

Notice of Exemption

Appendix E

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

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

202185000290 12:33 pm 04/26/21

323 304A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

FILED

APR 26 2021

Project Title: Appeal of Zone Variance 21-01 and Zone Variance 20-01

Project Location - Specific: 161 West Hidden Lane, La Habra, CA 90631

HUGH NGUYEN, CLERK-RECORDER

Project Location - City: La Habra

Project Location - County: Orange

BY: NA DEPUTY

Description of Project: Appeal of ZV 21-01 to reduce the minimum lot size requirement from 7,200 square feet to 6,192 square feet and appeal of ZV 20-01 to reduce the rear yard setback requirement from 25 feet to 6 feet for the construction of a single-family home.

Name of Public Agency Approving Project: City of La Habra City Council

Name of Person or Agency Carrying Out Project: Blash Momeny, 5518 Paseo Del Lago E, 2E, Laguna Woods, CA 92637

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));
[X] Categorical Exemption. State type and section number: Section 15303, Class 3: New construction or conversion of small structures
Statutory Exemptions. State code number:

Reason why projects exempt: The request involves an appeal of two zone variance applications to reduce the lot size requirement and reduce the rear yard setback requirement for the construction of a single-family home. The City Council upheld the decisions of the Planning Commission. The development of a single-family home is appropriate on a substandard lot that meets all zoning requirements.

Lead Agency

Contact Person: David Lopez Area Code/Telephone/Extension: (562) 383-4129

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: [Signature] Date: 4/20/21 Title: Associate Planner

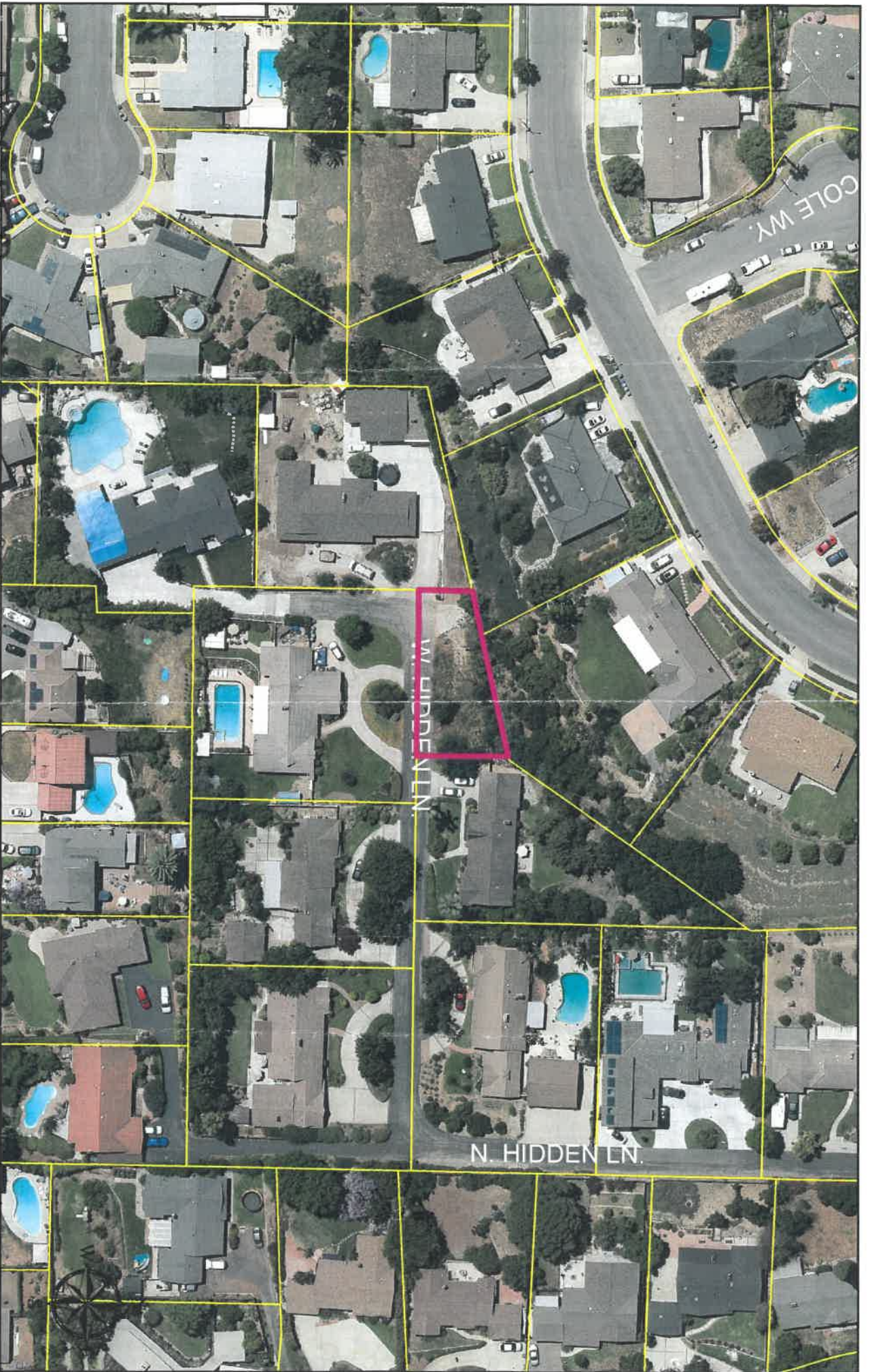
POSTED

APR 26 2021

- [X] Signed by Lead Agency
[ ] Signed by Applicant

Date received for filing at OPR:

30-04/26/2021-0277



POSTED

APR 26 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

N/A

DEPUTY

161 W. Hidden Ln.

FILED

APR 26 2021

HUGH NGUYEN, CLERK-RECORDER

BY:

N/A