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Hugh Nguyen, Clerk-Recorder

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Recorded in Unicial Records, Orange County

202285000698 11:37 am 08/11/22

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HUGH NGUYEN, CLERK-RECORDER

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ORANGE COUNTY CLERK-RECORDER DE
BY: ______ DEPUTY



CITY OF ANAHEIM NOTICE OF DETERMINATION

APPLICANT: Kim Prijatel PHONE NUMBER: City Ventures Homebuilding, LLC 949-258-7540

ADDRESS: 3121 Michelson Drive, Suite 150 ZIP CODE: 92612

Irvine, CA 92612

PROJECT APPROVAL: This is to advise that on July 06, 2022 the Anaheim Planning Commission, at its meeting, recommended City Council approval of the proposed project.

On August 09, 2022, the Anaheim City Council, at its meeting, by separate Resolutions:

- Approved a Mitigated Negative Declaration in compliance with the California Environmental Quality Act, determining that the project, with implementation of the mitigation measures contained in Mitigation Monitoring and Reporting Program No. 381, will have a less than significant impact on the environment;
- 2) Approved General Plan Amendment No. 2021-00536 to amend the land use designation from Office-Low to Mid Density Residential;
- 3) Approved Conditional Use Permit No. 2021-06097 to allow for the construction of a residential development consisting of 34 residential units (townhomes) with modified development standards; and
- 4) Approved Tentative Tract Map No. 19141, to permit a one-lot, 34 unit subdivision for condominium purposes.

The City Council, by Motion:

- 1) Introduced an Ordinance to approve Reclassification No. 2021-00336 to reclassify the property from the "C-G" General Commercial zone to the "RM-3.5" Multiple-Family Residential zone; and
- 2) Introduced an Ordinance to approve a Development Agreement to permit a voluntary financial contribution in the amount of \$34,000 to support the City's affordable housing programs and projects.

The following determinations were made regarding the West Broadway Townhome 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.

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

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CITY OF ANAHEIM NOTICE OF DETERMINATION

To:

☑ Orange County Clerk Recorder

County Administration South

601 N Ross Street Santa Ana, CA 92701 V

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:

West Broadway Townhome Project (proposed project)

Development Project No. 2020-00248

- General Plan Amendment No. 2021-00536
- Reclassification No. 2021-00336
- Tentative Tract Map No. 19141
- Conditional Use Permit No. 2021-06097
- Development Agreement

STATE

CLEARINGHOUSE NO. 2022050092

PROJECT LOCATION: 1661 to 1673 West Broadway 92802, City of Anaheim, Orange County

PROJECT DESCRIPTION: The proposed project is a residential development consisting of 34 townhome units. The residential units would be comprised of 10 two-bedroom units, 14 three-bedroom units, and 10 three-bedroom units, ranging between 1,062 square feet and 1,633 square feet. The proposed project would include a total of 100 parking spaces provided in 68 garage spaces and 32 open spaces. A total of 9,480 square feet of recreational area would be provided.

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HUGH NGUYEN, CLERK-RECORDER

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CITY OF ANAHEIM NOTICE OF DETERMINATION

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

Sleathu allen	08/09/2022	
Authorized Signature - Planning Department	Date	
Heather Allen, Principal Planner	714-765-4958	
Print Name & Title	Staff Phone Number & Extension	
Fish & Wildlife Fees Applicables		

Fish & Wildlife Fees Applicable:

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

County Clerk \$50 Processing Fee:

- ☑ Check
- ☐ Credit Card

Orange County Clerk-Recorder's Office Hugh Nguyen

601 N. Ross Street 92701

County

Finalization: 20220000281742

Title

8/11/22 11:37 am

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Item

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Check		

Amount Due

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THANK YOU PLEASE RETAIN THIS RECEIPT FOR YOUR RECORDS

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