



City of Anaheim  
**PLANNING DEPARTMENT**

**Notice of Intent to Adopt a Mitigated Negative Declaration and  
Notice of Planning Commission and City Council Public  
Hearings for the Lincoln at Euclid Project**

DATE: February 20, 2020  
TO: Public Agencies and Interested Parties  
FROM: City of Anaheim  
SUBJECT: Lincoln at Euclid Project (Development Project No. 2019-00037)

**NOTICE IS HEREBY GIVEN** that the City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) which supports the proposed findings for the Lincoln and Euclid 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 is available for a 30-day public review period from Thursday, February 20, 2020 through Monday, March 23, 2020; and,

**NOTICE IS HEREBY GIVEN** that the Anaheim City Planning Commission will hold a Public Hearing on Monday, March 30, 2020 at 5:00 PM; and The City Council will tentatively hold a Public Hearing on Tuesday, May 5, 2020 at 5:30 PM. The public hearings will take place in the Anaheim City Council Chamber, located on the first floor of City Hall, 200 S. Anaheim Boulevard. The Public Hearings will be to consider the following actions related to the Proposed Project:

- Adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program.
- Approval of a General Plan Amendment from the General Commercial land use designation to the Residential Mid Density land use designation.
- Approval of a Zoning Reclassification from the Transition (T), Industrial (I) and General Commercial (C-G) Zones to the Multiple-Family Residential (RM-3.5) Zone;
- Approval of a Tentative Tract Map to allow 115 airspace attached residential condominiums; and
- Approval of a Conditional Use Permit to allow 115-unit single-family attached residential planned unit development in the RM 3.5 Zone with modified development standards.

**PROJECT LOCATION:**

1619, 1631, and 1699 W. Lincoln Avenue (APNs 072-110-19, 072-110-21, and 072-110-50) and an adjacent City-owned remnant parcel with no address or APN assigned. All parcels are in the City of Anaheim, Orange County, California.

## **PROJECT DESCRIPTION:**

Shopoff Realty Investment, as the Project Applicant, proposes to demolish and remove the existing cement manufacturing business totaling 32,100 square feet of structures and vehicle storage/parking lots and develop the Lincoln at Euclid project (Proposed Project). The Project Applicant would construct a residential single-family attached development of up to 115 dwelling units on a 7.17-acre site at a density of approximately 17 units per acre. The Proposed Project would include 27 buildings (ranging in 3- to 5-plex) at a maximum of 35.5 feet in height, and total 197,988 square feet of new construction.

The Project Site is on the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others. The Project Applicant has submitted a signed Hazardous Waste and Substances Statement to the lead agency required under Section 65962.5(f).

The IS/MND is available to the public for review at the following locations:

- City of Anaheim Planning and Building Department – 200 S. Anaheim Boulevard, Anaheim, CA 92805
- Anaheim Public Library – 500 W Broadway, Anaheim, CA 92805
- Euclid Branch Library – 1340 S Euclid St, Anaheim, CA 92802
- The document is also available for review online at: <https://www.anaheim.net/876/Environmental-Documents>

All public agencies and interested parties are invited to submit written comments on the IS/MND for consideration by the Planning Commission and the City Council. Due to the time limits mandated by State law, please send your written comments at the earliest possible date and no later than 5:00 PM on **Monday, March 23, 2020**.

Please submit your written comments to Andy Uk, Associate Planner, at the City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, California 92805 or by email at [AUK@anaheim.net](mailto:AUK@anaheim.net).

## **Notice of Public Hearings:**

Please also be informed that the Anaheim City Planning Commission and City Council will hold public hearings in the Anaheim City Council Chamber in the Civic Center, 200 South Anaheim Boulevard, Anaheim, on the dates and times listed below to hear public testimony, and consider adopting the MND and approve the proposed actions.

### **PLANNING COMMISSION PUBLIC HEARING**

Date: March 30, 2020

Public Hearing: 5:00 PM

### **CITY COUNCIL PUBLIC HEARING (*Tentative*)**

Date: May 5, 2020

Public Hearing: 5:30 PM

**ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION REGARDING ANY ITEM ON THE AGENDA FOR THIS MEETING (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING DEPARTMENT DURING REGULAR BUSINESS HOURS.**

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID MEETINGS AND BE HEARD. IF YOU CHALLENGE ANY ONE OF THE CITY OF ANAHEIM'S DECISIONS IN COURT, YOU MAY BE LIMITED TO**

**RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARINGS DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARINGS.**

**A COPY OF THE PLANNING COMMISSION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING DEPARTMENT AND THE CITY WEBSITE [WWW.ANAHEIM.NET/PLANNING](http://WWW.ANAHEIM.NET/PLANNING) (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.**

**Who to Contact?**

For more information, please call Andy Uk, Associate Planner, at (714) 765-5238 or email at [AUk@anaheim.net](mailto:AUk@anaheim.net).

BY ORDER OF THE CHAIRMAN, ANAHEIM PLANNING COMMISSION

DATE PUBLISHED: 2/20/2020

DATE MAILED: 2/19/2020