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

| Proposed Project: | Orange Avenue Townhome Project, DEV 2021-00195 ORANGE COUNTY CLERK-RECORDER D | FPARTMENT |
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| Project Applicant: | Jeff Weber BY: | |
| Project Location: | 2219 West Orange Avenue Generally, a 2.4-acre site on the north side of Orange Avenue, approximately 150 feet west of Brookhurst Street in Anaheim, California. | |
| Project Description: | A request to subdivide a 2.4-acre property, currently developed with a church, preschool, and daycare facility, to develop a 1.3-acre portion of the property with 24 single-family attached townhomes in six residential buildings and associated improvements. Ten percent of the units would be designated as affordable for moderate income buyers. All homes would be three stories tall and would include attached two-car side-by-side garages on the ground floor. Vehicle access to the project site would be provided via one main driveway entry from Orange Avenue. The existing improvements on the 1.3 acre portion of the site would be demolished. | Ę |
| Requested Actions: | The Planning Commission will consider the following actions related to the proposed project: Environmental Documentation to find that the proposed project, with mitigation measures, will not have a significant effect on the environment. General Plan Amendment for a land use designation change from Residential-Corridor to Low-Medium Density Residential. Reclassification from the Transition "T" Zone to the RM-3 Multiple-Family Residential Zone. Tentative Tract Map to create a two-lot subdivision, with Lot 2 developed for condominium purposes. Conditional Use Permit to permit for modified setback standards for planned unit development. | |
| Public Hearing: | The Anaheim City Planning Commission will consider the Proposed Project Wednesday, January 18, 2022, at 5:00 p.m. in the Council Chamber, 1 st Floor of Anaheim City Hall, 200 South Anaheim Boulevard, Anaheim, CA 92805. | |
| Environmental Review: | The City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the proposed project in compliance with Section 15070 to 15075 of State of California Environmental Quality Act (CEQA) Guidelines. The Draft 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 Draft IS/MND will be released for a 20-day Public Review and Comment Period from December 15 , 2022 to January 4, 2023. | |
| Public Review: | The Draft 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 Draft IS/MND should be addressed to *Nick Taylor*, *Senior Planner*, *City of Anaheim Planning Department*, 200 South Anaheim Boulevard, Anaheim, CA 92805 or njtaylor@anaheim.net for receipt by 5:00 p.m. on January 4, 2023.

Proposed Project Questions or Comments: If you have any comments, questions or would like any additional information, please contact Nick Taylor of the City of Anaheim at (714) 765-4323 or NJTaylor@anaheim.net. To ensure distribution to the Planning Commission prior to consideration of the proposed project, please submit comments prior to 1:30 p.m. the day of the meeting.

Project Information: Project information is 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 at City Hall and on the City's website at www.anaheim.net/planningcommission beginning on the Thursday before the meeting after 5:00 P.M. 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 5:00 P.M. ON FRIDAYS AFTER THE PLANNING COMMISSION MEETING.

BY ORDER OF THE CHAIRPERSON ANAHEIM PLANNING COMMISSION

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