



City of Anaheim  
**PLANNING AND BUILDING DEPARTMENT**  
Planning Services Division

**Notice of Intent to Adopt a Mitigated Negative Declaration  
and Notice of Planning Commission and  
City Council Public Hearings for the  
Victory Baptist Church and Townes at Magnolia Project**

DATE: March 12, 2020  
TO: Public Agencies and Interested Parties  
FROM: City of Anaheim  
SUBJECT: Victory Baptist Church and Townes at Magnolia Project  
(Development Project No. 2019-00046)

**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 Victory Baptist Church and Townes at Magnolia 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 20-day public review period from Thursday, March 12, 2020 through Tuesday, March 31, 2020; and,

**NOTICE IS HEREBY GIVEN** that the Anaheim City Planning Commission will hold a Public Hearing on Monday, April 13, 2020 at 5:00 PM; and the City Council will tentatively hold a Public Hearing on Tuesday, June 9, 2020 at 5:30 PM for the Victory Baptist Church and Townes at Magnolia Project. 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 Zoning Reclassification No. 2019-00322 from the Transition (T) and Multiple-Family Residential (RM-2) Zone to Multiple-Family Residential (RM-3) Zone.
- Approval of Tentative Parcel Map No. 2019-165 for parcel conveyance of the proposed easement for road, public utility and other public purposes in favor of the City of Anaheim. Existing on-site utilities will remain in place and be privately maintained.
- Approval of a Tentative Tract Map No. 19019 to accommodate a Community and Religious Assembly Use with a Day Care Center (Victory Baptist Church) on one parcel and separate residential parcel for condominium purposes (Townes at Magnolia Project).
- Approval of a Conditional Use Permit No. 2019-06027 to allow for a Community and Religious Assembly Use with a Day Care Center (Victory Baptist Church and Early Learning Center) on an approximately 2.97-acre parcel.

- Approval of Conditional Use Permit No. 2019-06028 for the development of a 59-unit multifamily residential townhome project on a 3.27-acre parcel site (Townes at Magnolia Project) with modification of the required interior structural setbacks for the townhome units that are located adjacent to the church.
- Approval of a Tier 2 Development Incentive (MIS2019-00707) to allow reduced building-to-building setbacks in exchange for offering six of the proposed townhomes in the Townes at Magnolia Project, at a purchase price that is affordable to Moderate Income Households.

### **PROJECT LOCATION**

The Proposed Project would be located at 227 North Magnolia Avenue (APNs 070-161-16 and 070-161-23). The approximately 6.86-gross-acre (6.24-net-acre) site is on the west side of North Magnolia Avenue between the signalized intersections of Crescent Avenue to the north and Lincoln Avenue to the south. The Magnolia Montessori School and Victory Baptist Church are currently located on the project site.

### **PROJECT DESCRIPTION:**

The Proposed Project would demolish all existing on-site development to develop the project site with a Religious and Community Use that includes a Day Care Center (Victory Baptist Church) and a 59-unit multifamily residential townhome project (Townes at Magnolia Project).

**Victory Baptist Church Description:** The applicant proposes to construct the new Victory Baptist Church on approximately 2.97 net acres of the 6.24-net-acre project site. As proposed, the single building would have a mix of uses totaling 38,035 square feet (sf) including a 320-seat sanctuary, café, kitchen, offices, classrooms, play area, lobbies, storage, and multipurpose rooms. In addition, the church would provide weekday day care services.

**Townes at Magnolia Residential Description:** The Townes at Magnolia is a residential community proposed on approximately 3.27 net acres of the 6.24-net-acre project site. The residential community would be located south and west of the proposed church facility. The L-shaped residential site is proposed for development with 59 for-sale townhomes, inclusive of 6 affordable (moderate income) units at a density of 18 du/acre. The Proposed Project would cluster the townhomes in 12 three-story buildings with 4 to 5 townhomes in each building. Vehicular ingress and egress to the residential community would be from one 28-foot-wide driveway from North Magnolia Avenue. This driveway would be a two-way private drive aisle providing direct access to garages and on-site parking.

The project site is not on the lists of sites enumerated under Section 65962.5 of the Government Code.

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
- Haskett Branch Library – 2650 West Broadway, 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 **Tuesday, March 31, 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: April 13, 2020

Public Hearing: 5:00 PM

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

Date: June 9, 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: 3/12/2020