



City of Whittier

COMMUNITY DEVELOPMENT-PLANNING DIVISION
13230 Penn Street, Whittier, California 90602-1772
Tel: (562) 567-9320 Fax: (562) 567-2872
www.cityofwhittier.org

NOTICE TO CANCEL PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission meeting on **Monday, December 20, 2021**, has been canceled for Development Review Permit No. DRP21-0005 to construct a new 17-unit, two-story, detached condominium residential development; Tentative Tract Map No. TTM21-0001 (VTTM No. 83339); and, Variance No. VAR21-0003 for the properties located at 8315-19 Greenleaf Avenue, and more particularly described as Assessor Identification Nos. 8165-14-006; 007; 008; 009; 010, in the City of Whittier.

The project is now scheduled for the **Tuesday, January 18, 2022**, Planning Commission meeting. Attached is the public hearing notice for the project.



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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 **Tuesday, January 18, 2022, at 7:00 p.m.**, in the Council Chamber, 13230 Penn Street, on the following matter: Development Review Permit No. DRP21-0005 to construct a new 17-unit, two-story, detached condominium residential development; Tentative Tract Map No. TTM21-0001 (VTTM No. 83339) for a condominium subdivision; and, Variance No. VAR21-0003 to allow deviations from the Whittier Municipal Code (WMC) for the properties located at 8315-19 Greenleaf Avenue, and more particularly described as Assessor Identification Nos. 8165-14-006; 007; 008; 009; 010, in the City of Whittier. (Applicant: Florence Homes; Owners: Champion Chemical Company of California, Inc. and Ellis Building Maintenance Co.)

Pursuant to the requirements of the California Environmental Quality Act requirements, a Mitigated Negative Declaration has been prepared for the project. The Mitigated Negative Declaration is available for public review for a 30-day review from November 23, 2021, and ending December 23, 2021, in the Community Development Department, 13230 Penn Street, Whittier, California, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

In accordance with Assembly Bill 52, on June 3, 2020, 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 September 8, 2021. A letter to proceed with the project was sent to the Soboba Band of Luiseno Indians on September 15, 2021, as the City of Whittier did not receive a request to consult on this project within the 30 days specified as part of the 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.

Consistent with the mandates of Assembly Bill 361 and locally adopted policies, a physical location from which members of the public may observe the meeting or offer public comment will not be made available. City Hall will not be open to the public for this meeting; however, viewing and public comment options are provided below.

View live meetings remotely:

- Virtually via Zoom: <https://us06web.zoom.us/j/85399769004>
- Audio only via phone call-in: (669) 900-9128 Meeting ID 853 9976 9004

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

- Email: comdev@cityofwhittier.org (must be submitted prior to 5:30 p.m. on December 20, 2021)
- Live audio only public comment virtually via Zoom; (Speakers must limit their comments to three minutes. Please note, by order of the presiding officer, public comments may be limited if at their discretion a surplus of speakers are present at the meeting).

Live Public Comment virtually via Zoom: Login or call at 7:00 p.m. and raise your hand.

- Smart Phone App or Computer: <https://us06web.zoom.us/j/85399769004>
 - Use 'Raise Hand' feature.
- Phone Call-in: (669) 900-9128 Meeting ID 853 9976 9004
 - Press *9 to 'Raise Hand' and then *6 to unmute yourself when prompted.

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 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 **Luis Escobedo** at (562) 567-9320.

Publish/Mail: December 17, 2021