



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, July 18, 2022, at 6:00 p.m.**, in the Council Chamber, 13230 Penn Street, to consider a Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program; Specific Plan Amendment No. SPA21-0001 to amend the definitions contained within the Uptown Whittier Specific Plan, and to amend portions of the development and parking standards in the Specific Plan affecting properties within the entire Specific Plan, and parcels in the Uptown Core and Uptown Center areas; Tentative Parcel Map No. TPM22-0004 (TPM 83775) to consolidate six parcels into a single 0.826 gross acre lot; and Development Review No. DRP21-0078 to demolish an existing 7,172 square foot medical office building, and construct and operate a 52-unit, four-story, multi-family residential project (The Comstock) and for the property located at 12826 Philadelphia Street and identified as Assessor's Identification Number No. 8139-024-027 in the City of Whittier. (Applicant/Owner: MW Investment Group, LLC)

Pursuant to the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program has been prepared for the project. The Mitigated Negative Declaration is available for public review for a 20-day review period beginning June 24, 2022, and ending July 14, 2022, 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 October 29, 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 January 7, 2022. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on April 7, 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 July 18, 2022, meeting agenda for the most up-to-date options for participating in Planning Commission Meetings.

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

- Email: comdev@cityofwhittier.org (must be submitted prior to 4:30 p.m. on July 18, 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 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 **Luis G. Escobedo** at (562) 567-9320.

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