



## CITY OF ANAHEIM NOTICE OF DETERMINATION

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**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 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>Wyndham Hotel Density Modification Project (Project)</b> Development Project No. DEV2024-00058	<b>STATE CLEARINGHOUSE NO. 2025100769</b>
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**PROJECT LOCATION:** The approximately 0.97-acre project site (APN 082-271-05) is at 515 West Katella Avenue in the central portion of the City of Anaheim in Orange County. Regional access to the project site is from Interstate 5 (I-5), approximately 0.6 miles 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 applicant requests approval of an increase in the number of hotel rooms at the Wyndham Hotel from the previously-approved 78 rooms to 107 rooms, and changes to accessory use areas. The request requires approval of the following entitlements:

1. General Plan Amendment to create a new density category, “Medium Density (Modified B)” for the Anaheim Resort Specific Plan (ARSP);
2. Amendment No. 18 to the ARSP to create a new density category “Medium Density (Modified B),” including an amendment to the Zoning Code;
3. Administrative Adjustment to allow a 28% reduction in the number of parking spaces required by the Code.

These are administrative changes and would not result in any physical construction or changes to the footprint of the building and remainder of the site.

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**APPLICANT:** Alice Hsu, Union Investments USA, LLC

**PHONE NUMBER:** 626-758-0888

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**ADDRESS:** 515 W. Katella Avenue, Anaheim, California

**ZIP CODE:** 92802

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**PROJECT APPROVAL:** This is to advise that on March 3, 2026, the Anaheim City Council, approved the proposed project and took the following actions:

1. Adopted an Ordinance of the City Council of the City of Anaheim approving Amendment No. 18 to the Anaheim Resort Specific Plan to create a new density category “Medium Density (Modified B)”, including an amendment to the Zoning Code.

The following determinations were made in connection with the Project:

The City Council, based upon a thorough review of the Draft IS/MND, including comments, response to comments, Mitigation Monitoring Program No. 395 and the evidence in the record as a whole, found as follows:

1. That the Mitigated Negative Declaration and Mitigation Monitoring Program No. 395 were prepared for the Proposed Project in compliance with the requirements of CEQA, the State CEQA Guidelines, and the City's Local CEQA procedures;
2. That none of the conditions described in Section 15073.5 of the State CEQA Guidelines calling for the recirculation of the Mitigated 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 Program No. 395 are the appropriate environmental documentation for the Proposed Project and approved and adopted the Mitigated Negative Declaration and Mitigation Monitoring Program No. 395 for the Proposed Project.

The City Council also determined:


1. The Project will not have a significant effect on the environment;
2. A Mitigated Negative Declaration was prepared for the Project pursuant to the provisions of CEQA;
3. A Mitigation Monitoring Program was adopted by Resolution for this project;
4. Compliance with Mitigation Measures was made a condition of 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 City Clerk’s Office, 200 S. Anaheim Blvd., Anaheim, CA 92805.



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 _____ Authorized Signature – Planning Department	3/4/2026 _____ Date
Nick Taylor, Principal Planner _____ Print Name & Title	714-765-4323 _____ 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

County Clerk \$50 Processing Fee:

- Check
- City of Anaheim – Planning Department (House Account)



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



## CEQA Filing Fee No Effect Determination

**Applicant Name and Address:**

Amanda Lauffer  
200 S. Anaheim Boulevard  
Anaheim, CA 92805  
[alauffer@anaheim.net](mailto:alauffer@anaheim.net)

**CEQA Lead Agency:** City of Anaheim

**Project Title:** Wyndham Hotel Density Modification Project

**CEQA Document Type:** Certified Regulatory Program Document

**State Clearinghouse Number/local agency ID number:** 2025100769/ DEV2024-00058

**Project Location:** The approximately 0.97-acre project site is located at 515 West Katella Avenue in the central portion of the City of Anaheim in Orange County. The Assessor's Parcel Number (APN) is 082-271-05. The project site has latitude and longitude coordinates at 333.80946667, 117.85776667 and section/township/range at 22/04S/10W, respectively. Regional access to the project site is from Interstate 5 (I-5), approximately 0.6 miles 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.

**Brief Project Description:** 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. 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). 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 implementation also required a General Plan Amendment (GPA), a Specific Plan Amendment (SPA) the Anaheim Resort Specific Plan (ASRP), and an Administrative Adjustment to deviate from the Municipal Code required parking for the site. All changes are administrative and would not result in any physical construction or changes to the footprint of the building and remainder of the site.

Amanda Lauffer  
City of Anaheim  
November 3, 2025  
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**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by: \_\_\_\_\_  
 Signed by: *Jennifer Turner*  
 C3D449ECB7C14DE...  
 Signature \_\_\_\_\_ Date: 11/3/2025  
 Jennifer Turner, Senior Environmental Scientist  
 (Supervisory)  
 Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial