



## 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 the Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the project located at 1122 North Anaheim Boulevard (referred to as “The Invitation” or the “Proposed Project”) in compliance with Section 15070 of State of California Environmental Quality Act (CEQA) guidelines. 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 City of Anaheim recommends the proposed Mitigation Measures to reduce the identified significant impacts to less than significant. The Mitigation Measures discussed in the IS/MND are conditions of approval for the Proposed Project. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Anaheim. The IS/MND will be released for a **30-day Public Review and Comment Period from August 6, 2020 to September 8, 2020.**

**NOTICE IS HEREBY GIVEN** that the Anaheim City Planning Commission will consider the Proposed Project at a Public Hearing on Monday, September 14, 2020 at 5:00 PM. The Public Hearing will take place via teleconference pursuant to Executive Order N-29-20.<sup>1</sup> The Public Hearing 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 Zoning Reclassification to add the Mixed-Use Overlay Zone to the Project Site.
- Approval of a Development Agreement for a proposed voluntary financial contribution to support the City’s affordable housing programs
- Approval of a Conditional Use Permit to construct a 269 unit multi-family residential development in the Mixed-Use Overlay Zone with modifications of development standards for height, building location, and setbacks.

**Proposed Project:** The Invitation

**Case Numbers:** Development Project No. DEV2019-00087  
Reclassification No. RCL2019-00324  
Development Agreement No. DAG2020-00003  
Conditional Use Permit No. CUP2019-06040

**Project Applicant:** Renaissance City North Anaheim LLC

**Project Location:** The 4.49-acre Project Site is at **1122 North Anaheim Boulevard** (Assessor’s Parcel Numbers [APN]: 035-010-51), approximately 560 feet north of the intersection of La Palma Avenue and Anaheim Boulevard, City of Anaheim, County of Orange, California. The Proposed Project includes off-site street widening and roadway improvements on Anaheim Boulevard to the west of the Project Site. The off-site improvements increase the gross impacted area to 4.63 acres. When measured to the centerline of Anaheim Boulevard, the gross acreage increases to 4.86 acres.

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,

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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>.

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).

**Project Description:** The Project Applicant proposes to demolish the existing tow yard facility—totaling 16,750 square feet of building space in four buildings, a carport, and associated surface asphalt paving—and construct 269 for-rent multi-family dwelling units, associated infrastructure, and common area improvements on the approximately 4.49-acre Project Site. The Proposed Project would be a wrap-style building with four levels of residential units and common building areas totaling 302,011 square feet; and, six levels of parking structure area totaling 226,545 square feet for a combined total of 528,556 square feet of building area. The Proposed Project would have a density of 60 dwelling units per acre (du/ac), and provide 49 studio units, 119 one-bedroom units, and 101 two-bedroom units ranging from 594 square feet to 1,144 square feet with a net rentable space of 230,103 square feet.

**Public Review:** On July 09, 2020, the City issued a Notice of Intent (NOI) and commenced a 20-day public comment period to adopt an MND for the Proposed Project. The circulation of the NOI completed its 20-day public comment period cycle on July 28, 2020. None of the comments received during the 20-day public comment period for the IS/MND resulted in the need to revise or recirculate the document, or require preparation of an Environmental Impact Report (EIR). At the time of the release of the NOI/IS/MND, on July 09, 2020, City staff anticipated that the Planning Commission would consider the Proposed Project, at its meeting on August 17, 2020.

On July 23, 2020, the Applicant agreed to negotiate a Development Agreement (DA), with the City, that provides funding for affordable housing programs in the City. A DA is an entitlement request that requires Planning Commission and City Council consideration. Therefore, the City is releasing the IS/MND for an additional public comment period cycle. The City has also determined that, pursuant to compliance with Construction General Permit Order No. 2009-009-DWQ and its subsequent revisions under Order No. 2012-0006-DWQ, and compliance with the National Pollutant Discharge Elimination System Permit, overseen by the Santa Ana Regional Water Quality Board (SARWQB), a No Further Action letter for the removal of the THP-impacted soil, on the project site is required. Because SARWQB is a subsidiary of the State Water Resources Control Board (SWB), the No Further Action letter is under the purview of a State Agency and requires a 30-day public comment period for the IS/MND.

The additional 30-day review period of the IS/MND would occur on August 6, 2020 to September 8, 2020. The Planning Commission will hold its meeting via teleconference pursuant to Executive Order N-29-20 on Monday, September 14, 2020 at 5:00 p.m.

The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website ([www.anaheim.net](http://www.anaheim.net), go to the Planning and Building Department and click on the link to Current Environmental Documents) and at the following location:<sup>2</sup>

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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 Public Libraries to public access. Therefore the IS/MND is not available in these locations. The Planning Counter at City Hall is open to the public and a paper copy of the Initial Study/Mitigated Negative Declaration is available there for public review.

City of Anaheim  
Planning Department  
200 South Anaheim Blvd.  
Anaheim, CA 92805

**Comments:** All comments should be addressed to *Andy Uk, Associate Planner, City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805*. If you have any questions or would like any additional information, please contact Andy Uk of the City of Anaheim at (714) 765- 5238 or [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 AND BUILDING DEPARTMENT DURING REGULAR BUSINESS HOURS. ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN CORRESPONDENCE TO THE PLANNING COMMISSION. 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 PRIOR TO 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 AND BUILDING 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.