

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: _____

Project Title: Comstock Place Townhouse Project.

Lead Agency: City of Whittier Community Development Department
Mailing Address: 13230 Penn Street
City: Whittier Zip: 90602

Contact Person: Crystal Arroyo, Assistant Planner
Phone: (562) 567-9320
County: Los Angeles

Project Location

County: Los Angeles City/Community: Whittier Zip Code: 90601
Cross Streets: Philadelphia Street/Comstock Avenue
Assessor's Parcel No(s): 8139-024-027 Section 21, Twp: 2 South, Range: 11 West, Base: San Bernardino
Latitude/Longitude: 33.978652° North/ -118.038916° West Total Acres: 0.82 net acres
Within 2 miles: State Hwy#: 72 and Interstate 605 Waterways: San Gabriel River
Airports: N/A Railways: BNSF Schools: Saint Mary's Catholic, Whittier Christian, Longfellow Elementary, Walter F. Dexter Middle and Whittier High

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplemental EIR EA Final Document
 Neg Dec Subsequent EIR Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other – Demolition Permit

Development Type:

Residential: Units 24 Acres 0.82 net Transportation: Type _____
 Office: Sq.Ft _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.Ft _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Industrial: Sq.Ft _____ Acres _____ Employees _____ Waste Management: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues That May Have A Significant or Potentially Significant Impact

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u>
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation	
<input type="checkbox"/> Fiscal			

Vesting Tentative Tract Map 84431 will consolidate six parcels into a single 0.826 gross acre lot to facilitate development of the Comstock Place Townhouse Project. A Certificate of Appropriateness will be required for the Demolition Permit to authorize the removal of the 7,172 square foot medical office building and associated surface parking lot.

Variance No. 24-0001: The proposed project will require 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 envisions 24 single-family attached condominium units along the frontage of Comstock Avenue and Philadelphia Street. There will be two 3-story structures that would be situated in a "U" formation. The project provides 59 parking spaces. Each individual townhouse will be equipped with a garage that will each contain 2 parking spaces (for a total of 48 garage spaces) and 7 resident spaces. Additionally, 4 guest parking spaces will be provided, which includes 1 accessible space in compliance with the American Disabilities Act (ADA). About 6,892 SF of landscaping will be provided. The 24 units on the 0.82-acre site correlates to a density of about 29.27 units per acre.

Reviewing Agencies Checklist
 (Recommend Clearinghouse distribution by checking appropriate boxes)

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating/Waterways, Dept. of Calif. Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 4 <u>Los Angeles</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Conservancy |
| <input type="checkbox"/> Education, Dept. of Office of Public School Construction | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Housing and Community Development | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: Dept. of Calif. Highway Patrol _____ |
| <input type="checkbox"/> Native American Heritage Commission | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u> |

Public Review Period (to be filled in by lead agency)

Starting Date: November 8, 2024

Ending Date: December 9, 2024

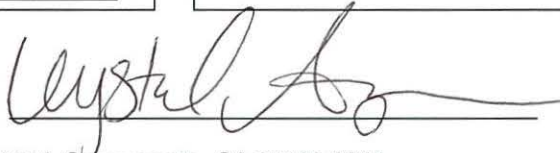
Lead Agency: City of Whittier Community Development Department

Consulting Firm Tom Dodson & Associates
 Address: PO Box 2307
 City/State/Zip: San Bernardino, CA 92406-2307
 Contact: Kaitlyn Dodson
 Phone: 909-882-3612

Applicant: MW Investment Group, LLC

Address: 27702 Crown Valley Parkway, Suite D-4-197
 City/State/Zip: Ladera Ranch, CA 92694
 Phone: (626) 710-6377

Signature of the Lead Agency Representative



Date: 11-07-2024

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

Certified or Fed Ex packages to: State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814