

FILED

OCT 06 2021

HUGH NGUYEN, CLERK-RECORDER

BY: MG. DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

POSTED
OCT 06 2021
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: M.G. DEPUTY

Recorded In Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
50.00
* \$ R 0 0 1 3 2 2 7 2 9 6 \$ *
202185000833 10:57 am 10/06/21
428 NC-3 Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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:	Townes at Broadway Project (proposed project) Development Project No. 2020-00180	STATE CLEARINGHOUSE NO. 2021060555
	<ul style="list-style-type: none"> Mitigated Negative Declaration Reclassification No. 2020-00335 Development Agreement No. 2021-00001 	

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.

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**CITY OF ANAHEIM
NOTICE OF DETERMINATION**

APPLICANT:

Chad Brown
Melia Townhomes, Inc.

PHONE NUMBER:
949-417-6254

ADDRESS:

8951 Research Drive
Irvine, CA

ZIP CODE: 92618

PROJECT APPROVAL: This is to advise that on August 16, 2021, the Anaheim Planning Commission, at its meeting, recommended City Council approval of the proposed project.

On September 28, 2021 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 Townes at Broadway Project, with implementation of the mitigation measures contained in Mitigation Monitoring Program No. 378, will have a less than significant impact on the environment;
- 2) Approved General Plan Amendment No 2020-00533 to amend the Land Use Element of the General Plan to change the property's land use designation from Schools to Low-Medium Density Residential;
- 3) Approved Tentative Tract Map No. 19137, to permit a one-lot, 112 unit subdivision for condominium purposes; and
- 4) Approve Conditional Use Permit No. 2020-06094 to allow for the construction of a residential development consisting of 112 residential units (townhomes) with modified development standards.

On October 05, 2021, the Anaheim City Council, at its meeting;

- 1) Adopted Ordinance No. 6514, finalizing Reclassification No. 2020-00335 to reclassify the property from the "T" Transition zone to the "RM-3" Multiple-Family Residential zone; and
- 2) Adopted Ordinance No. 6515, finalizing Development Agreement No. 2021-00001 to permit a voluntary financial contribution in the amount of \$112,000 to support the city's affordable housing programs and projects; and
- 3) Determined that the proposed Reclassification No. 2020-00335 and Development Agreement No. 2021 - 00001 were adequately analyzed pursuant to the Mitigated Negative Declaration approved in conjunction with the project on September 29, 2021

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**CITY OF ANAHEIM
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The following determinations were made regarding the Townes at Broadway 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

10/05/2021

Date

714-765-4958

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid – See attached NOD receipt

County Clerk \$50 Processing Fee:

- Check
- Credit Card

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000540159
10/6/21 10:57 am
428 NC-3

Item	Title	Count
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1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount

DOC# 202185000833	50.00
Time Recorded 10:57 am	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 1884	

Amount Due 0.00

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SEP 29 2021

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NOTICE OF DETERMINATION**

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2530.25

* \$ R 0 0 1 3 2 0 7 5 4 0 \$ *

202185000816 11:47 am 09/29/21

428 NC-3 Z03

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

BY: M.G. DEPUTY

Lead Agency: City of Anaheim

**PROJECT TITLE &
FILE NUMBER:**

Townes at Broadway Project (proposed project)
Development Project No. 2020-00180
• General Plan Amendment No. 2020-00533
• Reclassification No. 2020-00335
• Tentative Tract Map No. 19137
• Conditional Use Permit No. 2020-06094
• Development Agreement No. 2021-00001

**STATE
CLEARINGHOUSE
NO. 2021060555**

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.

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On September 28, 2021 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 Townes at Broadway Project, with implementation of the mitigation measures contained in Mitigation Monitoring Program No. 378, will have a less than significant impact on the environment;
- 2) Approved General Plan Amendment No 2020-00533 to amend the Land Use Element of the General Plan to change the property's land use designation from Schools to Low-Medium Density Residential;
- 3) Approved Tentative Tract Map No. 19137, to permit a one-lot, 112 unit subdivision for condominium purposes; and
- 4) Approve Conditional Use Permit No. 2020-06094 to allow for the construction of a residential development consisting of 112 residential units (townhomes) with modified development standards.

The City Council, by Motion:

- 1) Introduced an Ordinance to approve Reclassification No. 2020-00335 to reclassify the property from the "T" Transition zone to the "RM-3" Multiple-Family Residential zone; and
- 2) Introduced an Ordinance to approve Development Agreement No. 2021-00001 to permit a voluntary financial contribution in the amount of \$112,000 to support the city's affordable housing programs and projects.

The following determinations were made regarding the Townes at Broadway 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.

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- (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

09/28/2021

Date

714-765-4958

Staff Phone Number & Extension

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Clerk-Recorder's Office
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601 N. Ross Street
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Finalization: 20210000527092
9/29/21 11:47 am
428 NC-3

Item	Title	Count
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1	203	1
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EIR: Negative Declaration

Document ID	Amount
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DOC# 202185000816	2530.25
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Time Recorded 11:47 am

Total	2530.25
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Payment Type	Amount
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Check tendered	2530.25
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1885

Amount Due 0.00

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