



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

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**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 Avanti Anaheim Boulevard Townhomes Project (Proposed Project) in accordance with the California Environmental Quality Act (CEQA). The Draft 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 City will release the Draft IS/MND for a 20-day Public Review and Comment Period from Thursday, August 22, 2019, to Wednesday, September 11, 2019. The Planning Commission will consider the Proposed Project and the IS/MND at a Public Hearing at 5:00 p.m. on Monday, September 30, 2019. The Mitigation Measures discussed in the Draft IS/MND are conditions of approval for the Proposed Project. Below are additional details regarding the Proposed Project, Draft IS/MND, Public Review and Comment Period, and Public Hearing. For additional information, please contact Ignacio Rincon, Associate Planner with the City of Anaheim at (714) 765-5238 or IRincon@anaheim.net.

**Proposed Project:** Avanti Anaheim Boulevard Townhomes Project

**Case Numbers:** Development Project No. 2018-00081  
General Plan Amendment No. 2018-00522  
Reclassification No. 2018-00315  
Conditional Use Permit (CUP 2018-05975)  
Tentative Tract Map No. 18170  
Miscellaneous Case No. 2018-00686

**Project Location:** **100-394 West Cerritos Avenue**, located on the southeast corner of West Cerritos Avenue and Anaheim Boulevard, directly east of the Interstate 5 (I-5) Freeway, adjacent to the northbound freeway on-ramp at the terminus of Anaheim Way. The 11.87-acre Project Site consists of Assessor's Parcel Number (APN) 082-214-01. The Proposed Project Site is occupied by a business park that consists of eight multi-story buildings with a mix of businesses, including office and commercial uses.

**Project Description:** The Project Applicant proposes to demolish the existing buildings and street within the business park and construct 292 townhomes, including 30 affordable housing units for households qualifying for moderate income levels (Proposed Project). The townhomes would consist of 48 boulevard flats, 98 row townhomes, and 146 carriage townhomes and would include solar panels.

Project amenities would include an interior community gathering space with a swimming pool, spa, sunning deck, restrooms, multi-use lawn, and picnic area. The Proposed Project would also feature two dog parks with shaded seating areas, drinking fountains, and pet stations; a rose garden with bench seating; a fire pit; and a barbeque pedestal. Bicycle racks and storage lockers would also be provided on-site. The total proposed recreation and leisure space is 65,934 square feet. A total of 568 garage parking spaces and 115 open parking stalls are proposed.

The vehicular ingress and egress to the Project Site would be provided by a single signalized, private drive that connects to Anaheim Boulevard on the east side of the Project Site. The majority of the proposed dwelling units would be assigned two garage bays, except for 16 of the boulevard flats, which would be assigned one garage bay per unit. A total of 568 garage parking spaces and 115 open



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parking stalls are proposed. The total number of parking spaces required by the State law and the Anaheim Municipal Code for an affordable housing project is 618 parking spaces and 50 open guest parking spaces. The Proposed Project would exceed the parking requirements by 15 parking spaces.

The Project Applicant proposes to extend the existing 12-foot-tall I-5 Freeway soundwall along the edge of the shoulder of the I-5 Freeway to the southern boundary of the Project Site and across the southern boundary of the Project Site to the corner of the parking structure currently being constructed on the hotel property immediately south of the Project Site. The 12-foot-tall soundwall is above the finished grade of the roadway.

**Project Applicant:** Rob Mitchell  
Greenlaw Partners, LLC  
18301 Von Karman Avenue, Suite 250  
Irvine, CA 92612

**Public Review:** The 20-day public review and comment period for the Draft IS/MND will take place from **Thursday, August 22, 2019, to Wednesday, September 11, 2019**. The Draft IS/MND will be available for public review on the City of Anaheim's website ([www.anaheim.net](http://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 West Broadway  
Anaheim, CA 92805

Ponderosa Joint Use Library  
240 East Orangewood Avenue  
Anaheim, CA 92802

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

Ignacio Rincon, Associate Planner  
City of Anaheim Planning Department  
200 South Anaheim Boulevard, Suite 162  
Anaheim, CA 92805  
[IRincon@anaheim.net](mailto:IRincon@anaheim.net)

**Public Hearing:** The Planning Commission will consider the Proposed Project and the IS/MND on Monday, September 30, 2019, at 5:00 p.m. in the City Council Chamber, located at 200 South Anaheim Boulevard, Anaheim, CA 92805.