



City of Whittier

COMMUNITY DEVELOPMENT-PLANNING DIVISION
13230 Penn Street, Whittier, California 90602-1772
Tel: (562) 567-9320 Fax: (562) 567-2872
www.cityofwhittier.org

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council will conduct a public hearing on **Tuesday, April 25, 2023, at 7:00 p.m.**, in the Council Chamber, 13230 Penn Street, to consider a Mitigated Negative Declaration, a Mitigation Monitoring and Reporting Program, Zone Change No. ZCG21-0001, a request to change the existing C-2 (General Commercial) zoning to C-O (Commerical Office) – PD (Planned Development) zone, Precise Plan No. PPD23-0001 to authorize a senior citizen housing development, and Development Review No. DRP21-0039 to demolish existing on-site structures and develop a new, two-story, 25-unit senior citizen residential project for the property located at 6018 Norwalk Boulevard, and identified as Assessor's Identification Number No. 8174-041-028 in the City of Whittier. (Applicant/Owner:, LLC)

Pursuant to the requirements of the California Environmental Quality Act, an Initial Study, a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program have been prepared for the project. The Mitigated Negative Declaration is available for public review for a 30-day review period beginning March 3, 2023, and ending April 3, 2023, 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 and on the City's website at: www.cityofwhittier.org/government/community-development/environmental-documents-notices.

In accordance with Assembly Bill 52, on October 11, 2021, the City of Whittier sent Notices of Project Application to the Gabrieleno Tongva Indians of California, Gabrieleno/Tongva Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleno/Tongva Tribe, and the Gabrieleno Band of Mission Indians – Kizh Nation, and on January 3, 2022, to the Soboba Band of Luiseño Indians. Consultation with the Gabrieleno Band of Mission Indians – Kizh Nation occurred on January 4, 2022. A letter to proceed with the project was sent on February 10, 2023, to the Gabrieleno Tongva Indians of California, Gabrieleno/Tongva Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleno/Tongva Tribe and the Soboba Band of Luiseño Indians 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.

Please review the April 25, meeting agenda for the most up-to-date options for participating in City Council Meeting.

Public Comment options for **City Council Meeting**:

- Email: comdev@cityofwhittier.org (must be submitted prior to 4:30 p.m. on April 3, 2023)

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 City Council, and the City Council 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 City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comments, the City Council 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 **Ellen Fitzgerald** at (562) 567-9320.