



CITY OF ANAHEIM
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING

POSTED

OCT 18 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Proposed Project: Pacific Resort Plaza (DEV2019-00161)

Project Applicant: Pacific Resort Group, Inc.
Attn. Marcus Chu
3000 E. Coast Highway
Corona Del Mar, CA 92625

Project Location: 125 E. Ball Road (APNs 234-161-04 and 234-161-26) encompasses 1.57 acres (68,554 square feet [sf]) located approximately 300 feet east of S. Anaheim Boulevard in the City of Anaheim, Orange County.

Project Description: Request to permit the demolition of an existing vacant two-story commercial building and construction of a 5-story, 65-foot high 120-room hotel, and a drive-through fast food restaurant with associated parking.

Requested Actions: The Planning Commission will consider the following actions related to the Proposed Project:

- Environmental Documentation to find that the proposed project will not have a significant effect on the environment.
- Rezone APN 234-161-04 from Industrial (I) to General Commercial (C-G).
- A Conditional Use Permit (CUP) to permit a hotel with a detached drive-through fast-food restaurant.
- A CUP to allow for a Floor Area Ratio (FAR) greater than permitted by the Zoning Code (0.98 proposed, 0.50 permitted).

Public Hearing: The Anaheim City Planning Commission will consider the Proposed Project on **Monday, December 4, 2023** at 5:00 PM in the Council Chamber, 1st Floor of Anaheim City Hall, 200 South Anaheim Boulevard, Anaheim, CA 92805.

You and all interested persons are invited to attend and speak at the public hearing either for or against the proposed project. After reviewing plans, reports, written public comment and listening to public comment at the hearing, the Commission will vote to approve or deny the Proposed Project. The Commission may also vote to make this decision at a future Planning Commission meeting. In either case, the decision will be made at a meeting open to the public. The Planning Commission's action is a recommendation to the City Council.

Environmental Review: The City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Proposed Project in compliance with Section 15070 to 15075 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 **October 19, 2023 to November 8, 2023**.

Public Review: The IS/MND will be available for public review on the City of Anaheim's website (www.anaheim.net/876.) and at the following locations:

- City of Anaheim Planning Department - 200 South Anaheim Boulevard Anaheim, CA 92805
- Anaheim Public Library – 500 West Broadway, Anaheim, CA 92805

CEQA Comments: Written comments on the IS/MND should be addressed to *Thomas Gorham, Contract Planner, City of Anaheim Planning Department, 200 South Anaheim Boulevard, Anaheim, CA 92805* or tgorham@anaheim.net for receipt by **5:00 PM on November 8, 2023**.

Proposed Project Questions or Comments: If you have any comments, questions or would like any additional information, please contact **Thomas Gorham** of the City of Anaheim at **(714) 765-4947** or tgorham@anaheim.net. To ensure distribution to the Planning Commission prior to consideration of the Proposed Project, please submit comments prior to 1:30 PM the day of the meeting.

Project Information: Project plans are available for review at the Anaheim Planning and Building Department, at Anaheim City Hall. A report to the Planning Commission containing staff's recommendations will be available on the City's website on Thursday before the meeting at www.anaheim.net/planningcommission. Click on the link to the agenda for the corresponding meeting date. The agenda contains links to the staff report and other informational materials.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION – INCLUDING CEQA AND PROPOSED PROJECT COMMENTS (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) BECOME PART OF THE PUBLIC RECORD.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID MEETING AND BE HEARD. 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 AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN A WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

A COPY OF THE PLANNING COMMISSION ACTION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING AND BUILDING DEPARTMENT AND ON THE CITY'S WEBSITE. ACTION AGENDAS ARE AVAILABLE AFTER 3:00 P.M. THE DAY AFTER THE PLANNING COMMISSION MEETING.

POSTED

OCT 18 2023

HUGH NGUYEN, CLERK-RECORDER

BY: SV DEPUTY