



CITY OF ANAHEIM NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Lincoln Colony Apartments Development (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 any identified impacts to less than significant levels. The IS/MND will be released for a 30-day Public Review and Comment Period from January 13, 2022 to February 14, 2022. 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 Planning Commission will consider the Proposed Project and the IS/MND at a Public Hearing at 5:00 p.m. on February 28, 2022. The Mitigation Measures discussed in the IS/MND are conditions of approval for the Proposed Project. Below are additional details regarding the Proposed Project, IS/MND, Public Review and Comment Period, and the Public Hearings. For additional information, please contact Andy T. Uk of the City of Anaheim at (714) 765-5238 or aук@anaheim.net.

NOTICE IS HEREBY GIVEN that the Anaheim City Planning Commission will consider the Proposed Project at a Public Hearing on Monday, February 28, 2022 at 5:00 PM. The Public Hearing will be to consider the following actions related to the Proposed Project:

- Approval of Conditional Use Permit No. 2019-06049 to allow a residential project of 43 units and reduced structural and landscape setbacks along the Lincoln Avenue and Ohio Street frontages.

Proposed Project: Lincoln Colony Apartments Development (DEV2019-00179)

Case Numbers:

- Development Case No. 2019-00179 (DEV2019-00179)
- Conditional Use Permit No. 2019-06049 (CUP2019-06049)

Project Applicant: Jerry Zamorodian
Pacific Coast Asset Management, LLC

Project Location: **898-914 W. Lincoln Avenue.** The Proposed Project is located at 898-914 West Lincoln Avenue (APNs 036-112-03 and -32) in the City of Anaheim in the northern portion of Orange County, California.

Project Description: The Applicant proposes demolish an existing 3,473 square foot car wash and detailing facility, 1,865 square foot office building and paved parking areas. The Applicant proposes to construct a multifamily residential development consisting of a 43 residential apartment (rental) unit complex, which includes 42,057 sq. ft. of living area, 390 sq. ft. management office, 4,706 sq. ft. of building support (stairs, storage, elevators, etc.), and 45,111 sq. ft. of parking, providing an overall enclosed building size of 92,264 sq. ft. The Proposed Project would have 106 on-site parking spaces and storage area, mechanical equipment rooms, circulation, mailbox rooms, trash rooms, and stairwells.

Public Review: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from January 13, 2022 to February 14, 2022. The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website (www.anaheim.net/876) and at the following locations:

- City of Anaheim Planning Department - 200 South Anaheim Boulevard Anaheim, CA 92805
- Anaheim Public Library – 500 West Broadway, Anaheim, CA 92805

Comments: All comments on the IS/MND 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.

Notice of Public Hearings:

The Anaheim City Planning Commission will hold their public hearing in the Anaheim City Council Chamber in the Civic Center, 200 South Anaheim Boulevard, Anaheim on the date and time listed below to hear public testimony, and consider adopting the IS/MND and approve the proposed actions.

PLANNING COMMISSION PUBLIC HEARING

Date: February 28, 2022

Public Hearing: 5:00 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 AND BUILDING DEPARTMENT DURING REGULAR BUSINESS HOURS.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID MEETING 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 HEARING DESCRIBED IN THIS NOTICE, OR IN A WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

A COPY OF THE PLANNING COMMISSION ACTION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING AND BUILDING DEPARTMENT AND ON THE CITY'S WEBSITE AT WWW.ANAHEIM.NET (SELECT "CITY HALL" AT THE TOP AND THEN SELECT "PLANNING & BUILDING" UNDER "DEPARTMENTS", AND THEN UNDER "QUICK LINKS" SELECT "PLANNING COMMISSION ACTION AGENDAS"). ACTION AGENDAS ARE AVAILABLE AFTER 3:00 P.M. THE DAY AFTER THE PLANNING COMMISSION MEETING.