

POSTED

FILED

AUG 11 2022

AUG 11 2022



202285000698 11:37 am 08/11/22

446 NC-2 Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DE

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY



### CITY OF ANAHEIM NOTICE OF DETERMINATION

**APPLICANT:**

Kim Prijatel  
City Ventures Homebuilding, LLC

**PHONE NUMBER:**  
949-258-7540

**ADDRESS:**

3121 Michelson Drive, Suite 150  
Irvine, CA 92612

**ZIP CODE:** 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:

- 1) 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.





Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000281742  
8/11/22 11:37 am  
446 NC-2

Item	Title	Count
1	Z03	1
EIR: Negative Declaration		
Document ID		Amount
DOC# 202285000698		2598.00
Time Recorded 11:37 am		

---

Total	2598.00
-------	---------

Payment Type	Amount
--------------	--------

Check tendered	2598.00
# 92009-00000038	

Amount Due	0.00
------------	------

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

