

## LEGAL NOTICE

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

DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR: 1) LOT LINE ADJUSTMENT (LLA) 24-0002 TO RELOCATE AN EXISTING LOT LINE IN ORDER TO ESTABLISH A 1.59 ACRE LOT; AND, 2) PLANNED UNIT DEVELOPMENT (PUD) 24-0001 TO CONSTRUCT 21-MULTI-UNIT DWELLINGS (APARTMENT HOMES) INCLUDING TWO AFFORDABLE UNITS FOR RENT TO MODERATE-INCOME HOUSEHOLDS ON SAID 1.59 ACRE LOT. THE PROJECT INCLUDES THE PROPERTIES CURRENTLY ADDRESSED AS 900-970 WEST LA HABRA BOULEVARD (ASSESSORS PARCEL NUMBERS 298-121-01, 298-011-021 AND 298-011-22)

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 in that the Project is consistent with the General Plan designation and all applicable General Plan policies, the Project site is less than five acres and surrounded by urban uses. As a result, the Project site has no value as a habitat for rare or endangered fish or wildlife. Further, approval of the Project would not result in significant impacts to noise, air quality or water quality, and the site can be adequately served by all utilities and public services. The project is also not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of the project.

The public hearing will be held on Monday, February 24, 2025 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