



## CITY OF ANAHEIM NOTICE OF DETERMINATION

**To:**      Office of Planning and Research                      Orange County Clerk Recorder  
                   1400 Tenth Street, Room 121   601 N Ross Street  
                   Sacramento, CA 95814   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

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<b>PROJECT TITLE &amp; FILE NUMBER:</b>	<b>Hotel 55 Project</b> Mitigated Negative Declaration General Plan Amendment No. 2019-00529 Specific Plan Amendment No. 92-2Y Minor Conditional Use Permit No. 2019-06041 Variance No 2020-05132 Administrative Adjustment No. 2019-00437 Final Site Plan No. 2019-00001 <b>Development Project No. 2019-00148</b>	<b>STATE CLEARINGHOUSE NO.</b>
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<b>PROJECT LOCATION:</b>	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.
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**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

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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 above-grade.

<b>APPLICANT:</b>	Clay Cheek RH Anaheim Barn, LLC	<b>PHONE NUMBER:</b> (404) 803-1618
<b>ADDRESS:</b>	735 Merchant St Los Angeles, CA	<b>ZIP CODE:</b> 90021

**PROJECT APPROVAL:** This is to advise that on August 17, 2020, the Anaheim Planning Commission, at its meeting, recommended City Council approval of the Hotel 55 Project.

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

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.



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Authorized Signature – Planning Department

Susan Kim, Principal Planner

Print Name & Title

09/16/2020

Date

714-765-4958

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

- Negative Declaration/ Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card

County Clerk \$50 Processing Fee:

- House Charge Per Code 6103
- Check
- Credit Card