



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,
Assistant Director of Community Development
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): 2022060580

Project Title: Whittier Comstock Multi-Family Development and Uptown Whittier Specific Plan Amendment Project – DEVELOPMENT AGREEMENT DA 23-0001

Project Applicant: MW Investment Group, LLC./ THE WHITTIER COMSTOCK, LLC

Project Location (include county): Site Specific - 12826 Philadelphia Street, Whittier, Los Angeles County, CA. Assessor Identification No.: 8139-024-027. The latitude and longitude is 33° 58' 43.15" North and 118° 02' 20.1" West. The 185-acre Uptown Whittier Specific Plan is bound by the northern edge of the north side of Hadley Street to the north, Painter Avenue to the east, Penn Street to the south, and Pickering Avenue to the west. It consists of 35 city blocks, each block measuring approximately 300 feet by 600 feet.

Project Description: The project is approval of a Development Agreement to facilitate the development of the previously-approved Comstock Multi-Family Development project.

The previously-approved project was a combination of a Specific Plan Amendment to the Uptown Whittier Specific Plan affecting the entire 185-acres with additional modification to all of the Uptown Core zone and portions of the Uptown Center zone, together with a site-specific tentative map on a single 0.826 gross acre parcel and a development application for a site-specific multi-family residential project. 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. TPM22-004 (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). All existing on-site buildings, structures, and parking areas on the 0.826 gross acre development site will be demolished as part of the previously-approved project.

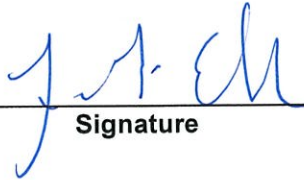
This is to advise that the City of Whittier – City Council, as the lead agency, approved a Development Agreement for the previously-approved project on June 27, 2023. The Development Agreement made no changes to the project and, therefore, the City Council by Ordinance No. 3149 found that no new CEQA environmental review was required under Title 14 of the California Code of Regulations, Section 15162.

As to the above-referenced underlying project, which was previously approved and certified on August 30, 2022, the City of Whittier – City Council previously made the following determinations:

1. The new 52-unit, four-story, multi-family residential and Specific Plan Amendment 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 as 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 previously certified Mitigated Negative Declaration for the underlying project, 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

Assistant Director of Community Development
Title

6/30/23
Date

FOR COUNTY CLERK'S USE ONLY

ORIGINAL FILED

JUN 30 2023

LOS ANGELES, COUNTY CLERK