



City of Whittier

COMMUNITY DEVELOPMENT-PLANNING DIVISION
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AUG 08 2022

LOS ANGELES, COUNTY CLERK

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 **Tuesday, September 6, 2022, at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the Council Chamber, 13230 Penn Street, to consider the following: Mitigated Negative Declaration, a Mitigation Monitoring and Reporting Program; Development Review Permit No. DRP21-0017 to construct a new 10,968-square foot, three-story commercial building; Conditional Use Permit No. CUP21-0001 for Development Hardships from the Whittier Boulevard Specific Plan, Workplace District and to allow the operation of a new drive-thru coffee shop with extended hours of operation for the properties located at 12540 Whittier Boulevard, more particularly described as Assessor Identification No. 8170-029-900 and 12549 Washington Boulevard more particularly described as Assessor Identification No. 8170-029-902, in the City of Whittier. (Applicant: Sycamore Group LLC; Owner: Whittier Redevelopment Successor Agency)

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 August 5, 2022, and ending September 4, 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 April 7, 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 September 20, 2021. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on September 15, 2021, 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 identified on any of the lists enumerated under Government Code Section 65952.5. The site is adjacent to listed properties and will have mitigation measures to address hazards and hazardous materials.

Due to the COVID-19 Pandemic and changing health orders, please review the September 6, 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 September 6, 2022)

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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 Luis Escobedo at (562) 567-9320.

Publish/Mail: August 5, 2022