

Notice of Exemption

Appendix E

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

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

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

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

Project Location – City: La Habra **Project Location – County:** Orange

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));
- 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:  **Date:** 4/20/21 **Title:** Associate Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filling at OPR: