



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

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 Wyndham Hotel Density Modification Project (Proposed Project) in compliance with Section 15070 of the 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 16, 2025, to November 5, 2025**. 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 December 1, 2025**. Below are additional details regarding the Proposed Project, IS/MND, public review and comment period, and the public hearing. For additional information, please contact Amanda Lauffer, Senior Planner, of the City of Anaheim at (714) 765-4479 or alauffer@anaheim.net.

NOTICE IS HEREBY GIVEN that the Anaheim City Planning Commission will consider the Proposed Project at a public hearing on Monday, December 1, 2025 at 5:00 p.m. 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 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 B)" for the Project Site, to allow for up to 107 hotel rooms and 6,394 SF of accessory uses.
- Approval of a Specific Plan Amendment No. 18 to the Anaheim Resort Specific Plan No. 92-2 to amend Exhibit 3.3-2: Commercial Recreation (C-R) Development Density Plan, to create a new density category for the Project Site, "Medium Density (Modified B)," to allow for up to 107 hotel rooms and 6,394 SF of accessory uses.
- Approval of an Administrative Adjustment to deviate from the Code-required parking for the site.

Proposed Project: Wyndham Hotel Density Modification Project

Case Numbers: Development Application No. 2024-00058 (DEV2024-00058)

Project Applicant: Union Investment USA
515 W. Katella Avenue
Anaheim, CA 92802

Project Location: **515 West Katella Avenue.** The approximately 0.97-acre project site (APN 082-271-05) is at 515 West Katella Avenue in the central part of the City of Anaheim in Orange County. Regional access to the project site is from Interstate 5 (I-5), approximately 0.6 mile to the east via West Katella Avenue, and from State Route 22 (SR-22), approximately 2.5 miles to the south via South Harbor Boulevard.

Project Description The project site is in the Anaheim Resort Specific Plan (ARSP) area and is designated “Low-Medium Density” in the ARSP Commercial Recreation (C-R) District, which allows up to 75 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater. In 2012, the City Council approved Amendment No. 14 to the ARSP. When Amendment No. 14 was approved, the project parcel size was 1.04 acres, which allowed for a maximum buildout of 78 rooms for the project site. Additional public right-of-way dedication along the street frontage of West Katella Avenue has reduced the parcel size to the current size of 0.97 acres.

The original Wyndham Hotel building plans were designed with several dual suites that included two bedrooms and two bathrooms with internal connecting doors and one keyed entry door. Following the City’s approval of the project, additional entry doors were added to the dual suite rooms to create two separate keyed rooms. Some dual suites also had their interior connecting doors removed. This resulted in an increase in the total number of rooms from 72 to 107. Changes were also made to the use of space on the first floor without the addition of any square footage. Space that was previously approved for lobby guest areas, storage, and offices were converted to additional conference and meeting rooms and a restaurant that is open to the public (an increase in 6,394 SF of accessory structures).

These were all changes made to the interior of the building; the overall development footprint of the building and remainder of the site did not change.

Therefore, the applicant, Wyndham Hotel, is seeking approval for the already completed increase in the number of rooms, from the permitted 78 hotel rooms to 107 hotel rooms and an increase of 6,394 SF in accessory uses.

Project Review

The public review and comment period for the Initial Study / Mitigated Negative Declaration is from **October 16, 2025, to November 5, 2025**. The Mitigated Negative Declaration and Initial Study will be available for public review on the City of Anaheim's website (<https://www.anaheim.net/876/Environmental-Documents>) and at the following location:

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

Comments:

All comments should be addressed to Amanda Lauffer, Senior Planner, City of Anaheim Planning and Building Department, 200 South Anaheim Boulevard, Anaheim, CA 92805. If you have any questions or would like any additional information, please contact Amanda Lauffer of the City of Anaheim at (714) 765-4479 or alauffer@anaheim.net.

Public Hearing:

The Planning Commission will consider the Proposed Project and the IS/MND on December 1, 2025 at 5:00 p.m. in the City Council Chamber, 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 (UNDER DOCUMENT DOWNLOADS, SELECT PLANNING COMMISSION AGENDA), AFTER 3:00 P.M. ON THE DAY AFTER THE PLANNING COMMISSION MEETING.