

## LEGAL NOTICE

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

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR MODIFICATION 24-0004 TO PUD PRECISE PLAN 87-07 TO REMODEL AN EXISTING CARWASH BUILDING AND SITE LOCATED AT 401 EAST IMPERIAL HIGHWAY.

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15303, Class 3: New Construction or Conversion of Small Structures, as the scope of work consists of the construction of less than four commercial buildings encompassing less than 10,000 square feet in area; installation of small new equipment and facilities in existing small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The existing building is currently in operation as a carwash facility within an urbanized area with existing utilities connections and access to public services. The project will continue to be after the remodel is complete. The project is also not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines.

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 24-0002 TO ESTABLISH AND OPERATE A DRIVE-THROUGH RESTAURANT (7 LEAVES CAFE) WITH OUTDOOR MENU BOARDS WITHIN AN EXISTING, LEGAL NON-CONFORMING BUILDING AND SITE LOCATED AT 101 WEST IMPERIAL HIGHWAY.

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. The Project involves the renovation of an existing 1,900 square foot drive-through commercial building. The proposed renovation does not involve the use of significant amounts of hazardous substances and does not exceed 2,500 square feet in floor 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.

The public hearing will be held on Monday, October 14, 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