



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

- Proposed Project:** The Mill Residential Townhomes (DEV2023-00042)
- Project Applicant:** MLC Holdings, LLC (Meritage Homes)
Attn. Johanna Crooker
5 Peters Canyon Road Suite 310
Irvine, CA 92606
- Project Location:** **275 and 301 East Santa Ana Street** (APNs 037-024-11, and 037-111-29, and -30) encompasses 2.05 acres and is bound by East Santa Ana Street to the south, South Claudine Street to the west, South Olive Street to the east, and an existing alley to the north. South Philadelphia Street divides the middle of the project area, creating two separate blocks. The project site is located approximately 0.98 mile east of Interstate 5 (I-5), the Santa Ana Freeway in the City of Anaheim, Orange County.
- Project Description:** Request to permit a new residential development consisting of 56 for-sale 3-story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet with 24 two-bedroom and 32 three-bedroom units. A total of 10 percent of the units (or six dwelling units) would be sold to moderate-income buyers. The Project density would be 27.3 du/ac.
- Requested Actions:** The Planning Commission will consider the following actions related to the Proposed Project:
- Environmental Documentation to find that the proposed project will not have a significant effect on the environment.
 - General Plan Amendment to change the land use designation of the project site from Low Medium Density Residential to Medium Density Residential (up to 36 du/ac).
 - Tentative Tract Map (TTM) to create a one-lot condominium map for construction of 56 townhomes.
- Public Hearing:** The Anaheim City Planning Commission will consider the Proposed Project on **Monday, September 23, 2024** at 5:00 PM in the Council Chamber, 1st Floor of Anaheim City Hall, 200 South Anaheim Boulevard, Anaheim, CA 92805.
- You and all interested persons are invited to attend and speak at the public hearing either for or against the proposed project. After reviewing plans, reports, written public comment and listening to public comment at the hearing, the Commission will vote to approve or deny the Proposed Project. The Commission may also vote to make this decision at a future Planning Commission meeting. In either case, the decision will be made at a meeting open to the public. The Planning Commission's action is a recommendation to the City Council.
- Environmental Review:** The City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Proposed Project in compliance with Section 15070 to 15075 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 **August 15, 2024 to September 3, 2024**.

Public Review: The 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 IS/MND should be addressed to *Thomas Gorham, Contract Planner, City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805* or tgorham@anaheim.net for receipt by **5:00 PM on September 3, 2024**.

Proposed Project Questions or Comments: If you have any comments, questions or would like any additional information, please contact **Thomas Gorham** of the City of Anaheim at **(714) 765-4947** or tgorham@anaheim.net. To ensure distribution to the Planning Commission prior to consideration of the Proposed Project, please submit comments prior to 1:30 PM the day of the meeting (September 23, 2024).

Project Information: Project plans are 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 on the City's website on Thursday before the meeting at www.anaheim.net/planningcommission. 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. THE DAY AFTER THE PLANNING COMMISSION MEETING.