



# City of Whittier

13230 Penn Street, Whittier, California 90602-1772  
Tel: (562) 567-9320

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## NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Whittier (City) is the lead agency pursuant to the California Environmental Quality Act (CEQA) and intends to prepare an Environmental Impact Report (EIR) for the proposed project identified below.

**Lead Agency:** City of Whittier, Community Development Department  
13230 Penn Street, Whittier, CA 90602-1772  
Phone: 562-567-9320

**Project Title:** Whittier Boulevard Business Center

**City Project No.:** Development Review Permit No. DRP21-0065  
Conditional Use Permit No. CUP22-0007  
Certificate of Appropriateness No. HRC22-0012

**Project Location:** 12352 Whittier Boulevard, Whittier CA 90606

**NOP Comment Period:** The 30-day public review period will commence on December 14, 2022 and end on January 13, 2023. Written comments on the NOP must be received at the City within the public review period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by January 13, 2023. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to: Ellen Fitzgerald, Principal Planner, 13230 Penn Street, Whittier, CA 90602, or via email to [efitzgeraldl@cityofwhittier.org](mailto:efitzgeraldl@cityofwhittier.org). Copies of the Notice of Preparation are available for review at the above address, at the Whittier Central Library at 7344 Washington Avenue and the Whittwood Branch Library at 10537 Santa Gertrudes Avenue and on the City's website at: [www.cityofwhittier.org/government/community-development/environmental-documents-notices](http://www.cityofwhittier.org/government/community-development/environmental-documents-notices). In addition, the Notice of Preparation was directly uploaded to the CEQAnet Web Portal in the State Clearinghouse of the Governor's Office of Planning and Research.

### Introduction

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, and interested parties that the City of Whittier (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the Whittier Boulevard Business Center Project (Project). The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable.

## Project Description

The Project involves the proposed redevelopment of a 13.49-acre property (the "Project site") with one employment-generating manufacturing building having up to 295,499 s.f. of floor space, consisting of 288,499 s.f. of ground floor space and 7,000 s.f. of mezzanine space. The Project site is located on the western side of the Whittier Boulevard frontage road, between Walnut Grove Drive and Pacific Place. APNs: 8170-026-011 and 8170-026-015. The site is currently developed with three attached buildings having a total building footprint area of approximately 213,430 s.f. The existing buildings are currently vacant but previously housed the former Leggett and Platt manufacturing facility, which manufactured metal bedframes since the 1950's. As part of the Project, the existing buildings would be demolished to construct the new proposed building.

Applications filed with the City of Whittier include the following:

- Development Review Permit No. DRP21-0065 is proposed to allow for redevelopment of the 13.49-acre Project site with one building having a total square footage of 295,499 s.f., which includes a building footprint of 288,499 s.f. and approximately 7,000 s.f. of mezzanine space, along with associated landscaping, lighting, and off-street parking. The proposed building's tenant is not known at this time; however, the building is designed to accommodate uses such as manufacturing, assembly, research and development, light industrial, and related uses, with less than 49% of the building devoted to storage. The building is designed with a primary office space facing the Whittier Boulevard frontage road, a potential future office at the northwest corner of the building, and 24 loading docks positioned on the south-facing side of the building. A total of 417 parking stalls are proposed in a surface parking lot to service the building.
- Conditional Use Permit No. CUP22-0007 is requested to grant a development hardship for orchard parking (Section 4.0.5.m.4.d)) and publicly accessible open space (Section 4.0.5.n.) under the Development Hardship provisions of the Whittier Boulevard Specific Plan (WBSP).
- Certificate of Appropriateness No. HRC22-0012 is requested to authorize the proposed demolition of the existing onsite structures, which may meet Criteria E of Whittier's Historic Preservation Ordinance, related to being the site of an important historical event or being associated with events that made a meaningful contribution to City of Whittier during the years 1950-1967 when Ekco Products Company was operating out of the building at 12352 Whittier Boulevard.

## POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on the preparation of an environmental Initial Study, the City of Whittier in its capacity as Lead Agency for the proposed Project has determined that the Project may result in significant impacts under the topics checked below, requiring further analysis in the EIR:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                                  | <input type="checkbox"/> Agricultural Resources              | <input type="checkbox"/> Air Quality                         |
| <input type="checkbox"/> Biological Resources                        | <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Energy                              |
| <input checked="" type="checkbox"/> Geology / Soils<br>Materials     | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous      |
| <input type="checkbox"/> Hydrology / Water Quality                   | <input type="checkbox"/> Land Use / Planning                 | <input type="checkbox"/> Mineral Resources                   |
| <input checked="" type="checkbox"/> Noise                            | <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                     |
| <input type="checkbox"/> Recreation                                  | <input type="checkbox"/> Transportation                      | <input checked="" type="checkbox"/> Tribal Cultural Resource |
| <input type="checkbox"/> Utilities / Service Systems<br>Significance | <input type="checkbox"/> Wildfire                            | <input type="checkbox"/> Mandatory Findings of               |

Attachments:

Figure 1 – Project Location Map

Figure 2 – USGS Map

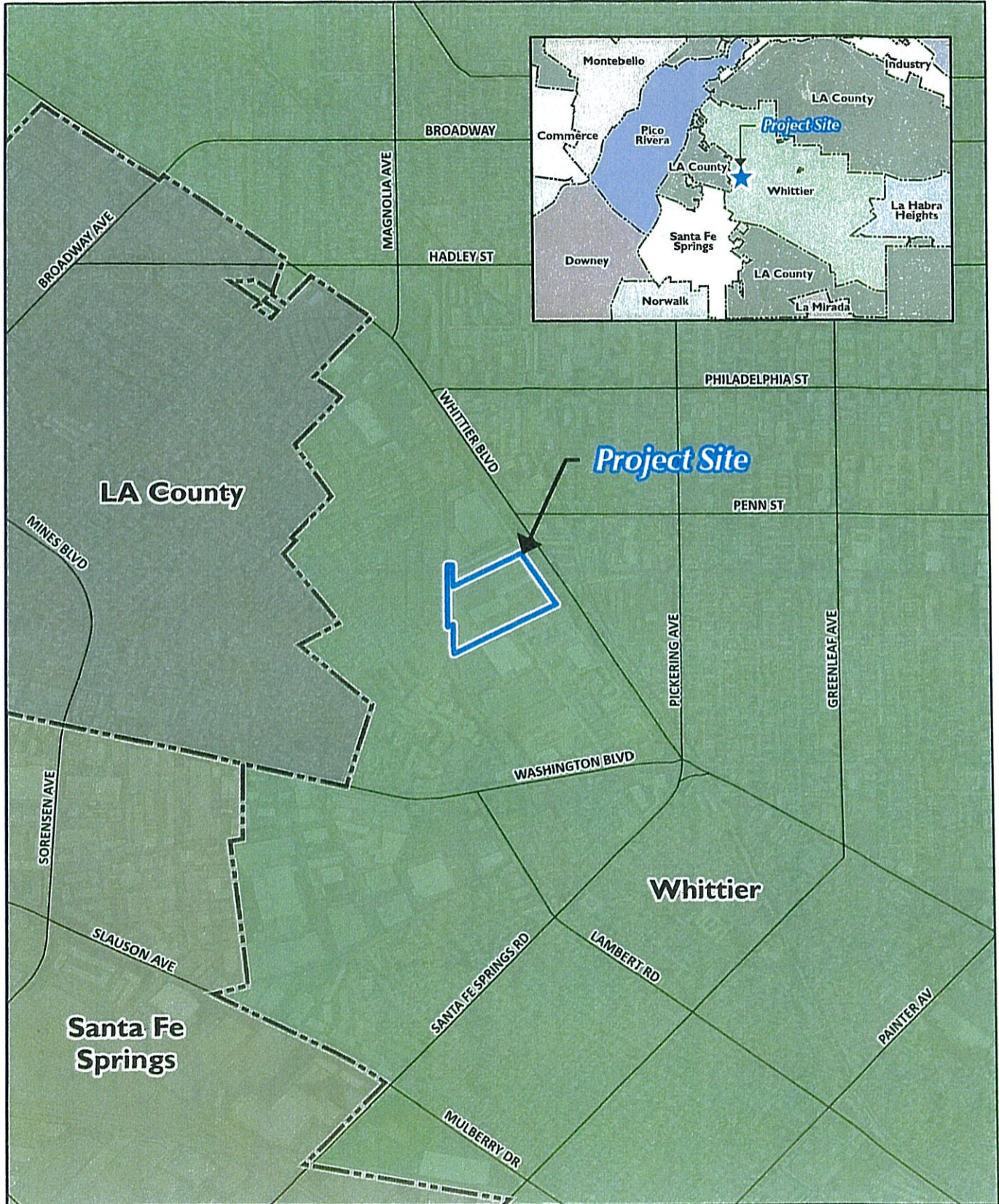
Figure 3 – Aerial Photograph

Figure 4 – Proposed Development Plan

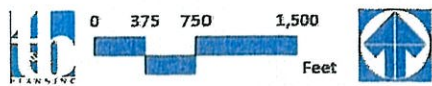
Environmental Initial Study, available on the City's website at:

<https://www.cityofwhittier.org/government/community-development/environmental-documents-notices>

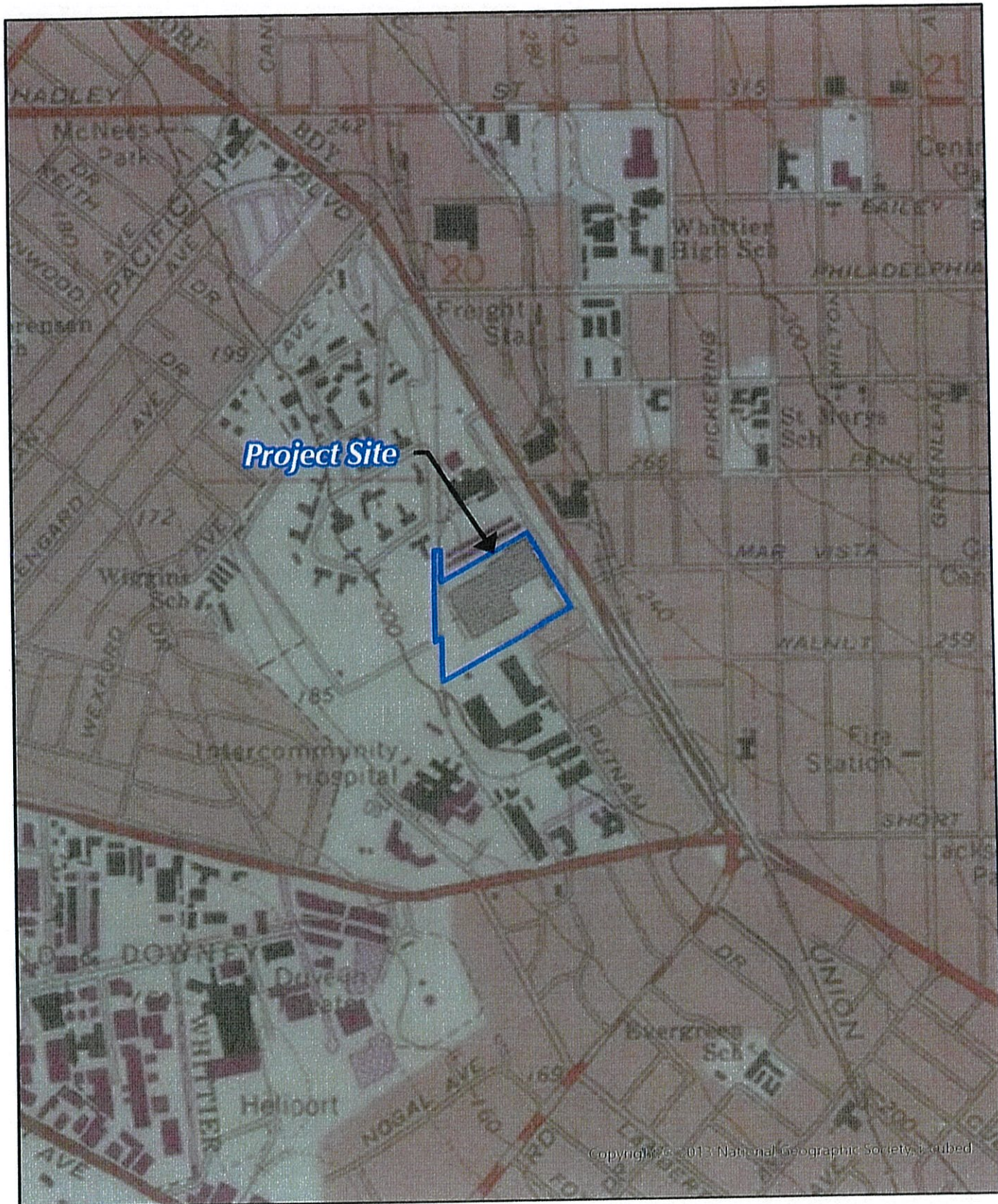




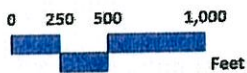
Source(s): Esri, LA County (2022), Nearmap Imagery (2022)



### Project Location Map



Source(s): Esri, USGS (2013)



USGS Topographical Map

Lead Agency: City of Whittier



Source(s): Esri, Nearmap Imagery (2022)



Aerial Photograph

Lead Agency: City of Whittier

Figure 4

**Project Directory**

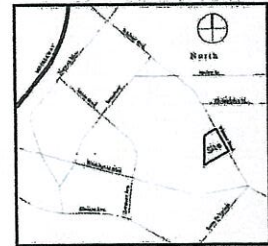
**DEVELOPER / APPLICANT:**  
**WESTERN REAL CO. LLC**  
 500 Newport Center Drive, Suite 630  
 Newport Beach, California 92660  
 Telephone: 949 720 3788  
 Contact: Gary Edwards  
 gedwards@westernrealco.com

**ARCHITECT:**  
**BASTIEN AND ASSOCIATES, INC.**  
 12661 Red Hill Avenue, Suite 150  
 Tustin, California 92780  
 Telephone: 714 617 8600  
 Contact: Mike McAndrew  
 mmcandrew@bastienarchitects.com

**CIVIL:**  
**THIENES ENGINEERING**  
 14349 Firestone Blvd.  
 La Mirada, CA 90638  
 Telephone: 714 521-4811  
 Contact: Brian Thienes  
 brian@thieneseng.com

**LANDSCAPE:**  
**EMERALD DESIGN**  
 505 N. Harbor Blvd., Suite 222  
 Fullerton, CA 92833  
 Telephone: 714 680 0417  
 Contact: Charles Lamb  
 charles@emeraldlandscape.com

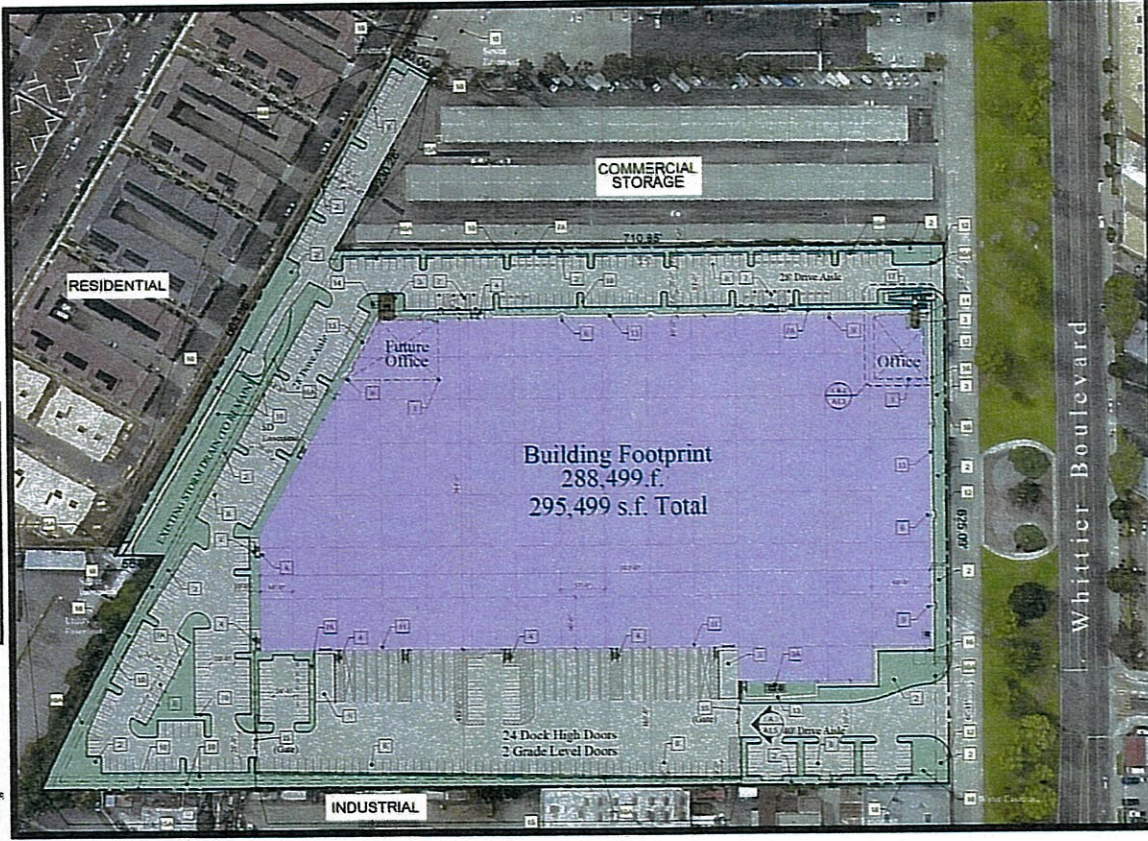
**Vicinity Map (N.T.S.)**



**Legend**

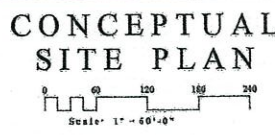
- Existing Property Lines
- Setback Line
- Proposed Interior Wall Location
- Fencing
- EV Electric Vehicle Charging Station Stalls
- Solid Dark Hatch Represents Landscape Area
- Diagonal Hatch Represents Paved Striping
- Solid Light Hatch Represents On-Site Landscape
- Dark Hatch Represents Enhanced Hardscape
- Parking Stall Color Keycode

- Scope of Work**
- Single New Concrete Tilt Industrial Building
  - All new Drives shall be Asphalt or Concrete Paving.
  - All new Walks shall be concrete with medium Brown Finish
  - Public Improvements as directed by City Staff.
  - All new Landscaping Per City Requirements



**Legal Description**  
 Parcel 2 of Parcel Map no. 60391, in the city of Whittier, county of Los Angeles, state of California, as per map filed in book 326, page 39-43 of parcel maps, in the office of the county recorder of said county.

**Parcel Numbers**  
 8170-026-011 8170-026-015



**Planning Information**

General Plan Zone: General Plan (GP) - Specific Plan  
 Whittier Blvd. Specific Plan (Workplace District)

Specific Plan: 15' On Whittier Blvd. East  
 10' On the South property line  
 10' On the West property line  
 10' On the North property line

**Site Plan Summary**

Gross Site Area	13.49 Acres	587,672 s.f.
Total Building Footprint		288,499 s.f.
Total Building Area (Including 7,000 s.f. Mezz)		295,499 s.f.
Gross Site Coverage		49.09%
High Floor Area Ratio (including Mezz)		50.28%
Parking Required		417 Stalls
Office	14,000 s.f. 1/200	47 Stalls
Manufacturing	136,705 s.f. 1/500	273 Stalls
Distribution	144,794 s.f. 1/1,500	97 Stalls
Fencing Provided (1 ft Stalls per 1,000 s.f.)		417 Stalls
Electric Vehicle Charging Stations Required (10% of Total Actual Stalls for Project w/200 Stalls or more)		42
Electric Vehicle Charging Stations Provided		42
Bike Parking (4 Bikes for first 50,000 sq ft 1 Bike for each additional 50,000 sq ft)		9 Bikes
Landscape Irrigation (10% min.)		28,762 s.f.
Landscape Irrigated		78,889 s.f.

**Sheet Index**

**ARCHITECTURAL**

- A 0.1 SITE PHOTOGRAPHIC SURVEY
- A 1.0 CONCEPTUAL SITE PLAN
- A 1.1 OVERALL FLOOR PLAN
- A 1.2 OVERALL ROOF PLAN
- A 1.3 ENLARGED TENANT IMPROVEMENT FLOOR PLAN
- A 1.4 NORTH and EAST CONCEPTUAL ELEVATIONS
- A 1.5 SOUTH and WEST CONCEPTUAL ELEVATIONS
- A 1.4 LIGHTING CUT SHEET & CANOPY SECTION
- A 1.7 MATERIAL and PAINT COLOR BOARD

**LANDSCAPE**

- L1 TITLE SHEET AND GENERAL NOTES
- L2 LANDSCAPE PLAN - AREA 1A
- L3 LANDSCAPE PLAN - AREA 1B
- L4 LANDSCAPE PLAN - AREA 2
- L5 LANDSCAPE PLAN - AREA 3
- L6 LANDSCAPE IMAGE BOARD

**CIVIL**

- C1 CONCEPTUAL GRADING PLAN
- C2 CONCEPTUAL GRADING PLAN
- C3 CONCEPTUAL GRADING PLAN
- C4 CONCEPTUAL UTILITY PLAN
- C5 CONCEPTUAL UTILITY PLAN
- C6 CONCEPTUAL WALL PROFILES

**General Notes**

1. Site Plan Sheet Area: All Engineering and MDES Registration.
2. All Lighting Shall Conform with the Municipal Standards
3. All Signage Shall Conform with the Municipal Standards
4. All Hardscape Shows on Plan will be Installed as either Concrete or Asphalt Paving
5. All Parking Spaces are shown as Standard Size Stalls
6. All Mechanical Equipment and Screening Shall Conform with the Municipal Standards
7. All Public Improvements Shall Conform with the Municipal Standards
8. Roof will be able to accommodate the installation of the appropriate number of solar panels.

**Key Notes**

1. Approximate Eject of Office Area - Typ. (Anticipated to be Built with short Construction)
2. Green Shaded Area Represents Landscaping - Typ. (See Legend)
3. Discontinue Colored Concrete with Exposed Aggregate at Main Building Entrance. Discontinue Granite w/ 1/8" copper based Larch Area at "A" - See Landscape drawings.
4. Concrete Stair and Painted Metal Railings - Typ.
5. Ramp Up to Ground Level Service Door - Typ.
6. Fire Dept. Access Door at 125'-0" max
7. Accessible Parking with Accessible Path to Entry - Typ. Provide Conduit And J-Box For Future Electric Vehicle (EV) Dual Charging Station at "A"
8. Standard Parking Spaces: 9'-0" x 13'-0" (17'-0" w/ 2' Overhang, where occurs)
9. Grade Level Exit Door Constructed as Path of Travel
10. Ejecture/Exit - Refer to Civil. Building Setback Line at "18A"
11. Vertical Lift, Sectional Door - Painted to Match adjacent Wall - Typ.
12. Existing Public Staircase - Refer to Civil
13. On-Site, Concrete Siderwalk (48" Wide Minimum) Natural Color with Medium Brown Finish - Refer to Civil
14. Bike Rack (5 Bikes) by Dorr Rack (Black style) Color: Green
15. 8'-0" High Steel Tube Fence w/ 2'-0" x 2'-0" Concrete Pillars at 6'-0" on center. Existing 6'-0" High Chain Link Fence to remain at "15A". Existing CMU wall at "15B". Provide Fire Department Approved Knox Box or Sign at all other within Fire Lane.
16. Non-Compliant Concrete Retaining Wall (Not in Public View) - Refer to Civil
17. ADA Compliant Concrete Railing and handgriped stair with Finished Metal Handrails for Accessible Path of Travel to Public Way.
18. Assessment - Refer to Civil
19. 12" wide concrete "Steps" - Typ. See sheet A1.3 for typical detail

Source(s): Bastien and Associates, Inc. (04-02-2022)

**Not to Scale**

Lead Agency: City of Whittier