



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

- Proposed Project:** West Broadway Townhome Project, DEV 2020-00248
- Project Applicant:** City Ventures Homebuilding, LLC
3121 Michelson Drive, Suite 150
Irvine, CA 92612
- Project Location:** 1661 to 1673 West Broadway
Generally, a 1.55-acre site on the north side of Broadway, approximately 285 feet east of Euclid Street in Anaheim, California.
- Project Description:** Request by to develop 34 attached townhomes in five residential buildings and associated improvements. All homes would be three stories tall and would include attached 2-car side-by-side or tandem parking garages on the ground-level floor. Vehicle access to the project site would be provided via one main driveway entry from West Broadway. The existing buildings and parking areas on the project site would be demolished.
- Requested Actions:** The Planning Commission will consider the following actions related to the proposed project:
- Environmental Documentation to find that the proposed project, with mitigation measures, will not have a significant effect on the environment.
 - Development Agreement to permit a voluntary financial contribution to support the City's affordable housing programs.
 - General Plan Amendment for a land use designation change from Office-Low to Mid-Density Residential.
 - Zoning Map Amendment (Reclassification) from the C-G Zone to the RM-3.5 Zone.
 - Tentative Tract Map (SUBTM) to create a one-lot subdivision for condominium purposes.
 - Conditional Use Permit (CUP) to permit for modified setback standards for planned unit development.
- The decision of the Planning Commission will be a recommendation to the City Council.
- Public Hearing:** **The Anaheim City Planning Commission will consider the Proposed Project Monday, June 20, 2022, at 5:00 p.m. in the Council Chamber, 1st Floor of Anaheim City Hall, 200 South Anaheim Boulevard, Anaheim, CA 92805.**
- Environmental Review:** The City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the proposed project in compliance with Section 15070 to 15075 of State of California Environmental Quality Act (CEQA) Guidelines. The Draft 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 Draft IS/MND will be released for a 20-day Public Review and Comment Period from **May 5, 2022 to May 25, 2022**.
- Public Review:** The Draft IS/MND 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

CEQA Comments: Written comments on the Draft IS/MND should be addressed to *Andy Uk, Associate Planner, City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805* or auk@anaheim.net for receipt by 5:00 p.m. on May 25, 2022.

Proposed Project Questions or Comments: If you have any comments, questions or would like any additional information, please contact **Nick Taylor** of the City of Anaheim at **(714) 765-4323** or **NJTaylor@anaheim.net**. To ensure distribution to the Planning Commission prior to consideration of the proposed project, please submit comments prior to 1:30 p.m. the day of the meeting.

Project Information: Project information is available for review at the Anaheim Planning and Building Department, at Anaheim City Hall. A report to the Planning Commission containing staff's recommendations will be available at City Hall and on the City's website at www.anaheim.net/planningcommission beginning on the Thursday before the meeting after 5:00 P.M. Click on the link to the agenda for the corresponding meeting date. The agenda contains links to the staff report and other informational materials.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION – INCLUDING CEQA AND PROPOSED PROJECT COMMENTS (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) BECOME PART OF THE PUBLIC RECORD.

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. ACTION AGENDAS ARE AVAILABLE AFTER 3:00 P.M. TWO DAYS AFTER THE PLANNING COMMISSION MEETING.

BY ORDER OF THE CHAIRPERSON
ANAHEIM PLANNING COMMISSION