



# 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

ORIGINAL FILED

NOV 08 2024

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 **Monday, December 16, 2024, at 6:00 p.m.**, in the Council Chamber, 13230 Penn Street, to consider a Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program; Vesting Tentative Tract Map No. TTM24-0001 (VTTM 84431) to consolidate six parcels into a single 0.826 gross acre lot for 24 new single-family condominiums; Development Review No. DRP24-0011 to demolish a 7,172 square-foot medical office building and construct and operate a 24-unit, three-story, townhome residential project (Comstock Place); and, Variance No. VAR24-0001, to allow for development and parking standard deviations for the property located at 12826 Philadelphia Street, as identified as Assessor's Identification Number No. 8139-024-027 in the City of Whittier. (Applicant: MW Investments Group, LLC; Owner: Beverly Professional Company, LLC)

Pursuant to the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration with 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 November 8, 2024, and ending December 8, 2024, at the following locations:

### In Person

Whittier City Hall, Community Development Department, 13230 Penn Street, Whittier, CA 90602, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday  
Central Library, 7344 Washington Avenue, Whittier, CA 90602  
Whittwood Branch Library, 10537 Santa Gertrudes Avenue, Whittier, CA 90603

### Online

City of Whittier Community Development Department's Environmental Documents & Notices webpage at <https://www.cityofwhittier.org/government/community-development/environmental-documents-notice>

In accordance with Assembly Bill 52, on March 18, 2024, 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 May 7, 2024. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on September 20, 2024, 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 December 16, 2024, meeting agenda, which will be available on the city's website, <https://www.cityofwhittier.org/government/agendas-and-minutes>, for the most up-to-date options for participating in Planning Commission meetings.

ORIGINAL FILED

NOV 13 2024

Public Comment options for **Planning Commission Meetings:**

- Email: [comdev@cityofwhittier.org](mailto:comdev@cityofwhittier.org) (must be submitted prior to 4:00 p.m. on December 16, 2024)

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 in person or 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 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 **Crystal Arroyo** at (562) 567-9320.

Publish: November 8, 2024

ON November 08 2024

UNTIL December 09 2024

REGISTRAR – RECORDER/COUNTY CLERK



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Dean C. Logan, Registrar - Recorder/County Clerk  
Electronically signed by TINA TRAN

2024 231321  
FILED  
Nov 08 2024

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