



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 1600 W. Lincoln Avenue Mixed-Use Development Project**

DATE: March 26, 2020  
TO: Public Agencies and Interested Parties  
FROM: City of Anaheim  
SUBJECT: 1600 W. Lincoln Avenue Mixed-Use Development Project  
(Development Project No. 2017-00128)

**NOTICE IS HEREBY GIVEN** that the City of Anaheim (City), as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the 1600 W Lincoln Avenue Mixed-Use Development 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 the identified significant impacts to less than significant. The project site is not located on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5. The Mitigation Measures discussed in the IS/MND are conditions of approval for the Proposed Project. The IS/MND will be released for a 20-day Public Review and Comment Period from March 26, 2020 to April 15, 2020.

**NOTICE IS HEREBY GIVEN** that the Anaheim City Planning Commission will consider the Proposed Project at a public hearing on Monday, April 27, 2020 at 5:00 PM; and the City Council will tentatively consider the Proposed Project at a public hearing on Tuesday, June 9, 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. 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 (GPA2018-00523) to change the site's land use designation from General Commercial to Mixed-Use High.
- Approval of a Zone Reclassification (RCL2018-00316) to apply the Mixed-Use (MU) Overlay Zone to the existing C-G (General Commercial) Zone.
- Approval of a Conditional Use Permit (CUP2018-05979) to allow a mixed-use project with modified interior setbacks.
- Approval of a Development Agreement (DAG2019-00001) for a proposed voluntary financial contribution to support the City's affordable housing programs (Senior Safety Net Program)

**PROJECT LOCATION:**

The Proposed Project would be located at 1600 West Lincoln Avenue, City of Anaheim, Orange County, California. The 5.25-acre, three-parcel (APNs 250-091-09, 250-091-10, and 250-091-11) Project Site is located in the northwestern portion of the City on the south of Lincoln Avenue, west of South Loara Street, north of West Broadway, and east of Euclid Street. Freeway access to the Project Site is via Interstate 5 (I-5).

**PROJECT DESCRIPTION:**

The Proposed Project would demolish existing auto related facilities, including an auto dealership with auto/recreational vehicle storage, sales lot, and repair facility, and construction of a new mixed-use development that consists of a 381,525 square foot (SF) mixed-use building, which wraps around a 239,072 SF parking structure. Uses within the proposed building include 315 apartment units; a 2,031 SF leasing office for the apartment units; and, 3,413 SF of retail space. The Proposed Project would have 639 on-site parking spaces; 636 spaces in the parking structure and three surface spaces.

The proposed mixed-use building would be four stories. The maximum height of the building would be 72-feet 6-inches at its highest point, at the corner of Lincoln Avenue and Loara Street. The proposed parking structure would be 47-feet to top of parapet and 54-feet 4-inches to top of elevator overrun. 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 online at:

- <https://www.anaheim.net/876/Environmental-Documents><sup>1</sup>

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 **Wednesday, April 15, 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 27, 2020  
Public Hearing: 5:00 PM

**CITY COUNCIL PUBLIC HEARING (Tentative)**

Date: June 9, 2020  
Public Hearing: 5:30 PM

**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).

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<sup>1</sup> On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). In conjunction, with this action and other related actions the City closed City Hall and the Public Libraries to public access. Therefore the IS/MND is not available in these locations. If a paper copy of the Initial Study/Mitigated Negative Declaration is needed, please contact Andy Uk at the email address or phone number listed above.