

## CITY OF ANAHEIM NOTICE OF DETERMINATION

V

Office of Planning and Research

STATE CLEARINGHOUSE

NO. 2020090340

1400 Tenth Street, Room 121

Sacramento, CA 95814

To:

☑ Orange County Clerk Recorder

County Administration South

601 N Ross Street Santa Ana, CA 92701

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

PROJECT TITLE

**Hotel 55 Project** 

& FILE NUMBER:

Mitigated Negative Declaration

Specific Plan Amendment No. 92-2Y **Development Project No. 2019-00148** 

PROJECT LOCATION:

The Project Site (APN 082-431-23) encompasses 0.68 acres located at 1730 South Clementine Street, approximately 650 feet south of Disney Way, 600 feet north of

Katella Avenue, and west of the Interstate 5 (I-5) freeway, in the City of Anaheim in

Orange County.

**PROJECT DESCRIPTION:** The applicant requests a General Plan Amendment and Specific Plan Amendment Number 16, to create a new density category for the Anaheim Resort Specific Plan (ARSP) (SP92-2); Minor Conditional Use Permit to allow valet parking; Variance to allow a narrower landscaped street setback than required by the Code; Final Site Plan to confirm the Project complies with the ARSP; and Administrative Adjustment for a reduction in the number of parking spaces required by the Code.

The applicant proposes to demolish the existing industrial building and construct a six-story, 125-room boutique hotel. The hotel would include a 490-square foot quick serve restaurant with outdoor seating and a 380-square foot market. Vehicular circulation, including valet drop-off and pick up areas, would be located on the northern portion of the site. The hotel would utilize valet parking and a three-tiered "mechanical puzzle" parking system wherein vehicles are stacked in tiers that can be slid, ascended, or descended in order for valet attendants to access the desired vehicle; one tier of the parking system would be subterranean and two tiers would be abovegrade.



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APPLICANT: Clay Cheek PHONE NUMBER: RH Anaheim Barn, LLC (404) 803-1618

ADDRESS: 735 Merchant St ZIP CODE: 90021

Los Angeles, CA

## PROJECT APPROVAL:

On September 15, 2020 the Anaheim City Council, at its meeting, by separate Resolutions, approved a Mitigated Negative Declaration and the requests below for the Hotel 55 Project and introduced an Ordinance for amending portions of Chapter 18.116 (Anaheim Resort Specific Plan No. 92-2 (SP 92-2) Zoning and Development Standards) of Title 18 of the Anaheim Municipal Code and the (Amendment No. 16 to the ARSP):

- General Plan Amendment No. 2019-00529
- Minor Conditional Use Permit No. 2019-06041
- Variance No 2020-05132
- Administrative Adjustment No. 2019-00437
- Final Site Plan No. 2019-00001

On September 29, 2020 the Anaheim City Council, at its meeting, adopted Ordinance No. 6494, finalizing Amendment No. 16 to the Anaheim Resort Specific Plan to create a new density category "Medium Density (Modified A)" (Specific Plan Amendment No. 92-2Y).

The following determinations were made regarding the Hotel 55 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.



## **CITY OF ANAHEIM**NOTICE OF DETERMINATION

S Ki	09/30/2020
Authorized Signature – Planning Department	Date
Susan Kim, Principal Planner	714-765-4958
Print Name & Title	Staff Phone Number & Extension
Fish & Wildlife Fees Applicable:	County Clerk \$50 Processing Fee:
☑ Negative Declaration/ Mitigated Negative Declaration	☐ House Charge Per Code 6103
☐ Environmental Impact Report	☑ Check
□ Check	☐ Credit Card
Credit Card	
☑ Previously Paid – See attached NOD receipt	