



City of Whittier

Community Development Department

Notice of Determination

TO:
 Office of Planning and Research (OPR)
(Filed electronically at CEQAnet)
 County Clerk - County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway, Room 2001 Room 1201
Norwalk, CA 90650

FROM:
Lead Agency: City of Whittier, Community Development
- Planning Division
Address: 13230 Penn Street, Whittier, CA 90602
Contact Person: Ellen Fitzgerald, Principal Planner
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): 2023030158

Project Title: Golden Oaks Senior Citizen Residential Project
Zone Change No. ZCG 21-0001, Precise Plan No. PPD23-0001, and Development Review No. DRP21-0039

Project Applicant: Golden Oaks Senior Living Limited Partnership


Project Location (include county): 6018 Norwalk Blvd, Whittier, CA 90606 Los Angeles County, CA. Assessor Identification No.: 8174-041-028. Latitude and longitude is 33° 59' 21.01" North and 118° 03' 50.74" West

Project Description: Zone Change No. ZCG21-0001 is a request to change the project site's zoning from C-2 (General Commercial) to C-O (Commercial Office)-PD (Planned Development District) on the .469-acre irregularly-shaped parcel of land; Precise Plan PPD23-0001 to implement the required development plan for the PD (Planned Development District) zone and Development Review No. DRP21-0039 for 25 attached senior citizen residential rental units. The proposed project involves construction of a new building of 18,000 square feet developed with apartment units, garages, an interior courtyard, recreation room, and laundry room. Existing commercial and residential/lodging development of the site will be demolished.

This is to advise that the City of Whittier, as the lead agency, has approved the above-referenced project on April 25, 2023, and has made the following determinations regarding the above-described project:

1. The proposed new 25-unit senior citizen residential 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 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

Title

5/9/2023

Date