

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Comstock Place Townhouse Project

Lead Agency: City of Whittier

Contact Name: Crystal Arroyo

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Phone Number: 562-567-9320

Project Location: Whittier

Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

Vesting Tentative Tract Map 84431 will consolidate six parcels into a single 0.826 gross acre lot for condominium purposes located at the the southwest corner of the intersection of Philadelphia Street and Comstock Avenue in the City of Whittier, Los Angeles County. A Certificate of Appropriateness will be required for a Demolition Permit to authorize the removal of an existing 7,172 square foot medical office building and associated surface parking lot. Variance No. 24-0001 is for the following variances from the Uptown Whittier Specific Plan in order to be developed as proposed: a) "Lot Width" for the Courtyard Housing: Allow for a minimum lot size of 120 feet instead of the required minimum 125 feet for courtyard housing [UWSP section 4.4.8 (A)]; b) Tandem parking: Allow the use of 8 tandem parking garages. The Uptown Whittier Specific Plan (UWSP) does not allow tandem parking. 8 tandem parking garages have been incorporated into the site plan out of 24 [UWSP section 4.9.1(E)(4)]; c) Guest Parking: Allow for the revision of the required number of guest parking spaces at 6 spaces to 4 spaces [UWSP section 4.3.4 section (C)(3)]; and d) Guest Parking Placement: Allow for guest parking that does not meet the provisions of UWSP, Center District Section 4.3.4 (C) (1). Development Review Plan No. DRP24-0011 is for the construction and operation of 24 single-family attached condominium units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation Measures for Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Tribal Cultural Resources and Utilities and Service Systems. Summarized in document.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None