



City of Whittier

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): 2022030173

Project Title: Villas of Friendly Hills - a new 41-unit, three-story, attached condominium residential development.

Project Applicant: Mark Rael


Project Location (include county): 9829 La Serna Drive, Whittier, Los Angeles County, CA. Assessor Identification No.: 8224-17-022; 023. The latitude and longitude is 33° 57' 1.5" North and 118° 0' 4.806" West.

Project Description: Tentative Tract Map No. TPM21-0002 (TTM 83435) is a 1.84-acre single lot map for residential condominium purposes; Development Review No. DRP21-0055 a request to construct a new 41-unit three-story, attached condominium residential project; and Conditional Use Permit No. CUP21-0007 to allow for development standards deviation under the Development Hardships provisions of the Whittier Boulevard Specific Plan, Shopping Cluster District. The project site is relatively flat, located on an irregular rectangular-shaped lot. The site is currently vacant.

This is to advise that the City of Whittier – City Council, as the lead agency, has approved the above-referenced project on July 12, 2022, and has made the following determinations regarding the above-described project:

1. The new 41-unit, three-story, attached 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.



Signature

Director of Community Development

Title

7/14/2022

Date

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a thin black border, occupying the lower half of the page. It is intended for the county clerk's use, as indicated by the text above it.