



**CITY OF ANAHEIM**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND**  
**NOTICE OF PLANNING COMMISSION AND CITY COUNCIL PLANNING HEARINGS**

**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 1705 South State College **Extra Space Storage Facility Expansion 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 May 07, 2020 to May 27, 2020.**

**NOTICE IS HEREBY GIVEN** that the Anaheim City Planning Commission will consider the Proposed Project at a **Public Hearing on Monday, June 8, 2020 at 5:00 PM.** The Public Hearing will take place in the Anaheim City Council Chamber, located on the first floor of City Hall, 200 S. Anaheim Boulevard.<sup>1</sup>

Below are additional details regarding the Proposed Project, IS/MND, Public Review and Comment Period, and the Public Hearing. For additional information, please contact Andy Uk at (714) 765-5238 or [aук@anaheim.net](mailto:aук@anaheim.net)

**Proposed Project:** Extra Space Storage Facility Expansion

**Case Numbers:** Development Project No. DEV2018-00059

Conditional Use Permit (CUP3516A)

**Project Location:** The Extra Space Storage Facility is located at **1705 South State College Boulevard**, City of Anaheim, Orange County, California. The 5.32-acre Project Site is located on the east side of State College Boulevard (Assessor's Parcel Numbers [APN]: 082-250-84, 082-261-13), south of the AT&SF railroad. Major intersections are Cerritos Avenue to the North and Katella Avenue to the south. The nearest freeways to the Project Site are Interstate (I) 5 to the west and State Route 57 (SR-57) to the east. The General Plan designates the Project Site for Office-Low land use and is within the Industrial (I) Zone and the Platinum Triangle Mixed Use (PTMU) Overlay Zone.

**Project Description:** The existing Extra Space Storage facility has five self-storage buildings, which contain 505 storage units and a main office, totaling 63,491 square-feet (sq. ft.) of building floor area. The Applicant proposes to demolish two buildings and a portion of a third building at the existing Extra Space Storage facility to construct five new self-storage buildings, including one three-story, and four single-story buildings. The proposed project would increase the total floor area to 147,670 sq. ft. and provide 1,278 storage units in eight buildings. The proposed project would exceed the permitted Floor Area Ratio (FAR) of 0.5 (121,044 sq. ft.), with a proposed FAR of 0.6 (147,670 sq. ft.). The proposed project would provide forty-five parking spaces, which includes three disabled parking spaces.

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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). With this action and other related actions, the City closed City Hall, including Council Chambers to public access. However, public hearings will take place via teleconference, until further notice. More detail can be found here: <http://www.anaheim.net/5462/40237/SPECIAL-NOTICE-REGARDING-COVID-19>.



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**Property Owner/  
Applicant:**

Mark Glasmire  
Extra Space Properties  
2795 E Cottonwood Pkwy, #400  
Salt Lake City, UT 84121

**Public Review:**

The 20-day public review and comment period for the Initial Study/Mitigated Negative Declaration will take place from May 07, 2020 to May 27, 2020. The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's Planning & Building Department website [WWW.ANAHEIM.NET/PLANNING](http://WWW.ANAHEIM.NET/PLANNING) (click on the link to Current Environmental Documents).<sup>2</sup>

**Comments:**

Please direct any questions or comments on the Proposed Project and the IS/MND to:

Andy Uk, Associate Planner  
City of Anaheim Planning Department  
200 South Anaheim Boulevard  
Anaheim, CA 92805  
714-765-5238  
[auk@anaheim.net](mailto:auk@anaheim.net)

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.

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<sup>2</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.