

LEGAL NOTICE

Notice is hereby given that the City of La Habra Planning Commission will hold a public hearing on the following items:

1. A DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 24-0007 TO CONSTRUCT A 19-UNIT RESIDENTIAL APARTMENT COMPLEX ADDRESSED AS 1002, 1010 AND 1026 STEARNS AVENUE AT THE SOUTHEAST CORNER OF STEARNS AVENUE AND SUNSET STREET (ASSESSOR'S PARCEL NUMBERS: 303-113-01, -02, AND, -03)

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt under Section 15332, Class 32: "In-fill Development Projects" of the CEQA Guidelines because the project is consistent with the General Plan designation and all applicable General Plan policies and with applicable zoning designation and regulations; is less than five acres; located within an urbanized area; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, the site can be adequately served by all utilities and public services. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines.

2. A DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 24-0003 TO CONSTRUCT TWO STORY DWELLING UNIT COMPRISED OF A SINGLE-FAMILY RESIDENCE AND ATTACHED ACCESSORY DWELLING UNIT (ADU) AT 114 SOUTH COLLEGE STREET (ASSESSOR'S PARCEL NUMBER 298-132-03)

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines because the project is consistent with the General Plan designation and all applicable General Plan policies and with applicable zoning designation and regulations; is located within an urbanized area; and, involves the construction of no more than two single-household units.

3. A DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 24-0006 TO CONSTRUCT A TWO-STORY DUPLEX AND TWO 1-STORY ACCESSORY DWELLING UNITS (ADU) AT 729-731 WEST 4TH AVENUE (ASSESSOR'S PARCEL NUMBER 298-051-03)

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines because the project is consistent with the General Plan designation and

all applicable General Plan policies and with applicable zoning designation and regulations; is located within an urbanized area; and, involves the construction of no more than four multi-unit dwellings.

4. A DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR MODIFICATION 23-01 TO ALLOW A DRIVE-THROUGH FOR AN EXISTING RESTAURANT (BIRRIERIA GUADALAJARA) LOCATED AT 1100 EAST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-20)

The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15301(a), Class 1: "Existing Facilities" of the CEQA Guidelines in that the project will not involve any new construction to the existing building and/or site.

The public hearing will be held on Monday, September 9, 2024 at 6:30 p.m. in the City Council Chamber located at 100 East La Habra Boulevard, La Habra, California 90631. For more information about the project, please call the Planning Division at (562) 383-4100.

LA HABRA PLANNING COMMISSION