jan. 20, 2022
Date

FOR COUNTY CLERK'S USE ONLY