



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 Downtown Anaheim 39 Residential 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 January 10, 2019 to January 29, 2019. The Planning Commission will consider the Proposed Project and the IS/MND at a Public Hearing at 5:00 p.m. on February 4, 2019. 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: **Downtown Anaheim 39 Residential Project**
Development Project No. 2017-00124

Case Numbers: General Plan Amendment (GPA 2018-00524)
Reclassification (RCL 2018-00317)
Conditional Use Permit (CUP 2018-05980)
Tentative Tract Map (TTM 18182)

Project Location: The 1.57-acre project site is located south of North Street and north of Wilhelmina Street, approximately 1,200 feet to the west of East Street; 480 feet to the south of La Palma Avenue. APN: 035-205-01.

Project Description: The Applicant proposes to demolish an existing outdoor surface parking lot/storage yard and construct 39 attached, single-family residential units. The Proposed Project utilizes the RM-3.5 standards at a density of 24.84 units/acre, and features three-story homes with entry courtyards, a private drives, fencing, sidewalks and landscaping separating the existing single-family residential to the west. The Applicant is proposing the following setback modifications: three feet from the east property line to the buildings where 15 feet would be required; three feet of landscape setback from the east property line where five feet would be required; 24 feet between buildings where 40 feet would be required; 41 feet from the Single Family Residential Zone to the west where 55 feet would be required; inclusion of the three-foot parkway and four-foot sidewalk within the required 10-foot landscape setback from the alley; and a seven-foot reduction of the required 10-foot landscape setback for parking spaces and Recreational-Leisure common space area. In addition, the existing alley would be widened to 20 feet per City standards and the existing sewer line in the alley would be replaced. The two and four-bedroom homes would range in size from 1,215 to 1,779 SF. All homes would have a two-car garage and there would be 28 open parking spaces, for a total of 106 spaces (2.7 parking spaces/unit, exceeding the parking requirement by 2 spaces).



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The 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 Density Residential to Mid Density Residential; a Zoning Reclassification from I (Industrial) to RM-3.5 (Multiple-Family Residential); a Tentative Tract Map (TTM No. 18182) for a one lot subdivision for 39 units; and a Conditional Use Permit (CUP) to allow residential development within the RM-3.5 Zone with modified standards. The CUP will also allow for a modification of the required interior, side, building-to-building, and landscape setback standards.

Property Owner: La Palma Family Limited Partnership
PO Box 1267
Anaheim, CA 92815

Project Applicant: 740 E La Palma, LLC
2390 E Orangewood Avenue, Suite 510
Anaheim, CA 92806
714-606-7208

Public Review: The 20-day public review and comment period for the Initial Study/Mitigated Negative Declaration will take place from **Thursday, January 10, 2019 to Tuesday, January 29, 2019**. 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
Sunkist Branch
901 S. Sunkist
Anaheim, CA 92806

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
NJTaylor@anaheim.net



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Public Hearing:

The Planning Commission will consider the Proposed Project and the IS/MND on Monday, **February 4, 2019** at 5:00 p.m. in the City Council Chamber, located at 200 S. Anaheim Boulevard, Anaheim, CA 92805.

Signed _____