

FILED

MAR 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: 82 DEPUTY



**CITY OF ANAHEIM  
NOTICE OF DETERMINATION**

**To:**  Orange County Clerk Recorder       Office of Planning and Research  
County Administration South      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 21152 of the Public Resources Code.

**Lead Agency:** City of Anaheim

**PROJECT TITLE &  
FILE NUMBER:**

**PACIFIC RESORT PLAZA  
STATE CLEARINGHOUSE NO. 2023100503**

**Development Project No. 2019-00161**

- Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Plan No. 388 (MMP No. 388)
  - Zoning reclassification of a portion of the project site from the Industrial (I) Zone to the General Commercial (C-G) Zone
  - Conditional Use Permit (CUP) to permit a hotel
  - CUP to permit a drive-through restaurant
  - CUP to allow for a Floor Area Ratio (FAR) of 1.08
  - Minor CUP to permit valet parking

**PROJECT LOCATION:** 125 East 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 South Anaheim Boulevard in the City of Anaheim, Orange County.

**PROJECT DESCRIPTION:** The Proposed Project consists demolition of an existing vacant two-story commercial building and to construct a 67,715 sf, five-story, 65-foot high 120-room hotel with valet parking, a detached 1,200 sf walk-up/drive-through restaurant, and an increase in the allowable Floor Area Ratio (FAR).

**APPLICANT:** Pacific Plaza Resort Group, Inc      **PHONE NUMBER:**  
c/o David Chu      714-887-4113

**ADDRESS:** 3000 E. Coast Highway      **ZIP CODE:** 96265  
Corona Del Mar, CA

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## CITY OF ANAHEIM NOTICE OF DETERMINATION

**PROJECT APPROVAL:** This is to advise that on February 27, 2024 the Anaheim City Council, approved the Proposed Project and took the following actions:

1. Approved Conditional Use Permit (CUP) to permit a hotel
2. Approved CUP to permit a drive-through restaurant
3. Approved CUP to allow for a Floor Area Ratio (FAR) of 1.08
4. Approved Minor CUP to permit valet parking
5. Introduced Ordinance for Zoning Reclassification

The following determinations were made in connection with the proposed project:

The City Council, based upon a thorough review of the Draft IS/MND and Final IS/MND including comments, response to comments and errata, Mitigation Monitoring and Reporting Plan No. 388 (MMP No. 388) and the evidence in the record as a whole, found as follows:

1. That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan No. 388 (MMP No. 388) were prepared for the Proposed Project in compliance with the requirements of CEQA, and the State CEQA Guidelines.
2. That none of the conditions described in Section 15073.5 of the State CEQA Guidelines calling for the recirculation of the Negative Declaration or preparation of an Environmental Impact Report (EIR) occurred.

Pursuant to the above findings, the City Council determined that the Mitigated Negative Declaration and Mitigation Monitoring Plan No. 388 (MMP No. 388) are the appropriate environmental documentation for the Proposed Project and approved and adopted the Mitigated Negative Declaration and Mitigation Monitoring Plan No. 388 for the Proposed Project.

The following determinations were made regarding the 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	3/4/24 Date
Nick Taylor, Principal Planner	714-765-4958
Print Name & Title	Staff Phone Number & Extension

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Fish & Wildlife Fees Applicable:

- Negative Declaration/Mitigated Negative Declaration
- Environmental Impact Report
- Check
- Credit Card
- Previously Paid – See attached NOD receipt

County Clerk \$50 Processing Fee:

- Check
- Credit Card