

CITY OF ANAHEIM NOTICE OF EXEMPTION

County Administration South

601 N Ross Street Santa Ana, CA 92701

From: City of Anaheim

Planning Department

200 S. Anaheim Blvd, MS 162

Anaheim, CA 92805

Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

PROJECT TITLE & FILE NUMBER:

39 Commons Phase I (Residential Component)

DEV2019-00120

Conditional Use Permit No. 2019-06032

V

Final Site Plan No. 2020-00002 Tentative Tract Map No. 19201 Variance No. 2020-05143

Previously Certified EIR No. 350 (SCH#2017041042)

PROJECT LOCATION - Specific:

208-224 North Beach Boulevard, Anaheim, CA 92801

PROJECT LOCATION - City/County:

City of Anaheim, Orange County, California

PROJECT DESCRIPTION: The subject property is 3.63 acres in size and is part of the site of a former landfill. In 2001, the City of Anaheim, through its former Redevelopment Agency, commenced the acquisition and subsequent environmental remediation of the site. On July 30, 2019, the City Council approved a Disposition and Development Agreement (DDA) with Zelman Anaheim, LLC and the subject project applicant, Greenlaw Partners, Inc. The DDA provides for the construction of approximately 38,000 square feet of retail/restaurant uses, mixed-uses, and up to 65 townhomes. Pursuant to the DDA, this proposal provides for construction of 65 townhomes by Greenlaw Partners, Inc. Future development of retail/restaurant uses is anticipated to be forthcoming from Zelman Anaheim, LLC as the project applicant at a future date.

The applicant proposes to construct 65 attached, single-family residences using the Beach Boulevard Specific Plan (BBSP) Mixed-Use Medium (MU-M) Development Area development standards. The project would consist of a series of 4-plex to 9-plex buildings that would be approximately 45 feet in height, or three-stories tall, with 10 two-bedroom units, 45 three-bedroom units, and 10 four bedroom units. The homeowner's association owns and maintains all common areas, including driveways, recreational areas, paseos and sidewalks. The project would provide vehicular ingress and egress with a single, private drive that connects to Lincoln Boulevard on the south side of the project site. Each unit would include two garage bays. The proposed project includes 130 garage parking spaces and 63 open parking stalls. A portion of the rear of the project site is within the boundary of the former landfill, where a drive aisle and parking area would be constructed within a parking easement on a separate City-owned parcel.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT: Rob Mitchell

Cusanlary Danta and

Greenlaw Partners

18301 Von Karman, Suite 250

Irvine, CA 92612

PHONE: (714) 749-6508



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EXEMPT STATUS:	Ministerial (Section 2 Declared Emergency (Emergency Project (Section 2 Categorical Exemption Statutory Exemption Other: CEQA Guideling Specific plans)	(Section 21080(b)(3)) ection 21080(b)(2)) n	sidential projects implementing
REASONS WHY PROJECT IS EXEMPT: The project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15182(c) (Residential Projects Implementing Specific Plans). This exemption consists of residential projects undertaken pursuant to and in conformity to the specific plan where an Environmental Impact Report (EIR) was previously prepared. Residential projects covered by this section include, but are not limited to, land subdivisions, zoning changes, and residential planned unit developments. The proposed project would construct 65 attached, single-family residences by implementing the BBSP Mixed-Use Medium (MU-M) Development Area development standards. In 2018, the City Council certified EIR No. 350 in conjunction with its approval of the BBSP. Staff has prepared the attached Initial Study Checklist (Attachment 4) to confirm that the proposed project meets the criteria for this exemption.			
STAFF CONTACT PERSON: Nicholas J. Taylor, Associate Planner PHONE: (714) 765-4323			
5 /		Principal Planner	09/10/2020
Authorized Signature – Planning and Building I		Title	Date
☑ Signed by I	Lead Agency		Signed by Applicant