



City of Anaheim  
**PLANNING DEPARTMENT**

**Notice of Availability of  
Draft Environmental Impact Report No. 351 and  
Notice of Planning Commission and  
City Council Public Hearings for  
The Residences at Nohl Ranch Project**

DATE: July 19, 2019  
TO: Public Agencies and Interested Parties  
FROM: City of Anaheim  
SUBJECT: The Residences at Nohl Ranch Project  
Development Project No. 2017-00039  
Environmental Impact Report No. 2018-00351

**DRAFT ENVIRONMENTAL IMPACT REPORT**

Notice is hereby given that Draft Environmental Impact Report No. 351 (DEIR No. 351) for The Residences at Nohl Ranch Project is available for a 45-day public review period from July 19, 2019 through September 3, 2019; and,

**NOTICE OF PUBLIC HEARINGS:**

Please also be informed that 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, on the dates and times listed below to hear public testimony, and consider DEIR No. 351 and The Residences at Nohl Ranch Project.

**PLANNING COMMISSION**

Date: October 28, 2019  
Public Hearing: 5:00 PM

**CITY COUNCIL** (*Tentative*)

Date: December 3, 2019  
Public Hearing: 5:30 PM

**PROJECT LOCATION:**

The Residences at Nohl Ranch Project is proposed at 6501-6513 Serrano Avenue (APN 365-062-09) in the City of Anaheim, Orange County, California. The proposed project would be located on 3.03 acres at the northeast corner of Serrano Avenue and Nohl Ranch Road, in the southeastern portion of the City.

**PROJECT DESCRIPTION:**

The Project Applicant (6509 Serrano L.P.) proposes to demolish the existing Serrano Center, a multi-suite commercial center consisting of seven one-story buildings, to construct 58 multifamily units, with a development density of 19.14 dwelling units per acre. The units would be constructed in eight buildings totaling 118,351 square feet, consisting of 35 two-bedroom units and 23 three-bedroom units in three-story townhomes, two-story townhomes, carriage townhomes, and stacked flats. Of the 58 total units, 12 affordable housing units would be provided in order to be eligible for an Affordable Housing Density Bonus and associated incentives. The maximum height of

the two three-story buildings would be 40 feet at the top of the roof, and the maximum height for the six two-story buildings would be 30 feet at the top of the roof. The project access would be provided from two driveways: one on Serrano Avenue and one on Nohl Ranch Road, There would be a total of 148 parking spaces, including 116 garage spaces and 32 uncovered surface parking spaces.

The proposed project is subject to the review and approval of the following:

- **General Plan Amendment (GPA) No. 2017-00515:** Amend the Project Site's General Plan land use designation from Neighborhood Center Commercial to Low-Medium Density Residential (18 du/ac).
- **Zoning Reclassification (RCL) No. 2017-00309:** Reclassify the Project Site from the existing "C-G" General Commercial Zone to the "RM-3" Multiple-Family Residential Zone
- **Affordable Housing Density Bonus and associated Tier II Incentives (Miscellaneous (MIS) Permit No. 2017-00654):**
  - **Density Bonus:** Allow 19.14 du/ac in the RM-3 Zone, which permits 18 du/ac. The Proposed Project would be eligible for a 7 percent density bonus by providing 12 units (approximately 20 percent of the total units) that are affordable to moderate income households.
  - **Tier II Incentives:** Waive the minimum site size for a multifamily residential development in the Scenic Corridor Overlay Zone (5.00 acres required; 3.03 acres proposed), and waive the required minimum setback from an arterial highway (i.e., Nohl Ranch Road and Serrano Avenue) for a multifamily residential project in the Scenic Corridor Overlay Zone (50-foot minimum front setback required; 4-foot landscape setback and 14-foot structural setback proposed).
- **Vesting Tentative Tract Map No. 18104:** Approve VTTM No. 18104 for condominium purposes to provide the right to further subdivide the site into condominium air space for individual ownership of the residential units and common ownership of the landscape, parking, and access drive areas.
- **Conditional Use Permit (CUP) No. 2017-05931:** Approve a CUP to allow single-family attached residential use in the RM-3 Zone as part of a Residential Planned Unit Development with modified standards. The approval will allow flexibility for the proposed development to modify the RM-3 Zone's development standards for setbacks between buildings and landscape setbacks abutting a single-family residential zone, which include a modification of the required interior landscape setback to 2 feet where 10 feet would be required, and a reduction of building-to-building setbacks to 36.7 feet where 40 feet would be required (3-story Primary to Primary elevation) and 32 feet where 35 feet would be required (2-story Primary to 3-story Primary elevation). The Anaheim Municipal Code allows such modifications, subject to the approval of a CUP, if they are needed in order to achieve a good project design, privacy, livability, and compatibility with surrounding uses.
- **Specimen Tree Removal Permit No. 2018-00006:** Remove Pepper trees in the Scenic Corridor (SC) Overlay Zone.

## **ENVIRONMENTAL REVIEW**

The City, as the Lead Agency, has analyzed the environmental effects of the proposed project in DEIR No. 351 to the degree of specificity required by Section 15146 of the State CEQA Guidelines. DEIR No. 351 did not identify any significant effects on the environment as a result of the Proposed Project. DEIR No. 351 is available to the general public for review at the following locations:

- City of Anaheim Planning and Building Department – 200 S. Anaheim Boulevard, Anaheim, CA 92805
- Canyon Hills Branch Library – 4763, 400 S Scout Trail, Anaheim, CA 92807
- East Anaheim Branch Library – 8201 E. Santa Ana Canyon Rd., Anaheim, CA 92808

- The document is also available for review online at: [www.anaheim.net/planning](http://www.anaheim.net/planning) under the Quick Link to Current Environmental Documents

### **PUBLIC COMMENTS**

All interested parties are invited to submit written comments on the DEIR for consideration by the Planning Commission and the City Council. You may also attend the public hearings. Due to the time limits mandated by State law, your written comments should be sent at the earliest possible date but must arrive not later than 5:00 p.m. on **September 3, 2019**. Staff will address comments received by September 3, 2019 in the Final EIR. Staff will provide these comments and responses to Planning Commission as part of its staff report.

Please submit your written comments to Nicholas Taylor, Associate Planner, at the City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, California 92805 or by email at [NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net).

### **PUBLIC HEARINGS**

The Planning Commission is scheduled to hold a public hearing to consider the certification of the EIR and the proposed project on October 28, 2019 in the Council Chamber. The City invites you and all interested persons to attend and speak at the public hearing either for or against the certification of the EIR and the proposed project. After reviewing reports, written public comment and listening to public comment at the hearing, the Planning Commission will vote to recommend whether the City Council should certify the EIR and approve or deny the proposed project. The Planning 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 City Council will hold a public hearing following the Planning Commission Meeting. The City will send separate notice for the City Council meeting.

**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 DEPARTMENT DURING REGULAR BUSINESS HOURS.**

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID MEETINGS 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 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 DEPARTMENT AND THE CITY WEBSITE [WWW.ANAHEIM.NET/PLANNING](http://WWW.ANAHEIM.NET/PLANNING) (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.**

### **Who to Contact?**

For more information, please call Nicholas Taylor, Associate Planner, at (714) 765-4323 or email at [NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net).

BY ORDER OF THE CHAIRMAN, ANAHEIM PLANNING COMMISSION

DATE PUBLISHED: July 18, 2019

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