



CITY OF ANAHEIM NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Savanna Street Townhomes Project (Proposed Project) in accordance with the California Environmental Quality Act (CEQA). The IS/MND discloses potential environmental impacts associated with the Proposed Project and recommends Mitigation Measures to reduce any identified impacts to less than significant levels. The IS/MND will be released for a 20-day Public Review and Comment Period from September 20, 2018 to October 10, 2018. The Planning Commission will consider the Proposed Project and the IS/MND at a Public Hearing at 5:00 p.m. on October 15, 2018. The Mitigation Measures discussed in the IS/MND are conditions of approval for the Proposed Project. Below are additional details regarding the Proposed Project, IS/MND, Public Review and Comment Period, and the Public Hearing. For additional information, please contact Nick Taylor of the City of Anaheim at (714) 765-4323 or njtaylor@anaheim.net.

Proposed Project: **Savanna Townhomes**
Development Project No. 2017-00094

Case Numbers: General Plan Amendment (GPA 2017-00518)
Reclassification (RCL 2017-00314)
Conditional Use Permit (CUP 2017-05951)
Tentative Tract Map (TTM 18152)

Project Location: **3534-3538 Savanna Street**, located along the south side of Savanna Street near Knott Avenue, located 534 feet to the east; Ball Road, located 1,000 feet to the south; Orange Avenue, located 0.32 mile to the north; and Valley View Street, located 0.86 mile to the west of the site. The 0.78-acre Project Site consists of two parcels APNs: 134-252-16 and 134-252-17).

Project Description: The Applicant proposes to demolish two existing single-family residences on 0.78-acres, subdivide the property for condominium purposes, and construct a 19-unit single-family attached residential development. The home on 3534 W Savanna Street was built in 1933 and is designated on the City's Historic Interest List.

The proposed townhome complex would be comprised of five three-story buildings, designed with a Spanish style architecture. There would be all two-bedroom units (1,268-1,276 square feet), 38 garaged parking spaces, and seven uncovered surface parking spaces. Units would have either a covered porch or second floor deck. The Applicant proposes vehicular access to the Proposed Project via a drive aisle at the north end of the Project Site. Project amenities include two community open space areas that would include children's play equipment and/or tables with a trellis.



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This City's approval of the Proposed Project requires approval of a General Plan Amendment (GPA) to change the site's land use designation from Low-Medium Density to Mid Density; a Zoning Reclassification from RM-4 (Multiple-Family Residential) to RM-3.5 (Multiple-Family Residential); a Tentative Tract Map (TTM No. 18152) for a one lot subdivision for 19 units; and a Conditional Use Permit (CUP) to allow residential development within the RM-3.5 Zone. The CUP will also allow for a modification of the required interior, side, and building-to-building setback standards.

Property Owner: Ronald Lacher
1201 N. Tustin Avenue
Anaheim, CA 92807
714-630-6100

Project Applicant: Chris Segesman
Bonanni Development
5500 Bolsa Avenue, Suite 120,
Huntington Beach, California 92649

Public Review: The 20-day public review and comment period for the Initial Study/Mitigated Negative Declaration will take place from **Thursday, September 20, 2018 to Wednesday, October 10, 2018**. The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website (www.anaheim.net, go to the Planning & Building Department and click on the link to Current Environmental Documents) and at the following locations:

City of Anaheim
Planning Department
200 South Anaheim Blvd.
Anaheim, CA 92805

Anaheim Public Library
Central Library
500 W. Broadway
Anaheim, CA 92805

Anaheim Public Library
Haskett Branch
2650 W. Broadway
Anaheim, CA 92804

Comments: Please direct comments on the Proposed Project and the IS/MND to:

Nick Taylor, Associate Planner
City of Anaheim Planning Department
200 South Anaheim Boulevard, Suite 162
Anaheim, CA 92805



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Public Hearing:

The Planning Commission will consider the Proposed Project and the IS/MND on Monday, **October 15, 2018** at 5:00 p.m. in the City Council Chamber, located at 200 S. Anaheim Boulevard, Anaheim, CA 92805.

Signed