

FILED

POSTED

AUG 24 2022

AUG 24 2022

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 3 9 2 2 7 8 2 \$ \*

202285000743 2:28 pm 08/24/22

446 NC-2 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

BY:

DEPUTY



### CITY OF ANAHEIM NOTICE OF DETERMINATION

**To:**  Orange County Clerk Recorder  
County Administration South  
601 N Ross Street  
Santa Ana, CA 92701

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

<b>PROJECT TITLE &amp; FILE NUMBER:</b>	<b>West Broadway Townhome Project (proposed project)</b> Development Project No. 2020-00248 • Reclassification No. 2021-00336 • Development Agreement	<b>STATE CLEARINGHOUSE NO. 2022050092</b>
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**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.

<b>APPLICANT:</b>	Kim Prijatel City Ventures Homebuilding, LLC	<b>PHONE NUMBER:</b> 949-258-7540
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<b>ADDRESS:</b>	3121 Michelson Drive, Suite 150 Irvine, CA 92612	<b>ZIP CODE:</b> 92612
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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

BY: [Signature]



CITY OF ANAHEIM
NOTICE OF DETERMINATION

PROJECT APPROVAL: This is to advise that on August 23, 2022 the Anaheim City Council approved the proposed project and took the following actions:

- 1) Adopted Ordinance No. 6533 amending the Zoning Map referred to in Title 18 of the Anaheim Municipal Code relating to Zoning (Reclassification No. 2021-00336) (DEV2020-00248) reclassifying the property at 1661-1673 West Broadway from the "C-G" General Commercial zone to the "RM-3.5" Multiple-Family Residential zone; and
2) Adopted Ordinance No. 6534 approving a Development Agreement by and between the City of Anaheim and Anaheim 1 INV, LLC, and authorizing the Mayor Pro Tem to execute said agreement for and on behalf of the City (DEV2020-00248) to permit a voluntary financial contribution, in the amount of \$34,000, to support the City's affordable housing programs.

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.
(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.

[Signature]
Authorized Signature - Planning Department
Heather Allen, Principal Planner
08/24/2022
Date
714-765-4958
Staff Phone Number & Extension

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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BY: [Signature] DEPUTY



**CITY OF ANAHEIM  
NOTICE OF DETERMINATION**

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Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid – See attached NOD receipts dated 08/11/2022

County Clerk \$50 Processing Fee:

- Check
- Credit Card



# HUGH NGUYEN

## CLERK-RECORDER

BIRTH AND DEATH RECORDS  
FICTITIOUS BUSINESS NAMES  
MARRIAGE LICENSES/RECORDS  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES  
PASSPORTS  
PROPERTY RECORDS

CITY OF ANAHEIM  
P.O. BOX 3222  
ANAHEIM, CA 92803

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC. - PRIOR FILING

The attached notice was received, filed and a copy was posted on 08/24/2022

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
Clerk - Recorder  
In and for the County of Orange

By: Sonia Florido Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted **\*\*\* within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local **lead** agency \*\*\* within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20220000296057  
8/24/22 2:28 pm  
446 NC-2

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202285000743		50.00
Time Recorded 2:28 pm		

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Total	50.00
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Payment Type	Amount
Check tendered	50.00
# 92009-00000042	

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

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



FILED

AUG 11 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Lead Agency:** City of Anaheim

<b>PROJECT TITLE &amp; FILE NUMBER:</b>	<b>West Broadway Townhome Project (proposed project)</b> Development Project No. 2020-00248 <ul style="list-style-type: none"> <li>• General Plan Amendment No. 2021-00536</li> <li>• Reclassification No. 2021-00336</li> <li>• Tentative Tract Map No. 19141</li> <li>• Conditional Use Permit No. 2021-06097</li> <li>• Development Agreement</li> </ul>	<b>STATE CLEARINGHOUSE NO. 2022050092</b>
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**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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BY: [Signature] DEPUTY

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AUG 11 2022

ORANGE COUNTY CLERK-RECORDER DE

BY: [Signature] DEPUTY

recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



2598.0

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

POSTED

AUG 24 2022

HUGH NGUYEN, CLERK-RECORDER

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		

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Total 2598.00

Payment Type	Amount
Check tendered	2598.00
# 92009-00000038	

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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[www.ccrecorder.com](http://www.ccrecorder.com)

