

# Whittwood Town Center Specific Plan Amendment

EIR Scoping Meeting  
November 30, 2022



# Introduction

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- CEQA Lead Agency: City of Whittier
- City's EIR Consultant: Terra Nova Planning & Research, Inc.
- Project Applicant: Whittwood 1768, Inc. (Kimco)
- Purpose: Information gathering and dissemination prior to preparation of EIR

# The Proposed Project

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The Project consists of three applications:

- Specific Plan Amendment
  - ▣ Currently approved for up to 900,000 SF of commercial space and 150 residential units.
  - ▣ Building-specific entitlements to occur subsequent to Specific Plan Amendment.
  
- Tentative Tract Map
  
- Development Agreement

# Specific Plan Amendment

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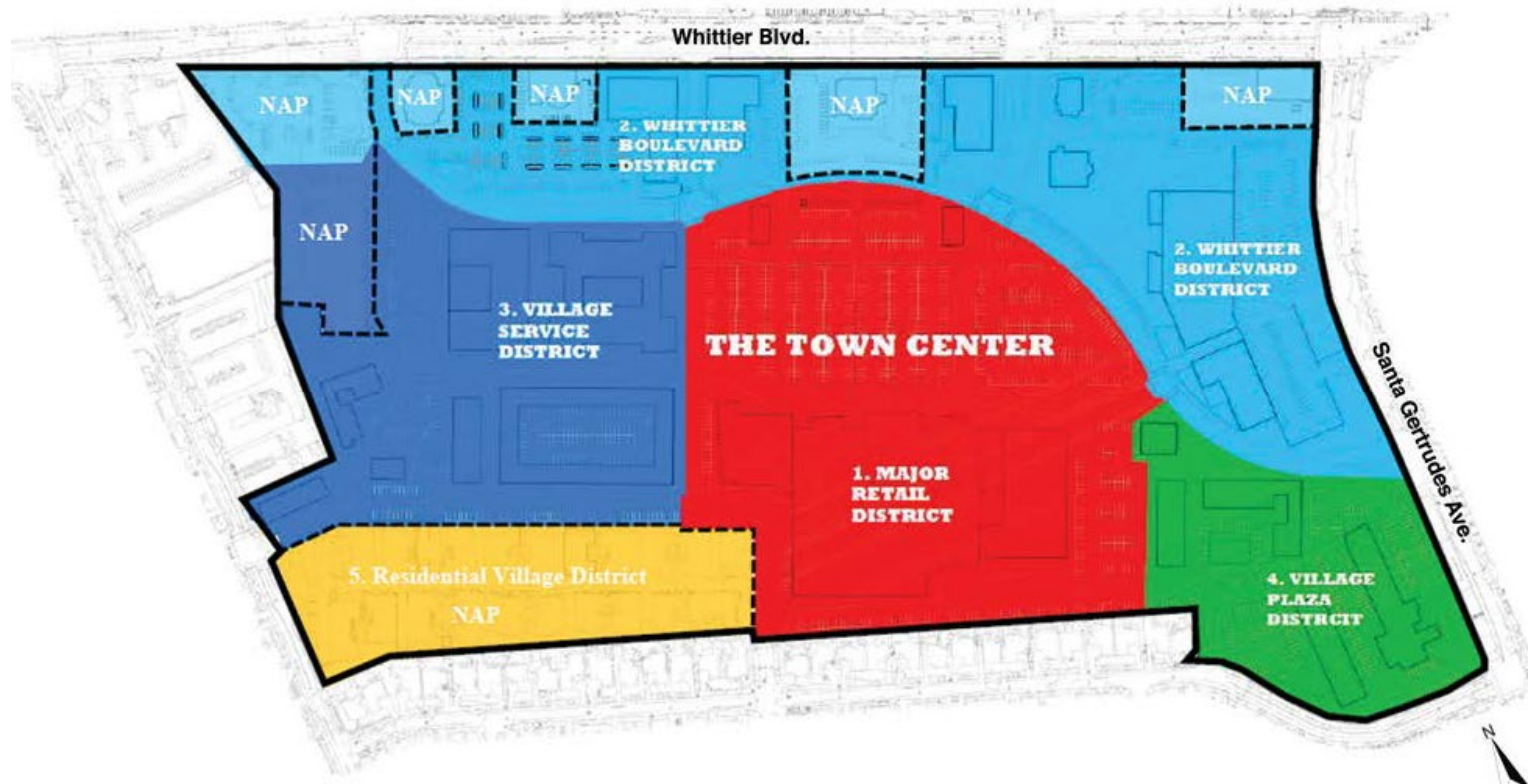
## The Specific Plan is divided into 5 Districts

### LEGEND

— Specific Plan Boundary

- - - - Limits of Tentative Tract Map

NAP Parcels Not Included in Tentative Tract Map



# Specific Plan Amendment

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The mix of land uses, square footage and units is being modified

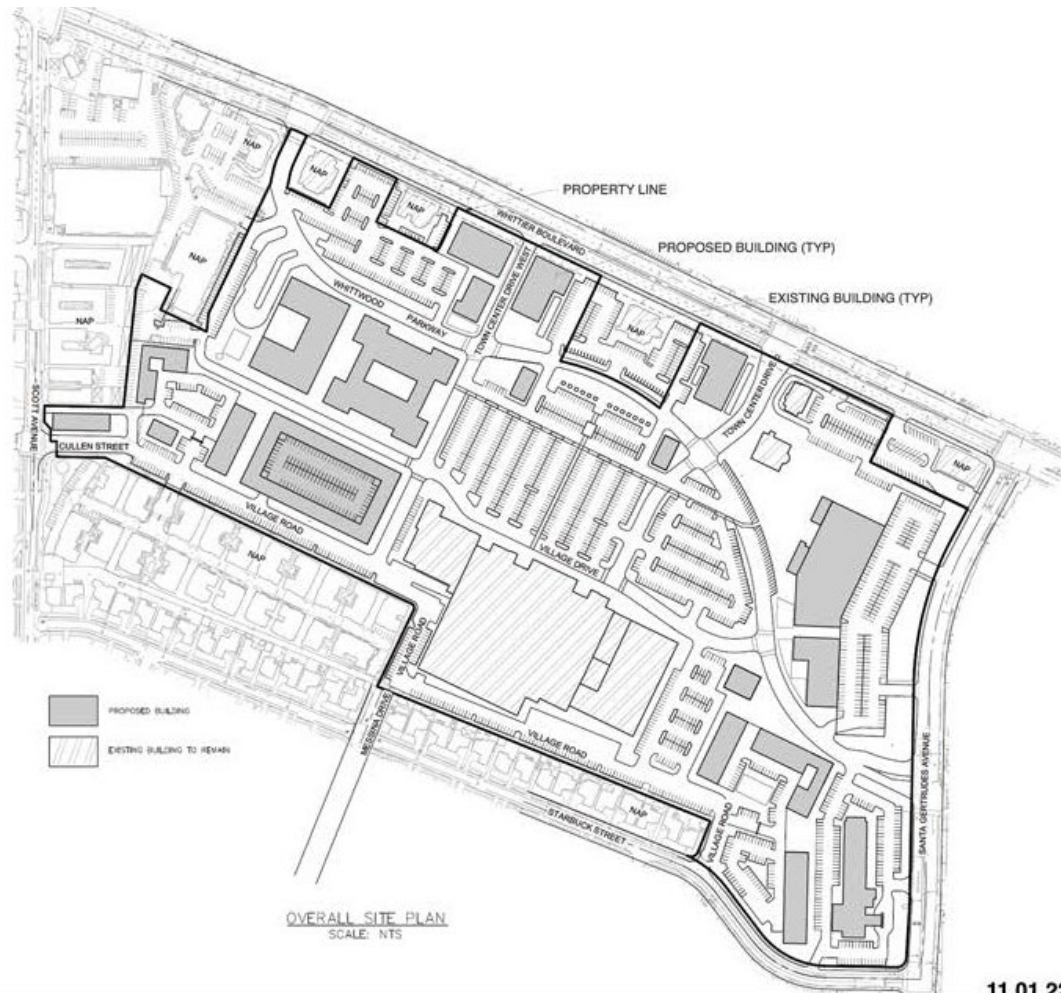
Table 1: Specific Plan Land Use Statistical Summary

LAND USE	EXISTING SPECIFIC PLAN				SPECIFIC PLAN AMENDMENT			
	District	Acres	Floor Area (sf)	Max. Dwelling Units	District	Acres	Floor Area (sf) Rooms	Max. Dwelling Units
Mixed-Use Commercial Hotel Rooms Residential	1,2,3,4	60.3	900,000 sf --	0	1,2,3,4	60.3	600,000 sf 300 Rooms	1,200 DU
High-Density Residential	5	6.1	--	150	5	6.1	--	150
<b>Total</b>		66.4	900,000 sf	150 du		66.4	600,000 sf 300 rooms	1,350 du

# Specific Plan Amendment

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## Site Plan Concept



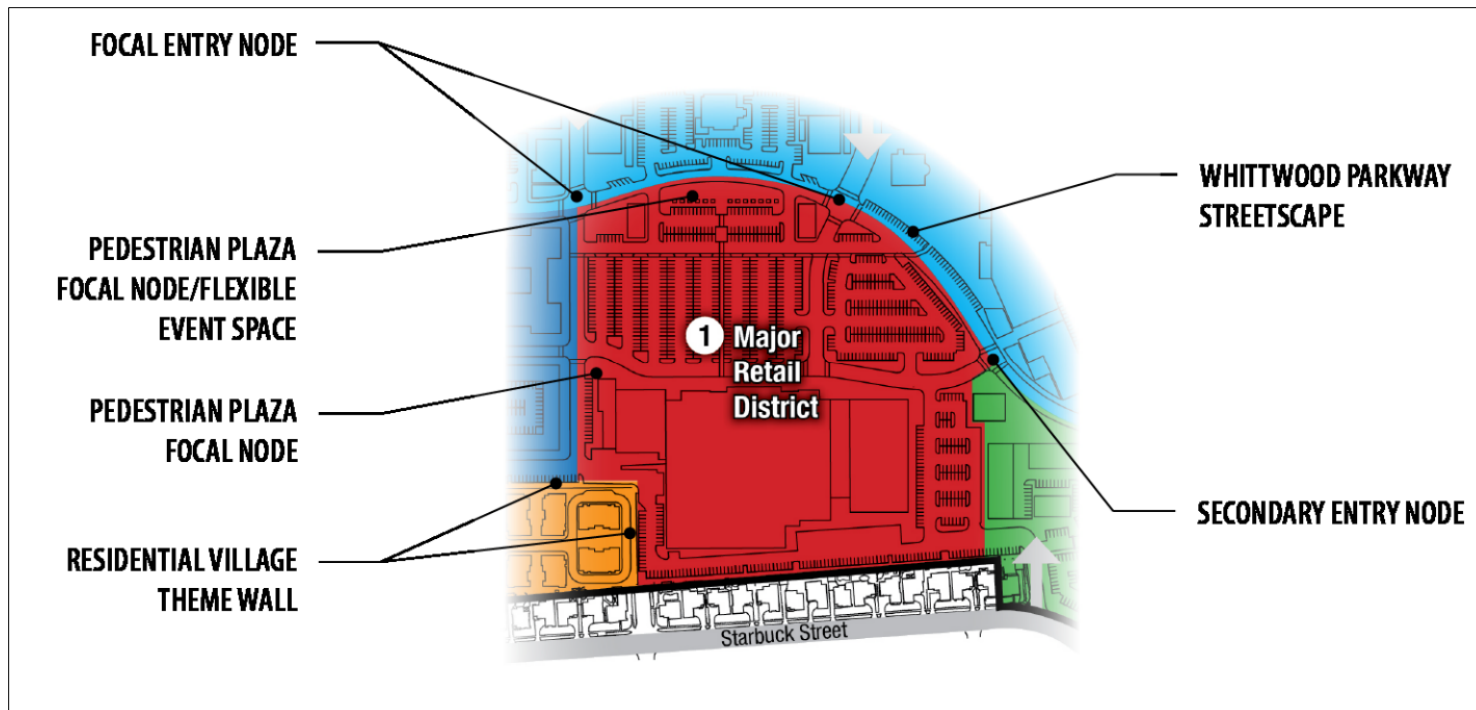
11.01.22

# Specific Plan Amendment

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## District 1

- Retains existing major tenants
- Allows for new retail shops and pads
- Provides pedestrian plazas and connections to other Districts

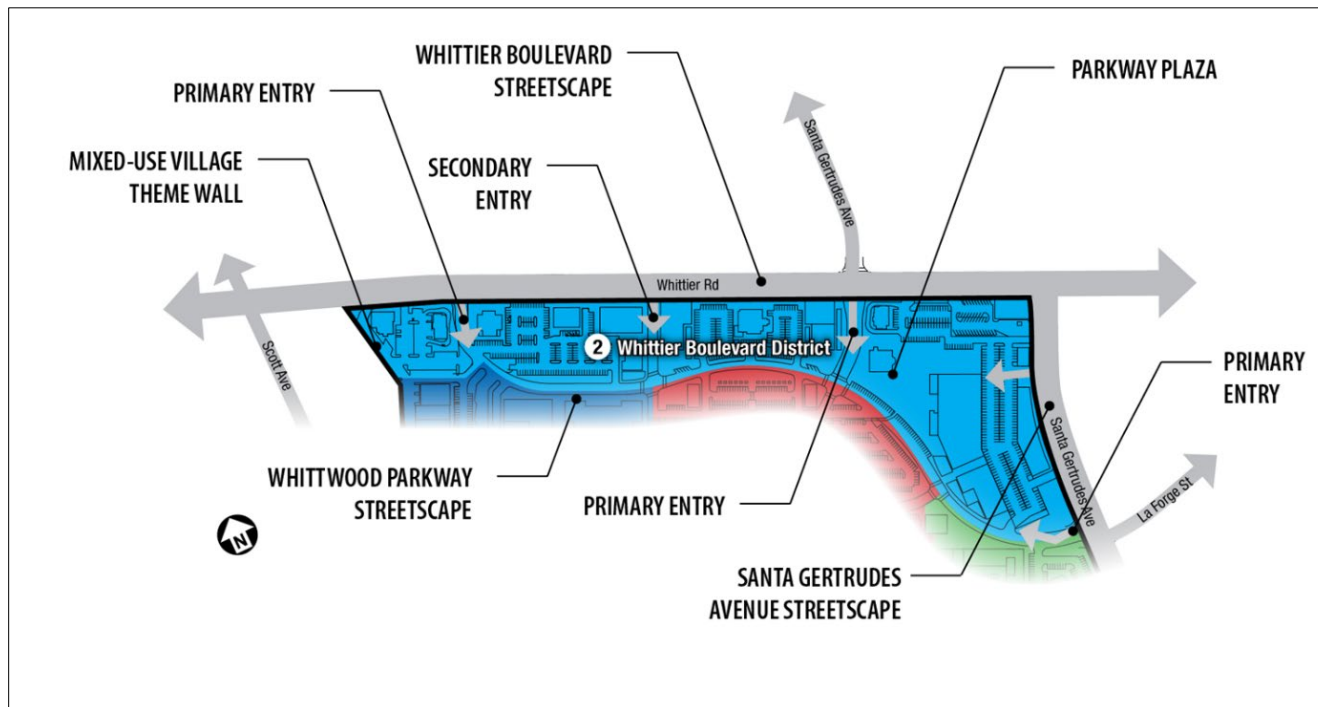


# Specific Plan Amendment

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## District 2

- Whittier Boulevard frontage
- Blends existing retail and restaurant with new retail, cinema, restaurant buildings.
- Pedestrian-scale outdoor plazas, event space and seating areas.



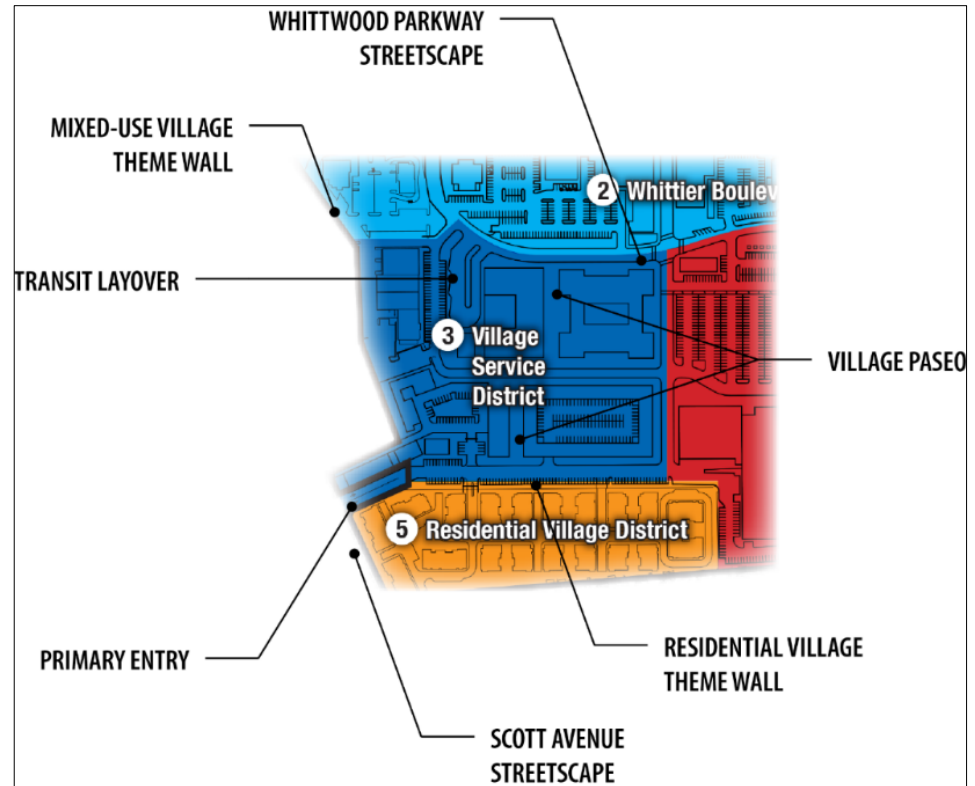


# Specific Plan Amendment

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## District 3

- South of District 2, west of District 1
- Service oriented: post office, health club, medical offices, smaller retail/service businesses.
- New residential to replace existing commercial.
- Consolidated transit hub.

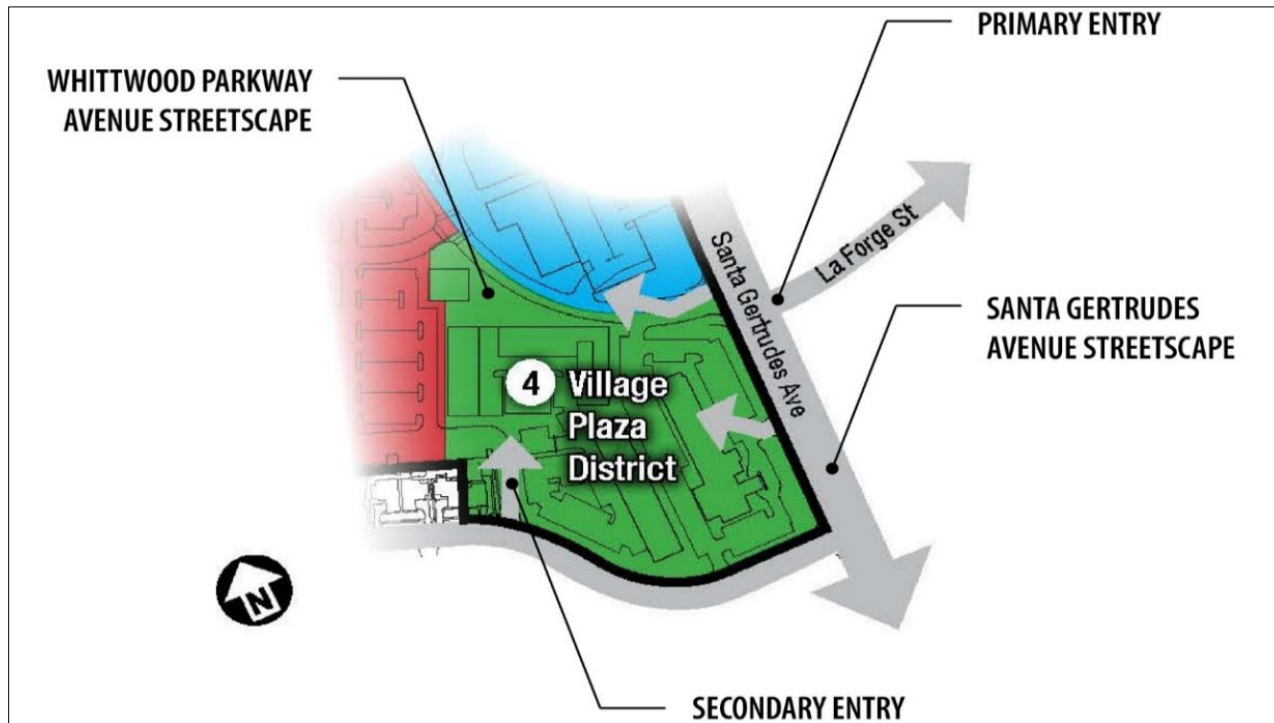


# Specific Plan Amendment

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## District 4

- Southeast corner of the Town Center.
- Allows hotel, retail/services businesses, residential uses and public gathering spaces and plazas.

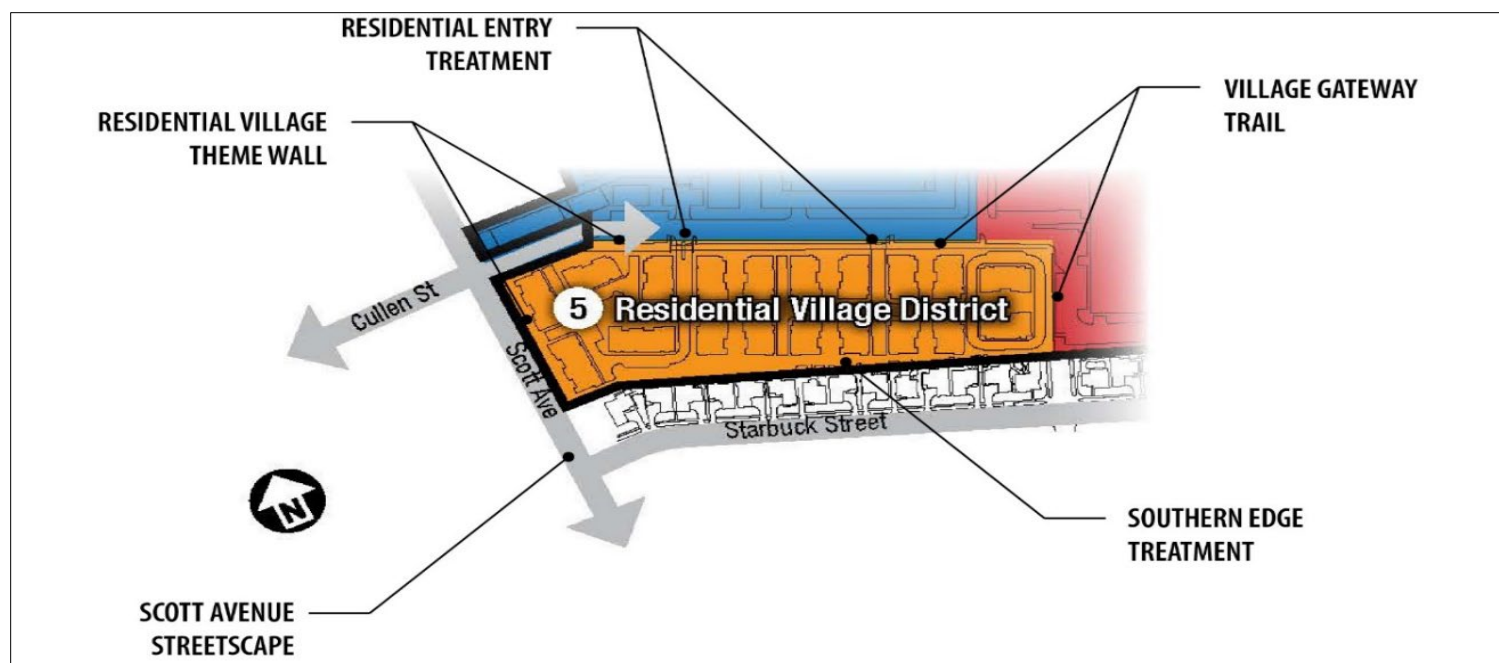


# Specific Plan Amendment

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## District 5

- Existing townhomes adjacent to Scott Avenue (114 built of 150 allowed).
- No change to current conditions.

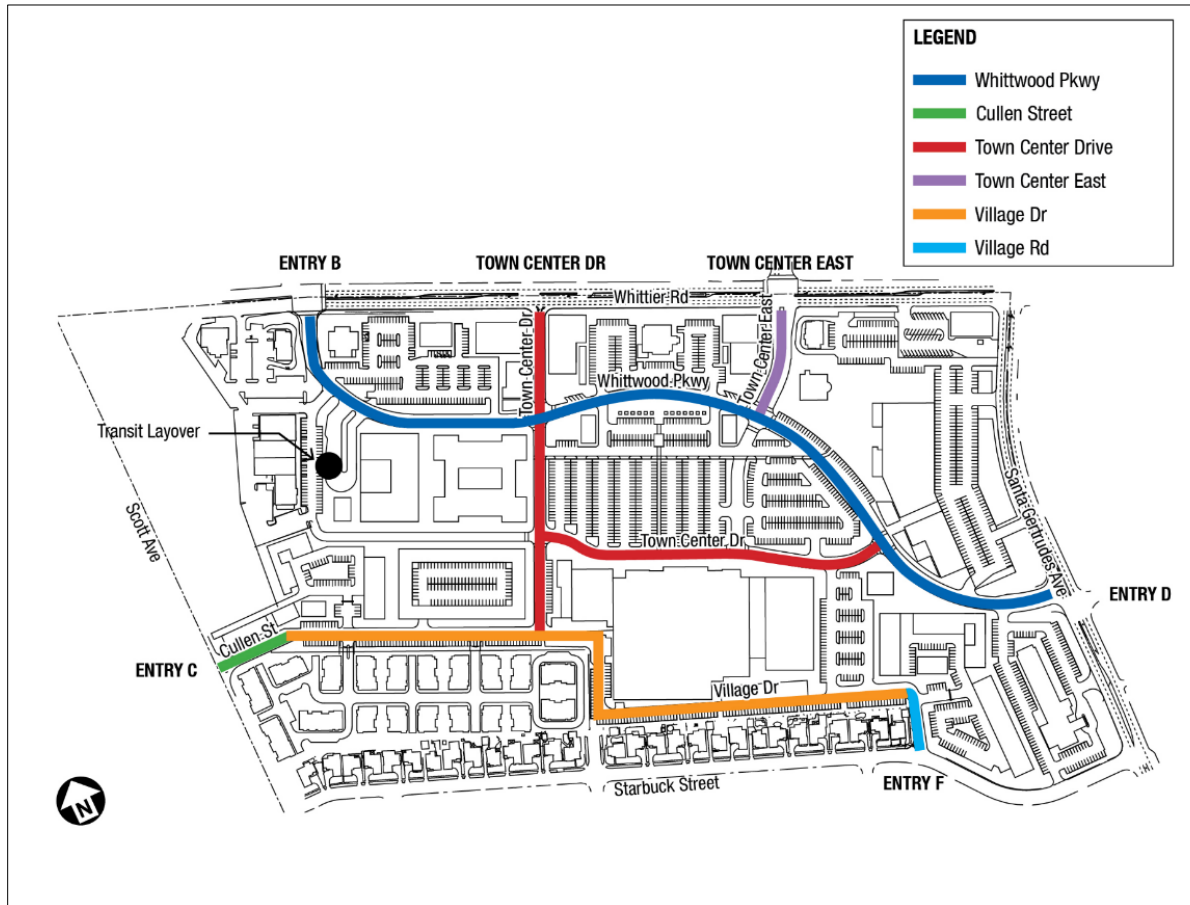


# Specific Plan Amendment

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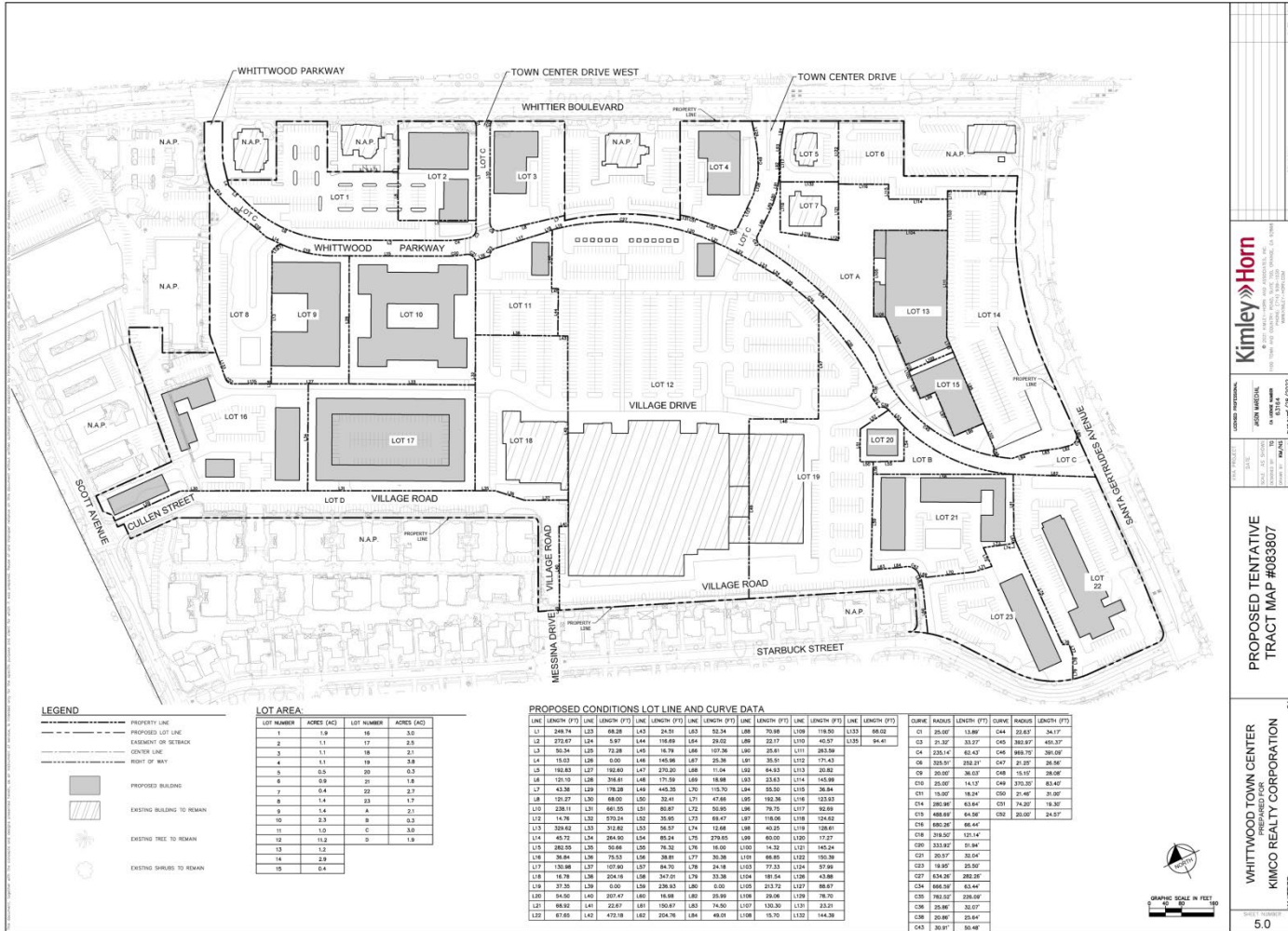
## Circulation

- Clearly defines roadways through the Project.



# Tentative Tract Map

## Subdivides the property into multiple lots



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**PROPOSED TENTATIVE TRACT MAP #063807**

**WHITTWOOD TOWN CENTER**  
 PREPARED FOR:  
 KIMCO REALTY CORPORATION

DATE: 07/15/2022  
 SHEET: 13 OF 14  
 SCALE: AS SHOWN  
 DRAWN BY: JMM  
 CHECKED BY: JMM

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# Development Agreement

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- Contract between the developer and the City.
- Assures installation of improvements with Project components with a master phasing plan.
- Provide public services for the Project.
- Vests rights to develop the Project for the developer.

# The CEQA Process

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- The City determined that an Environmental Impact Report (EIR) is required for this Project.
- The EIR process is intended to encourage public participation and involvement.
- The Notice of Preparation (NOP) is the first step in this process.
- This Scoping Meeting is intended to allow everyone an opportunity to express their concerns regarding the potential impacts of the Project.
- Everyone also has an opportunity to respond in writing to the NOP by December 8<sup>th</sup>.

# The CEQA Process

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- After the NOP review period, the City will review public comments and incorporate concerns into the analysis in the EIR.
- Technical reports are also being prepared, and will be included in the EIR:
  - Air Quality and Greenhouse Gas Emissions
  - Historic Resources
  - Water Resources and Supply
  - Noise
  - Traffic
  - Sewer Capacity
- The EIR will have a 45-day public comment period.
- The Planning Commission and City Council will have public hearings.



# CEQA Issues

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The preliminary determination is that the Project has the potential to significantly impact:

- Aesthetics (scenic vistas, light and glare)
- Air Quality & Greenhouse Gas Emissions
- Biological Resources (migratory birds)
- Historic and Archaeological Resources
- Geology (soil erosion and unstable soils)
- Hydrology (water supply)
- Noise (construction and long term)
- Traffic
- Utilities (water and sewer facilities, water supply)

No Impacts to Agriculture, Forestry, Mineral Resources and Wildfire.

All of the issue areas are being researched, but we have no conclusions yet.

# Public Comments and Input

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- The NOP is available at both City libraries, City Hall and on the City's website.
- We are here to listen to your concerns.
- Comment cards are available.
- You can also send written comments to:

Patti Nahill, Contract Project Manager  
Email: [pnahill@cityofwhittier.org](mailto:pnahill@cityofwhittier.org)  
City of Whittier  
Community Development Department  
13230 Penn Street  
Whittier, CA 90602-1772

Responses in writing to the NOP should be received by December 8<sup>th</sup>.