



City of Whittier

COMMUNITY DEVELOPMENT

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council will conduct a meeting on **Tuesday, September 24, 2024, at 6:00 p.m.**, in the Council Chamber, 13230 Penn Street, to consider an ordinance to establishing rent stabilization regulations for mobilehome parks which are annexed into the City of Whittier. The ordinance imposes a fee on such mobilehome parks in the amount of \$90 per space; this is the same fee amount charged by Los Angeles County.

As background, the City of Whittier has applied to annex approximately 58-acres of unincorporated territory into the City of Whittier. The subject area includes portions of Whittier Boulevard and some of the territory commonly known as the West Whittier-Los Nietos community. A map of the area proposed to be annexed is shown below. A full-sized map of the area is available at <https://www.cityofwhittier.org/government/community-development/planning-services>. (Applicant: City of Whittier; Owner: County of Los Angeles).

The Whittier Downs Mobilehome Park located at 11730 Whittier Boulevard is the only mobilehome park in the proposed annexation area. Because the mobilehome park is currently in unincorporated county, it is subject to the County's rent stabilization ordinance. Whittier, however, does not currently have a mobilehome rent stabilization ordinance. The proposed ordinance would establish a regulatory framework largely identical to the County's existing framework so as to continue the practical effect of the existing regulations.

City staff has determined the project to not be subject to the California Environmental Quality Act (CEQA) because it is not a "project" given that establishing regulations on financial arrangements does not create the potential to result in a direct or indirect impact on the environment. Further, even if it were subject to CEQA, it would be exempt under 14 CCR § 15061(b)93) because it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment.

Public Comment options for **City Council Meetings**:

- Email: comdev@cityofwhittier.org (must be submitted prior to 5:00 p.m. on September 24, 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 via Zoom at the time 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 City Council, and the City Council 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 City Council 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.

