



City of La Habra

COMMUNITY DEVELOPMENT

"A Caring Community"

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January 12, 2023

Notice to Property Owners

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

DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR TENTATIVE PARCEL MAP 2022-131 TO SUBDIVIDE A LOT TO CREATE THREE PARCELS, DESIGN REVIEW 22-04 FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS IN ADDITION TO ASSOCIATED PARKING LOT IMPROVEMENTS AND ACCESSORY STRUCTURES, CONDITIONAL USE PERMIT 22-14 TO OPERATE AN AUTOMOBILE SERVICE FACILITY (AMERICA'S TIRE) INVOLVING WHEEL AND TIRE INSTALLATION AND CONDITIONAL USE PERMIT 22-15 TO OPERATE A DRIVE-THROUGH RESTAURANT (DUTCH BROS. COFFEE). THE PROJECT IS LOCATED AT 701 TO 777 SOUTH BEACH BOULEVARD AND 2060 WEST LAMBERT ROAD.

The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15332, Class 32: "In-fill Development Projects" of the California Environmental Quality Act Guidelines. The Project site is less than five acres, located within an urbanized area and complies with all required criteria under CEQA to be considered a Class 32 exempt project. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. 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 this Project. Therefore, the Project is categorically exempt from CEQA.

The public hearing will be held on Monday, January 23, 2023 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.

Our records show that you own property within 300 feet of the location of this project. You are invited to attend the hearing and express your views. If you would like more information about this project please call the Planning Division at (562) 383-4100. Please note, copies of the staff report and attachments including project plans will be posted online on the Thursday prior to the meeting at: lahabraca.gov on the Planning Commission webpage.

Pursuant to the State of California Government Code Section 65009.B.2, if you challenge this proposed action in court, you may be limited raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of La Habra Planning Commission at, or prior to, the public hearing.

