





## CITY OF ANAHEIM NOTICE OF DETERMINATION

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

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**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 the RM-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 Kim*

03/11/2020

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Authorized Signature – Planning Department

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Date

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Susan Kim, Principal Planner

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714-765-4958

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Print Name & Title

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Staff Phone Number & Extension

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Fish & Wildlife Fees Applicable:

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

County Clerk \$50 Processing Fee:

- Check
- Credit Card