

To: Orange County Clerk-Recorder
County Administration South
601 N. Ross Street
Santa Ana, CA 92701

FILED

JUN 03 2025

From: City of La Habra
Planning Division
110 East La Habra Boulevard
La Habra, CA 90631

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Project Title: Design Review 24-0009 (DR2PH 24-0009), Conditional Use Permit 25-0002 (CUP 25-0002), Conditional Use Permit 24-0016 (CUP 24-0016), and Conditional Use Permit 24-0011 (CUP 24-0011)

Project Location - Specific: 301-341 North Harbor Boulevard

Project Location - City: La Habra Project Location - County: Orange

Description of Project: Exterior remodel of an existing multi-tenant commercial building and site, establishment and operation of two restaurants, a commercial school for martial arts, and an automobile service/repair facility, reduction of on-site parking for the proposed mixed occupancies supported by a parking analysis, and implementation of a sign program.

Name of Public Agency Approving Project: City of La Habra Planning Commission

Name of Person or Agency Carrying Out Project: Kevin Lee, Berkshire Hathaway Commercial Real Estate

15038 Clark Ave
Hacienda Heights, CA 91745

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a)0;
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15301, Class 1: "Existing Facilities"
- Statutory Exemptions. State code number: _____

Reason why projects exempt: The Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1: "Existing Facilities" of the CEQA Guidelines as the Project involves a negligible expansion of use. The Project consists of the renovation of the exterior of an existing shopping center building where all necessary public services and facilities are readily available and no expansion of building square footage is proposed.


The Project is 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 similar projects 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. The Project will not cause a substantial adverse change in the significance of any historical resource because the building and property where it is located is not listed on any National, California or Local Registers. Staff does not anticipate any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA.

Lead Agency

Contact Person: Ash Syed Area Code/Telephone/Extension: (562) 383-4128

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 5/27/2025 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filling at OPR:



**ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET**

30-0610312025-0409

202585000534

FILED

June 3, 2025

HUGH NGUYEN
CLERK - RECORDER

By: *[Signature]*
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

DESIGN REVIEW 24-0009 (DR2PH 24-0009), CONDITIONAL USE PERMIT 25-0002 (CUP 25-0002), CONDITIONAL USE PERMIT 24-0016 (CUP 24-0016), AND CONDITIONAL USE PERMIT 24-0011 (CUP 24-0011)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 06/03/2025**

Posted 06/03/2025 Removed _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.