



City of Whittier

COMMUNITY DEVELOPMENT-PLANNING DIVISION
13230 Penn Street, Whittier, California 90602-1772
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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 **Monday, April 4, 2022, at 6:00 p.m.**, in the Council Chamber, 13230 Penn Street, on to consider: a Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program; Tentative Tract Map TTM21-0002 (TTM No. 83435) for a condominium subdivision; Development Review No. DRP21-0055 to develop a new 42-unit, three story attached townhomes residential project; and Conditional Use Permit No. CUP21-0009 for Development Hardships from the Whittier Boulevard Specific Plan, Shopping Cluster District II for setbacks and distance from Whittier Boulevard for the property located at 9829 La Serna Drive and more particularly described as Assessor's Identification Number Nos. 8224-017-022 and 023 in the City of Whittier. (Applicant: Mark Rael; Owner: Mission Pacific Investors)

Pursuant to the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program has been prepared for the project. The Mitigated Negative Declaration is available for public review for a 30-day review period beginning March 4, 2022, and ending April 4, 2022, in the Community Development Department, 13230 Penn Street, Whittier, California, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday.

In accordance with Assembly Bill 52, on September 1, 2021, 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 November 2, 2021. Consultation concluded on November 5, 2021. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on February 16, 2022, 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.

Due to the COVID-19 Pandemic and changing health orders, please review the April 4, 2022 meeting agenda for the most up-to-date options for participating at Planning Commission Meetings.

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

- Email: comdev@cityofwhittier.org (must be submitted prior to 4:30 p.m. on April 4, 2022)

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 at the time and place 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 **Alan Hernandez** at (562) 567-9320.

Publish/Mail: March 4, 2022