



CITY OF ANAHEIM NOTICE OF DETERMINATION

To: Orange County Clerk Recorder
County Administration South
601 N Ross Street
Santa Ana, CA 92701

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Anaheim
Planning & Building Department
200 S. Anaheim Blvd., MS 162
Anaheim, CA 92805

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Lead Agency: City of Anaheim

PROJECT TITLE & FILE NUMBER:	The Invitation Project Mitigated Negative Declaration Reclassification No. 2019-00324 Development Agreement No. 2020-00003 Development Project No. 2019-00087	STATE CLEARINGHOUSE NO. 2020080046
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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, 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



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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.

APPLICANT:	Robert Kim	PHONE NUMBER: 714-658-6299
ADDRESS:	4675 MacArthur Court Suite 550 Newport Beach, CA	ZIP CODE: 92660

PROJECT APPROVAL: This is to advise that on September 28, 2020, the Anaheim Planning Commission, at its meeting, recommended City Council approval of The Invitation Project.

On October 27, 2020, the Anaheim City Council, at its meeting, by separate Resolutions:

- 1) Approved a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA), determining that The Invitation Project, with implementation of the mitigation measures contained in Mitigation Monitoring Program No. 373, will have a less than significant impact on the environment;
- 2) Approved Conditional Use Permit No. 2019-06040 to allow for the construction of a residential development consisting of 269 residential units (apartments) with modified development standards.

The City Council, by Motion:

- 1) Introduced an Ordinance to approve Reclassification No. 2019-00324 to apply “MU” Mixed-Use Overlay zone to the existing “I” Industrial base zone; and
- 2) Introduced an Ordinance to approve Development Agreement No. 2020-00003 to permit a voluntary financial contribution in the amount of \$269,000 to support the city’s affordable housing programs and projects.

On November 10, 2020, the Anaheim City Council, at its meeting, by separate Resolutions:

- 1) Adopted Ordinance 6500, finalizing Reclassification No. 2019-00324 to apply “MU” Mixed-Use Overlay zone to the existing “I” Industrial base zone; and
- 2) Adopted Ordinance 6501, finalizing Development Agreement No. 2020-00003 for a voluntary financial contribution in the amount of \$269,000 to support the city’s affordable housing programs and projects and;



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- 3) Determined that the proposed Reclassification No. 2019-00324 and Development Agreement No. 2020-00003 were adequately analyzed pursuant to the Mitigated Negative Declaration approved in conjunction with the project on October 27, 2020

The following determinations were made regarding The Invitation Project:

- (a) The project will not have a significant effect on the environment.
- (b) A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- (c) A Mitigation Monitoring Plan was adopted by Resolution for this project.
- (d) Mitigation measures were made a condition of the approval of the project.

The Mitigated Negative Declaration and a record of project approvals are available to the general public during regular business hours at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

Authorized Signature – Planning Department

Susan Kim, Principal Planner

Print Name & Title

11/10/2020

Date

714-765-4958

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/ Mitigated Negative Declaration
 - No effect determination (attached)
- Environmental Impact Report
- Check
- Credit Card

County Clerk \$50 Processing Fee:

- Check
- Credit Card



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Renaissance City North Anaheim, LLC
5675 MacArthur Court, #550
Newport Beach, CA 92660
Bobkim727@gmail.com

CEQA Lead Agency: City of Anaheim

Project Title: The Invitation

CEQA Document Type: Mitigated Negative Declaration

State Clearinghouse Number/local agency ID number: DEV2019-00087

Project Location: The 4.49-acre Project Site is at 1122 North Anaheim Boulevard (Assessor's Parcel Number [APN]: 035-010-51), approximately 525 feet north of the intersection of La Palma Avenue and Anaheim Boulevard.

Brief Project Description: The Project Applicant proposes to demolish the existing tow yard facility—totaling 16,750 square feet of building space in four buildings, 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.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Renaissance City North Anaheim, LLC
July 9, 2020
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Approved by: _____  _____ Date: 7/9/2020
C3D449ECB7C14DE...
Signature

Jennifer Turner, Senior Environmental Scientist
(Supervisory)

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box
to indicate acceptance of this
signed No Effect Determination
in lieu of a CEQA Document
Filing Fee.

County Clerk Stamp or Initial

