



CITY OF ANAHEIM NOTICE OF DETERMINATION

Overlay Zone throughout the Element.

Circulation Element Update. The Circulation Element Update would reflect changes in transportation needs, new technologies, changes associated with implementing the 2021-2029 Housing Element, C3 Plan, and an update to the Anaheim Traffic Analysis Model. Changes include updates to circulation-related policies, technical guidance, and updates to circulation-system networks and classifications. The Circulation Element would be updated to include goals and policies for the updated Traffic Impact Analysis Guidelines for CEQA: Vehicle Miles Traveled, pursuant to Senate Bill 743 established July 1, 2020.

New Environmental Justice Element. State law requires local jurisdictions with disadvantaged communities to adopt a new Environmental Justice Element when they are updating two or more elements of their general plan. The City's new Environmental Justice Element will be compliant with all relevant State laws, including SB 1000 (2016), by addressing the following seven topics: (1) pollution exposure, including air quality; (2) public facilities; (3) food access; (4) safe and sanitary homes; (5) physical activity; (6) community engagement; and (7) prioritization of improvements and programs addressing the needs of disadvantaged communities.

Zoning Code Amendment. The 2021-2029 Housing Element, C3 Plan, and updates to the other General Plan elements, described above, require updates to the City's Zoning Code to ensure consistency and allow for future implementation of policies, programs and land use designations identified therein. Title 18, Zoning, of the Anaheim Municipal Code would be amended to add Chapter 18.12 (Mixed-Use Zones) providing development standards and use regulations which will also replace the Downtown Mixed-Use (Chapter 18.30), and Mixed-Use (Chapter 18.32) Overlay Zones. It would also include new Objective Design Standards in Chapter 18.39 designed to ensure the quality of and certainty for future development, codifying guidance currently in the Community Design Element and in compliance with recent State housing laws.

Land Use Plan, Zoning Map, and Related Plans. Implementation of the 2021-2029 Housing Element and C3 Plan requires changes to General Plan Land Use Designations and/or Zoning Classifications to add or increase residential density on identified sites including in addition to the currently permitted or planned nonresidential development. The proposed project would update the General Plan Land Use Plan (Figure LU-4) and Zoning Map with these changes in addition to making the corresponding amendments and adjustments to the Beach Boulevard Specific Plan, Anaheim Canyon Specific Plan, and Platinum Triangle Master Land Use Plan.

In summary, City-initiated actions to update and adopt the following:

- Update General Plan Land Use (including an amendment to Figure LU-4 Land Use Map) and Circulation Elements
- Adopt a new Environmental Justice Element
- Amendments to Title 18 (Zoning) of the Anaheim Municipal Code (Code) modifying:
 - Chapter 18.06 (Multiple-Family Residential Zones)
 - Chapter 18.10 (Industrial Zone)
 - Chapter 18.14 (Public and Special-Purpose Zones)
 - Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone)



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- Chapter 18.24 (South Anaheim Boulevard Corridor (SABC) Overlay Zone)
- Chapter 18.38 (Supplemental Use Regulations)
- Chapter 18.42 (Parking and Loading)
- Chapter 18.70 (Final Plan Reviews)
- Chapter 18.90 (General Provisions)
- Chapter 18.92 (Definitions)
- Chapter 18.120 (Anaheim Canyon Specific Plan No. 2015-1 (SP 2015-1) Zoning and Development Standards)
- Chapter 18.122 (Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards)
- Rescinding Chapters 18.30 (Downtown Mixed Use (DMU) Overlay Zone) and 18.32 (Mixed Use (MU) Overlay Zone)
- Adding new Chapters 18.12 (Mixed-Use Zones) and 18.39 (Multiple-Family and Mixed-Use Objective Design Standards)
- Zoning Reclassification amending the Zoning Map to remove the Mixed-Use Overlay and Downtown Mixed-Use Overlay
- Corresponding amendment to the Platinum Triangle Master Land Use Plan (PTMLUP) to increase the overall amount of residential development in the Platinum Triangle to 24,785 dwelling units, add 2,056 dwelling units of residential development in the Office District; establish the Sunkist-Lewis District with 2,543 dwelling units; increase the amount of residential development in the Katella District to 6,735 dwelling units; and revise maps, figures, text, and tables throughout the document to reflect the proposed increase in residential development in the Platinum Triangle; and
- Adjustment No. 16 to the Anaheim Canyon Specific Plan No. 2015-1 and Adjustment No. 11 to the Beach Boulevard Specific Plan No. 2017-1

APPLICANT: City of Anaheim

PHONE NUMBER: 714-765-4323

ADDRESS: 200 S. Anaheim Blvd., Suite 162, Anaheim, California

ZIP CODE: 92805

PROJECT APPROVAL: This is to advise that on May 13, 2025, the Anaheim City Council took the following actions, introduced along with other approval actions on April 22, 2025:

ADOPTED AN ORDINANCE OF THE CITY OF ANAHEIM amending Chapters 18.06 (Multiple-Family Residential Zones), 18.10 (Industrial Zone), 18.14 (Public and Special-Purpose Zones), 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone), 18.24 (South Anaheim Boulevard Corridor (SABC) Overlay Zone), 18.38 (Supplemental Use Regulations), 18.42 (Parking and Loading), 18.70 (Final Plan Reviews), 18.90 (General Provisions), 18.92 (Definitions), 18.120 (Anaheim Canyon Specific Plan No. 2015-1 (SP 2015-1) Zoning and Development Standards), 18.122 (Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards), rescinding Chapters 18.30 (Downtown Mixed Use (DMU) Overlay Zone) and 18.32 (Mixed Use (MU) Overlay Zone); adding new Chapters 18.12 (Mixed-Use Zones) and 18.39 (Multiple-Family and Mixed-Use Objective Design Standards) of Title 18 (Zoning) of the Anaheim Municipal Code; Adjustment No. 16 to the Anaheim



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Canyon Specific Plan No. 2015-1; Adjustment No. 11 to the Beach Boulevard Specific Plan No. 2017-1 [Implementing in part the 2021-2029 Housing Element Rezone Program and Housing Element Policy Program for actions identified for completion by June 2025] (Development Application No. 2021-00223); and

ADOPTED AN ORDINANCE OF THE CITY OF ANAHEIM amending the Zoning Map referred to in Title 18 of the Anaheim Municipal Code to remove the Mixed-Use Overlay Zone and Downtown Mixed Use Overlay Zone.



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The following determinations were made in connection with the Project:

1. Final PEIR No. 356 prepared for the Project has been processed and completed in compliance with the requirements of CEQA and all applicable CEQA Guidelines;
2. The City Council has carefully reviewed and considered the information contained in Final PEIR No. 356 prior to acting upon the Project;
3. Final PEIR No. 356 reflects the independent judgment and analysis of the City Council and the City of Anaheim; and,
4. Based on the information contained in Final PEIR No. 356, the City Council finds that Final PEIR No. 356 provides an adequate assessment of environmental impacts satisfying the requirements of CEQA environmental review by fully disclosing potentially significant impacts that would occur due to the Project.

Pursuant to the above findings, the City Council determined that Final PEIR No. 356 has been prepared for the Project in compliance with CEQA, is adequate to serve as the appropriate environmental documentation for the Project and that no further environmental analysis is required and approved and adopted Final PEIR No. 356 and MMP No. 394 on April 22, 2025.

The City Council also determined:

1. The Project will have a significant effect on the environment;
2. A Program Environmental Impact Report was prepared and certified for the Project pursuant to the provisions of CEQA;
3. Mitigation measures were made a condition of approval of the Project;
4. Mitigation Monitoring Program (MMP) No. 394 was adopted for this Project.
5. A Statement of Overriding Considerations was adopted for the Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that Final PEIR No. 356 and a record of the Project approvals are available to the general public at the City Clerk's Office, 200 S. Anaheim Blvd., Anaheim, CA 92805.



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5/13/25

Authorized Signature – Planning Department

Date

Nick Taylor, AICP, Principal Planner

714-765-4323

Print Name & Title

Staff Phone Number & Extension

Fish & Wildlife Fees Applicable:

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

County Clerk \$50 Processing Fee:

- Check
- Credit Card