

Appendix B

CHRIS Results





February 1, 2021

Stacy St. James, Coordinator
South Central Coastal Information Center
C.S.U.F., Department of Anthropology
800 N. State College Boulevard
Fullerton, CA 92834

RE: Rush Service Records Search Request

Kimley-Horn and Associates, Inc. (Kimley-Horn) would like to submit this letter as a “rush” service request for a records search for a proposed project in the City of Anaheim.

Contact Information

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Project Description

Project Name: Townes at Broadway Project

The project site is located at 2323 West Broadway in the City of Anaheim, Orange County, California (see attached maps). The approximate 6.96-acre site is legally described as Accessor Parcel Number (APN) 127-051-43 and is currently vacant. The site was previously occupied by the Cornelia Connelly School, a Catholic high school for girls. The school closed at the end of the school term in 2020 and has since been demolished. The surrounding area is characterized by residential uses and include three-story, Madison Park Apartment homes to the east; single-family residential to the north and west; and West Broadway to the south with single-family residential south of West Broadway.

As proposed, the project would develop 112, 3-story townhomes at a density of 17.25 dwelling units per acre within a gated development. The 112 dwelling units would be in 22 residential buildings, each ranging four to six dwelling units each. The property would be delivered to the Applicant vacant. The project is expected to connect to existing utility infrastructure.

Please let me know if you need any additional information for the records search, thank you.

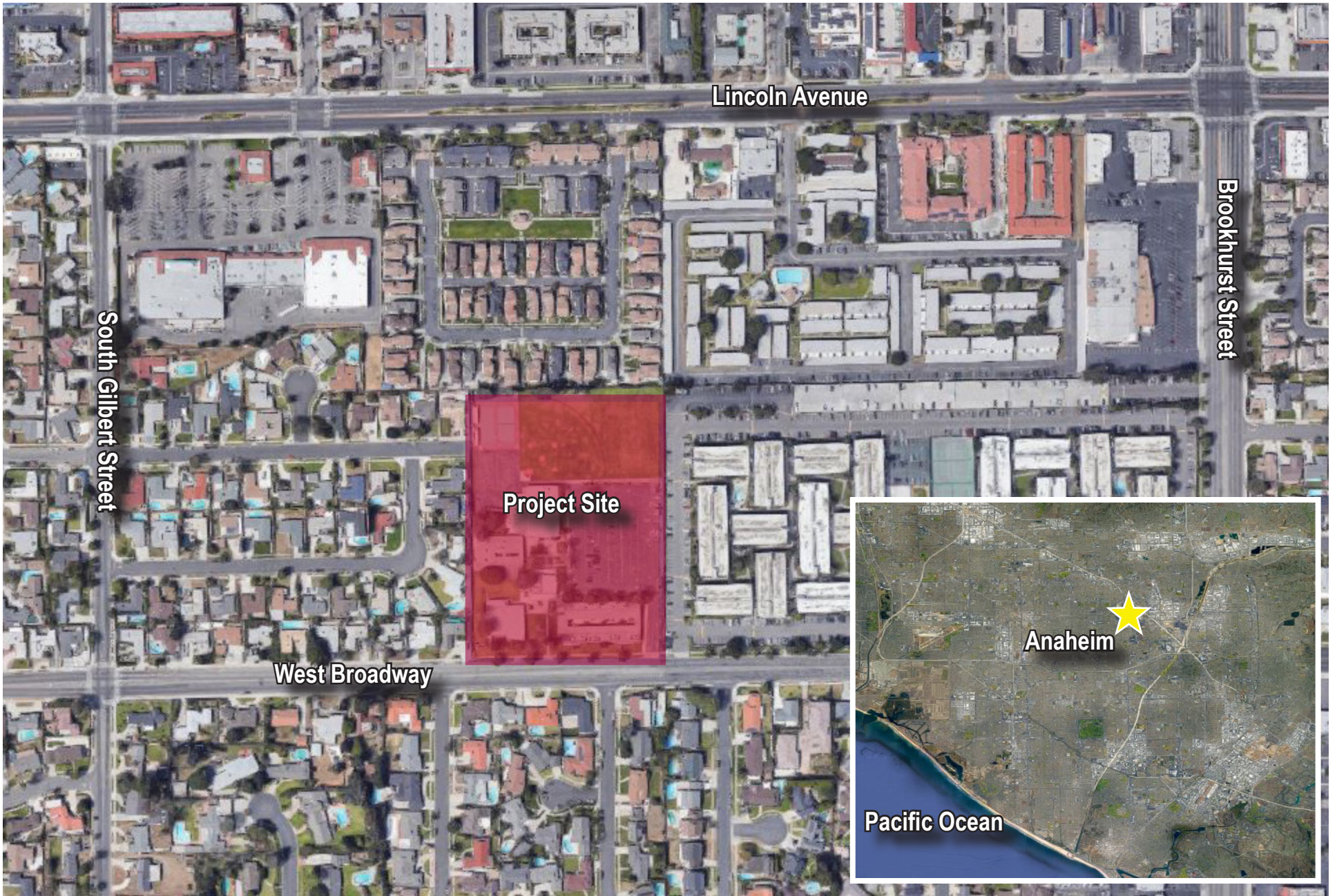
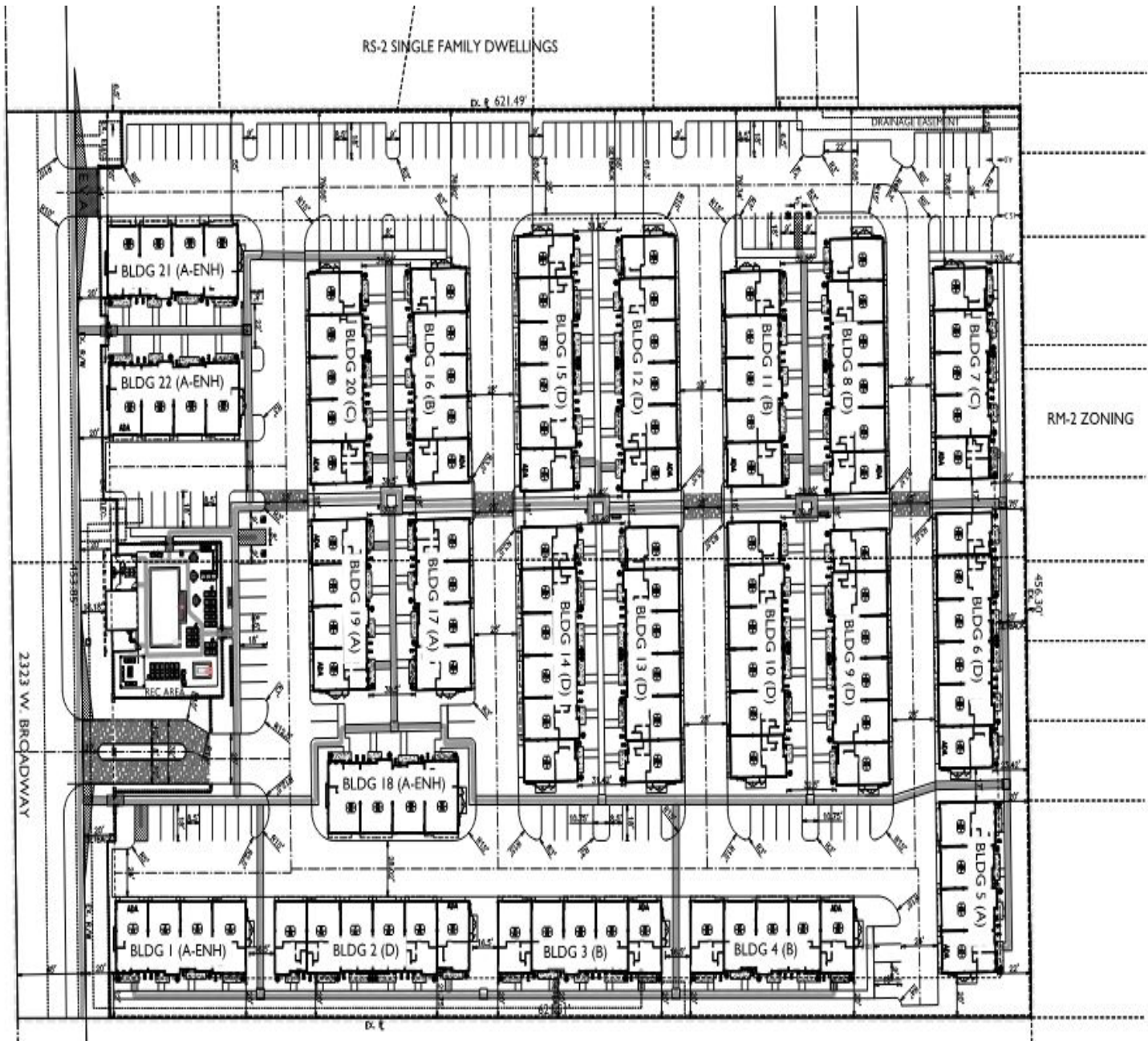


EXHIBIT 1: Regional and Local Vicinity Map
Townhomes at Broadway Project





PROJECT SUMMARY

6.49 ACRES - 17.25 DU/ACRE
 112 UNITS TOTAL
 ZONING - RM-3 RESIDENTIAL LOW-MED
 CURRENT USE - SCHOOL/TRANSITIONAL T ZONE

3 STORY - R3 TYPE VB ROW TOWNHOMES
 2 CAR ATTACHED GARAGES

PLAN SUMMARY (GROSS)

22	PL 1 @	1,606 SF	2BD
33	PL 2 @	1,734 SF	3BD
33	PL 3 @	1,797 SF	3BD+DEN(OPT. 4BD)
24	PL 4 @	1,979 SF	3BD+DEN(OPT. 4BD)

RM-2 ZONING

BLDG	MIX	QTY
TYPE A	4-1-3-2	7
TYPE B	4-2-3-1-4	4
TYPE C	1-3-2-3-2	2
TYPE D	1-3-2-2-4-3	9

PARKING SUMMARY

22 U @ 2.25 STALLS	49.5
33 U @ 3.0 STALLS	99
57 U @ 3.5 STALLS	199.5
	348 STALLS REQ'D

224 GARAGES
 98 OPEN STALLS
 28 GUEST STALLS
 350 TOTAL STALLS PROVIDED
 (3.13 STALLS/UNIT PROVIDED)

ADA PARKING

98 ASSIGNED OPEN STALLS @ 2% = 2 STALLS
 28 UNASSIGNED GUEST STALLS @ 5% = 2 STALLS
 4 ADA STALLS REQUIRED

70,900 S.F. COMMON AREA AT GRADE (10' MIN. DIM.)
 70,900/112 UNITS = 633 S.F. PER UNIT (350 SF REQ'D)

SITE COVERAGE = 34% (45% ALLOWED)

A	4-1-3-2	7
B	4-2-3-1-4	4
C	1-3-2-3-2	2
D	1-3-2-2-4-3	9

EXHIBIT 2: Site Plan
 Townhomes at Broadway Project

South Central Coastal Information Center

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California Historical Resources Information System

Los Angeles, Orange, Ventura and San Bernardino Counties

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3/3/2021

SCCIC File #: 22094.8236

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Re: Record Search Results for the Townes at Broadway Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Anaheim, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a 1/-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Built Environment Resources Directory (BERD) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 0
Reports and Studies	Within project area: 0 Within project radius: 6
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 0
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Anaheim, CA (1896, 1942) 15' USGS historic maps indicate that in 1896 there was no visible development within the project area. There were several roads and buildings within the project search radius. Also of note was a wash that was located north of the project area. In 1942, there was still no visible development within the project area. There were a few additional roads and buildings within the project search radius. Major road names included Lincoln Avenue, Orange Avenue, Gilbert Street, and Brookhurst Avenue. The wash was no longer visible but an intermittent stream was located close by.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor during ground-disturbing activities or additional research.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Isabela Kott
GIS Technician/Staff Researcher

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.