



City of Whittier ORIGINAL FILED

Community Development Department SEP 09 2022
LOS ANGELES, COUNTY CLERK

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): 2022080157

Project Title: Whittier Pointe Commercial Project.

Project Applicant: Sycamore Group LLC

Project Location (include county): 12540 Whittier Boulevard (Assessor Identification No. 8170-029-900) and 12549 Washington Boulevard (Assessor Identification No. 8170-029-902), Whittier, Los Angeles County, CA. The latitude and longitude is 33° 58'6.48" North and 118° 02' 37.12" West.

Project Description: Conditional Use Permit No. CUP21-0001 is a permit to allow for a development standard deviation under the Development Hardship provisions (Section 4.7) of the Whittier Boulevard Specific Plan, to permit a drive-thru and permit modified hours for the operation of the coffee shop (Starbucks) located at 12540 Whittier Boulevard and 12549 Washington Boulevard, Whittier, Los Angeles County. The WBSP deviation requested will allow for the elimination of landscape finger planters. The drive-thru is proposed for the coffee shop operating 24-hours and the interior service area of the coffee shop having extended hours of operation from 4:30 am to midnight. Development Review Permit No. DRP21-0017 to construct a new 10,968-square foot, three-story commercial building, and demolition of the existing concrete pad and parking lot at 12549 Washington Boulevard.

This is to advise that the City of Whittier – Planning Commission, as the lead agency, has approved the above-referenced project on September 6, 2022, and has made the following determinations regarding the above-described project:

1. The new 10,968-square foot, three-story commercial building with a drive-thru coffee café 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] Assistant Director of Community Development *2/7/22*
Signature Title Date

FOR COUNTY CLERK'S USE ONLY