

CITY OF ANAHEIM NOTICE OF DETERMINATION

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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:	3175 West Ball Road Apartments Mitigated Negative Declaration General Plan Amendment No. 2016-00510 Reclassification No. 2016-00297 Administrative Adjustment No. 2020-00444 Development Project No. 2016-00074	STATE CLEARINGHOUSE NO. 2020070176
PROJECT LOCATION:	The Proposed Project is located at the 3175 West Ball Road, Anaheim, Orange County, California 92804 (Assessor's Parcel Number 250-051-03). The approximately 0.36-acre parcel is located at the northeastern corner of the signalized intersection of Ball Road and Western Avenue.	
	The Project Site is on the lists of sites enumerate Government Code including, but not limited to, lists designated as hazardous waste property, hazardous we Project Applicant has submitted a signed Hazardous the lead agency required under Section 65962.5(f).	of hazardous waste facilities, land vaste disposal sites and others. The

PROJECT DESCRIPTION: The Project Applicant proposes to construct an 11-unit, 3-story apartment building, along with associated on-site and site-adjacent improvements such as parking, pedestrian walkways, and landscape areas on an approximately 0.36-acre parcel. In total, the Proposed Project would include 16,917 square feet of building area.



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APPLICANT:	Sarkis Tartarian	PHONE NUMBER: 714-717-0400
ADDRESS:	8469 Beach Circle Suite 550 Cypress, CA	ZIP CODE: 90630

PROJECT APPROVAL: This is to advise that on January 20, 2021, the Anaheim Planning Commission, at its meeting, recommended City Council approval of the Proposed Project.

On March 09, 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 3175 W Ball Road Apartments Project, with implementation of the mitigation measures contained in Mitigation Monitoring Program No. 371, will have a less than significant impact on the environment;
- 2) Approved General Plan Amendment No 2016-00510 to amend the Land Use Element of the General Plan to change the property's land use designation from General Commercial to Medium Density Residential; and
- 3) Approved Administrative Adjustment No. 2020-00444 to allow: 1) a reduced street landscape and structural setback, and 2) a reduced interior structural setback, for a three-story, 11-unit apartment complex.

The City Council, by Motion:

1) Introduced an Ordinance, to approve Zoning Reclassification No. 2016-00297 to reclassify the property from the C-G (General Commercial) zone to theRM-4 (Multiple-Family Residential) zone.

The following determinations were made regarding 3175 W Ball Road Apartments 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



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regular business hours at the Planning and Building Department, 200 S. Anaheim Blvd., Anaheim, CA 92805.

Susan Kin	03/11/2020	
Authorized Signature – Planning Department	Date	
Susan Kim, Principal Planner	714-765-4958	
Print Name & Title	Staff Phone Number & Extension	

Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
 Environmental Impact Report
- □ Check
- □ Credit Card

County Clerk \$50 Processing Fee:

- ☑ Check
- □ Credit Card