



NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044,
Sacramento, CA 95812-3044

FROM:
Lead Agency: City of Whittier, Planning Division
Address: 13230 Penn Street
Whittier, CA 90602-1772

County Clerk
County of Los Angeles,
12400 Imperial Highway, Norwalk, CA
90650

Contact Person: Werner Abrego
Sr. Economic Development and Housing Analyst
Phone Number: (562) 567-9320

Project Title: Tentative Parcel Map No. TPM23-0006 (TPM No. 84155) – Whittier Pointe.

Project Location-Specific: 12549 Washington Boulevard and 12540 Whittier Boulevard Whittier, CA 90602, Assessor Identification Number 8140-007-059 (Latitude 33° 58' 6.8212" N, Longitude 118° 2' 35.2968" W).

Project Location-City: Whittier **Project Location-County:** Los Angeles

Project Description: Tentative Parcel Map No. 23-0006 (TPM No. 84155) is a request consolidate three existing lots together as one and to allow for the subdivision of airspace for seven new commercial condominiums located at 12540 Whittier Boulevard and 12549 Washington Boulevard. The property is zoned as Whittier Boulevard Specific Plan, Workplace District.

Name of Public Agency Approving Project: City of Whittier

Name of Person or Agency Carrying Out Project: Werner Abrego, Sr. Economic Development and Housing Analyst

Exempt Status: (Check one)

- | | |
|--|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) |
| <input checked="" type="checkbox"/> Categorical Exemption (15315)(15301) | <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) |
| <input type="checkbox"/> Statutory Exemption () | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: The project was reviewed for potential exemptions and was found to satisfy the standards of Class 15 Categorical Exemption as specified within section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA) because the combination of three lots into one parcel does not divide the lots into more than four parcels, all services are available, the parcel complies with the General Plan and zoning standards, and was not previously subdivided in the past two years. The project also satisfies the standards of Class 1 Categorical Exemption as specified within section 15301 (Existing Facilities) the proposed project is subdividing a commercial building into seven commercial condominiums. Therefore, the City of Whittier has determined that the project will not have a significant effect on the environment and a Notice of Exemption will be filed pursuant to Section 15315, Class 15 (Minor Land Division) and Section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines.

Werner Abrego
City Contact Person

(562) 567-9320
Phone Number

Senior Economic Development and Housing Analyst
Title


Signature

8/30/24
Date

FOR COUNTY CLERK'S USE ONLY