



## CITY OF ANAHEIM NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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**NOTICE IS HEREBY GIVEN** that the City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Hotel 55 Project (Proposed Project) in compliance with Section 15070 of State of California Environmental Quality Act (CEQA) guidelines. The IS/MND discloses potential environmental impacts associated with the Proposed Project and recommends Mitigation Measures to reduce any identified impacts to less than significant levels. The IS/MND will be released for a 20-day Public Review and Comment Period from **July 16, 2020 to August 8, 2020**. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Anaheim. The Planning Commission will consider the Proposed Project and the IS/MND at a **Public Hearing at 5:00 p.m. on August 17, 2020**. The Mitigation Measures discussed in the IS/MND are conditions of approval for the Proposed Project. Below are additional details regarding the Proposed Project, IS/MND, Public Review and Comment Period, and the Public Hearing. For additional information, please contact Andy T. Uk of the City of Anaheim at (714) 765-5238 or [auk@anaheim.net](mailto:auk@anaheim.net).

**NOTICE IS HEREBY GIVEN** that the Anaheim City Planning Commission will consider the Proposed Project at a Public Hearing on Monday, August 17 at 5:00 PM. The Public Hearing will take place via teleconference pursuant to Executive Order N-29-20.<sup>1</sup> The Public Hearing will be to consider the following actions related to the Proposed Project:

- Adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program;
- Approval of a General Plan Amendment to amend Table LU-4: General Plan Density Provisions for Specific Areas of the City, Note No. 2 to create a new density category, "Medium Density (Modified A)" for the Project Site, to allow an increase in the allowable density of the site from 75 rooms/acre to up to 125 rooms/acre;
- Approval of a Specific Plan Amendment to the Anaheim Resort Specific Plan No. 92-2 to amend the Exhibit 3.3-2: Commercial Recreation (C-R) Development Density Plan to create a new density category, "Medium Density (Modified A)" for the Project Site, to allow an increase in the allowable density of the site from 75 rooms/acre to up to 125 rooms/acre;
- Approval of a Minor Conditional Use Permit to allow valet parking as an accessory use;
- Approval of a Variance to allow a reduction in the required street setback;
- Approval of an Administrative Adjustment to allow a reduction in the number of parking spaces required by the Code; and
- Approval of a Final Site Plan to confirm that the Proposed Project complies with the ARSP.

**Proposed Project:**           **Hotel 55 Project**

**Case Numbers:**           Development Project No. DEV2019-00148  
                                  General Plan Amendment No. GPA2019-00529  
                                  Specific Plan Amendment No. SPN92-2Y (Amendment 16 to the Anaheim Resort Specific Plan)  
                                  Minor Conditional Use Permit No. CUP2019-06041  
                                  Variance No. VAR2020-05132  
                                  Final Site Plan No. FSP2019-00001  
                                  Administrative Adjustment No. ADJ2019-00437

**Project Applicant:**       RH Anaheim Barn LLC  
                                  735 Merchant St.  
                                  Los Angeles, CA 90021

**Project Location:**       **1730 South Clementine Street.** The Project Site (APN 082-431-23) encompasses 0.68 acres located at 1730 South Clementine Street, approximately 650 feet south of Disney

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<sup>1</sup>On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). With this action and other related actions, the City closed City Hall, including Council Chambers to public access. As of June 15, City Hall reopened to the public while the City Council chambers remains closed to the public. However, public hearings will take place via teleconference, until further notice. More detail can be found here: <http://www.anaheim.net/5462/40237/SPECIAL-NOTICE-REGARDING-COVID-19>.

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 Proposed Project involves construction of a six-story, 125-room hotel with accessory commercial uses, which include a small market (380 square feet [sf]) and a fast-casual café (490 sf) with an outdoor seating area. A total of 86 private valet parking spaces would be provided to accommodate the parking demand for the Proposed Project via a series of single spaces and double/triple puzzle stacker lift spaces. The Proposed Project would provide vehicular access to the site via one existing curb cut on Clementine Street at the northern end of the site's western boundary. Additionally, the Proposed Project includes a bus stop for Anaheim Transportation Network buses within the parkway area along the Clementine street frontage.

**Public Review:** The Planning Commission will hold its meeting via teleconference pursuant to Executive Order N-29-20 on Monday, August 17, 2020 at 5:00 p.m. The public review and comment period for the Initial Study/Mitigated Negative Declaration is from July 16, 2020 to August 8, 2020. The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website ([www.anaheim.net](http://www.anaheim.net), go to the Planning and Building Department and click on the link to Current Environmental Documents) and at the following location:<sup>2</sup>

City of Anaheim  
Planning Department  
200 South Anaheim Boulevard  
Anaheim, CA 92805

**Comments:** All comments should be addressed to *Andy Uk, Associate Planner, City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805*. If you have any questions or would like any additional information, please contact Andy Uk of the City of Anaheim at (714) 765- 5238 or [auk@anaheim.net](mailto:auk@anaheim.net).

**Public Hearing:** The Planning Commission will consider the Proposed Project and the IS/MND on **August 17, 2020 at 5:00 p.m.** in the City Council Chamber, located at 200 South Anaheim Boulevard, Anaheim, CA 92805.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION REGARDING ANY ITEM ON THE AGENDA FOR THIS MEETING (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING AND BUILDING DEPARTMENT DURING REGULAR BUSINESS HOURS. ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN CORRESPONDENCE TO THE PLANNING COMMISSION. IF YOU CHALLENGE ANY ONE OF THE CITY OF ANAHEIM'S DECISIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED PRIOR TO THE PUBLIC HEARINGS DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARINGS. A COPY OF THE PLANNING COMMISSION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING AND BUILDING DEPARTMENT AND THE CITY WEBSITE [WWW.ANAHEIM.NET/PLANNING](http://WWW.ANAHEIM.NET/PLANNING) (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.

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<sup>2</sup>On March 16, 2020, the Anaheim City Council approved a resolution proclaiming the existence of a local emergency regarding Novel Coronavirus (COVID-19). In conjunction, with this action and other related actions the City closed Public Libraries to public access. Therefore the IS/MND is not available in these locations. The Planning Counter at City Hall is open to the public and a paper copy of the Initial Study/Mitigated Negative Declaration is available there for public review.