

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, October 7, 2024, at 6:00 p.m.**, in the Council Chamber, 13230 Penn Street, to consider the adoption/approval of: a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program; Tentative Parcel Map TPM21-0001 (TTM No. 83421) to subdivide a 0.73-gross acre former oil production well site into four parcels for the development of single-family residential purposes; Development Review No. DRP22-0021 and Accessory Dwelling Unit No. ADU22-0090 to develop a new 2,809 square foot two-story single-family residence with an attached 617 square foot accessory dwelling unit on Parcel 4. The project location is described as Assessor's Identification Number Nos. 8126-033-025, and located at the northwest corner of Beverly Drive and Honolulu Terrace, in the City of Whittier. (Applicant: Gonzalo Herrarra; Owner: Robert Salamone)

Pursuant to the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared for the project. The Mitigated Negative Declaration, and its technical appendices, is available for public review for a 30-day review period beginning September 6, 2024, and ending October 7, 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 4:00 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 August 31, 2021, 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 November 2, 2021. Consultation concluded on November 5, 2021. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on June 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.

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

- Email: comdev@cityofwhittier.org (must be submitted prior to 4:00 p.m. on October 7, 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 at the time and place

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 **Alan Hernandez** at (562) 567-9320.

Publish/Mail: September 6, 2024