



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
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NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
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CITY OF ANAHEIM
P.O. BOX 3222
ANAHEIM, CA 92803

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF INTENT

The attached notice was received, filed and a copy was posted on 06/21/2021

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Paulina Cruz Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

POSTED

JUN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PC DEPUTY



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 **Townes at Broadway** (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 20-day Public Review and Comment Period from June 24, 2021 to July 14, 2021. A copy of the IS/MND is on file at the City of Anaheim, at the Anaheim Public Library and at www.anaheim.net. The Planning Commission will consider the Proposed Project and the IS/MND at a Public Hearing at 5:00 p.m. on August 16, 2021. The City Council will consider the Proposed Project and the IS/MND at a tentative Public Hearing at 5:30 PM on September 28, 2021. 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 aug@anaheim.net.

NOTICE IS HEREBY GIVEN that the Anaheim City Planning Commission will consider the Proposed Project at a Public Hearing on Monday, August 16, 2021 at 5:00 PM; and the City Council will tentatively hold a Public Hearing on September 28, 2021 at 5:30 PM. Both Public Hearings will be in the Council Chamber, on the first floor of City Hall, 200 S. Anaheim Boulevard.

Applicant/Property Owner: The applicant is Melia Homes, Inc., represented by Chad Brown. The property owner is Cornelia Connelly School of the Holy Child, represented by Gina D'Orazio.

Project Location: The approximately 6.96-acre project site is located at 2323 W. Broadway (Assessor Parcel Number [APN] 127-051-42), in the City of Anaheim, County of Orange, California. The City encompasses approximately 51 square miles in northern Orange County. The project site lies within Anaheim's western portion, near its jurisdictional boundary with the City of Buena Park. The project site is located on the north side of Broadway between the signalized intersections of Brookhurst Street to the east and Gilbert Street to the west. State Route 91 (SR-91) provides regional access to the site from the north, Interstate 5 (I-5) provides regional access from the northeast, and State Route 39 (Beach Boulevard) provides regional access from the west. The project site is not on the lists of sites enumerated under Section 65962.5 of the Government Code.

Project Description: The proposed project is a request to construct 112 dwelling units within 22, three-story townhomes at a density of 17.25 dwelling units per acre (du/ac). The townhomes would be in 22 buildings, each with between four and six dwelling units. The townhomes would range from 1,606 square feet to 1,979 square feet with second story balconies. Each townhome would have direct access to an attached two-car garage. The project includes a landscaped pedestrian paseo at the center of the project site and a clubhouse adjacent to the entrance on Broadway.

Public Review of the IS/MND: The 20-day public review and comment period for the Initial Study/Mitigated Negative Declaration is from June 24, 2021 to July 14, 2021. The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website (www.anaheim.net, go to the Planning and Building Department and click on the link to Current Environmental Documents) 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

POSTED

JUN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: PC DEPUTY



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

Comments on the IS/MND: Please send comments on the IS/MND to *Andy Uk, Associate Planner, City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805* or auk@anaheim.net.

Notice of Public Hearings: 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, and via teleconferencing 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: Monday, August 16, 2021
Public Hearing: 5:00 PM

CITY COUNCIL PUBLIC HEARING (Tentative)

Date: Tuesday, September 28, 2021
Public Hearing: 5:30 PM

Requested Actions: The Planning Commission and City Council will consider approval of the following actions related to the Proposed Project (DEV2020-00180):

- Adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program.
- Approval of General Plan Amendment No. 2020-00533 to change the property's land use designation from "School" to "Low-Medium Residential" (0-18 du/ac) to allow for the proposed residential land uses (GPA2020-00533)
- Approval of a Zoning Map Amendment ("Reclassification) No. 2020-00335 from the "T" Transitional Zone to "RM-3" Multiple-Family Residential Zone to implement the General Plan Low-Medium Residential land use designation (RCL2020-00335).
- Approval of a Tentative Tract Map No 19137 to allow a condominium subdivision for a 112-unit townhome project (SUBTM19137).
- Approval of Conditional Use Permit No. 2020-06094 to allow a deviation in the interior building separations for three-story primary walls, from 40 feet to a minimum of 16.5 feet between side to side primary wall elevations, and 28 feet between front to front primary wall elevations (Conditional Use Permit).

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 (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.