



# City of Whittier

## Community Development Department

Conal McNamara, AICP · Director of Community Development

### Notice of Determination

**TO:**

- Office of Planning and Research (OPR)  
P.O. Box 3044, Sacramento, CA 95812-3044
- County Clerk - County of Los Angeles  
Registrar-Recorder/County Clerk  
12400 Imperial Highway, Room 2001  
Norwalk, CA 90650

**FROM:**

Lead Agency: City of Whittier, Community Development  
- Planning Division  
Address: 13230 Penn Street, Whittier, CA 90602.  
Contact Person: Luis G. Escobedo, Senior Planner  
Phone Number: 562-567-9320

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2019109018

Project Title: Lambert Car Wash Conditional Use Permit No. 17-011 and, Development Review Application No. 17-059

Project Applicant: Leedco Engineers, Inc.

Project Location (include county): The project encompasses one primary parcel located at 13001 Lambert Road, Whittier, California in Los Angeles County (APN 8165-019-021). The parcel is south of Greenleaf Avenue and east of Lambert Road. The parcel has frontage of approximately 176.58 feet along Greenleaf Avenue Road and frontage on Lambert Road of approximately 123 feet. The latitude and longitude is 33° 57' 39.85" North and 118° 02' 28.98" West.

Project Description: Conditional Use Permit No. 17-011 will permit the operation of a new full automated express carwash at 13001 Lambert Road. The primary project site encompasses one parcel with total area of 0.62 acres (26,957 square feet). Development Review Application No. 17-059 will permit the demolition of two existing single-story commercial buildings approximately 1,776 square feet and 1,120 square feet and development of the 0.62 acre site with a 3,578-square foot automated car wash. The site would include a 3,097-square foot car wash building, a 258-square foot control room, a 155-square foot office, and a 68-square foot restroom. The project site is also proposed to include two vacuum canopies with 19 vacuum stalls.

This is to advise that the City of Whittier Planning Commission, as the lead agency, has approved the above-referenced project on November 4, 2019 and has made the following determinations regarding the above-described project:

1. The proposed commercial development will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the project.
5. A statement of Overriding Considerations was not adopted for the automated carwash project.
6. Findings were not made pursuant to the provisions of CEQA as this project does not involve an EIR.

This is to certify that the Mitigated Negative Declaration with any comments and responses and record of project approval is available to the general public at the City of Whittier Community Development Department - Planning Division, 13230 Penn Street, Whittier, CA 90602.

Signature

Don Dooley, Planning Services Manager  
Name and Title

November 5, 2019  
Date

FOR COUNTY CLERK'S USE ONLY

Governor's Office of Planning & Research

**NOV 06 2019**

**STATE CLEARINGHOUSE**