



City of La Habra Heights

1245 N. Hacienda Road
La Habra Heights, CA 90631
(562)694-6302

Notice of PUBLIC HEARING

This may affect your property. Please read:

Notice is hereby given that the Planning Commission of the City of La Habra Heights will hold a Public Hearing on the following item:

CASE NO: PRJ 2013-113

PROJECT APPLICANT: SA Design Concepts Inc

LOCATION: 849 Picaacho Drive

PROPOSAL: Application to demolish an existing 870 sf. residence and construct a new 8,017 sf. two-story single-family residence with a 2,966 sf. subterranean garage and rear yard improvements, and Standards Modifications to exceed the ministerial limit for graded area up to 33,685 sf. (LHHMC 7.17.40.B), exceed the ministerial 1,500 sf. footprint limit (LHHMC 7.18.40.A), exceed the ministerial 16 ft. height limit to 32 ft. (LHHMC 7.18.40.C), reduce the 20 ft. separation between structures requirement to 10 ft. (LHHMC 7.14.40.B), and reduce the required front yard setback between the proposed residence and gazebo and a private road (LHHMC 7.11.40.F).

ENVIRONMENTAL DETERMINATION: The proposed project has been reviewed environmentally and has been determined to be Categorically Exempt pursuant to Section 15303 (a) of the California Environmental Quality Act (CEQA). The proposed project is a request to construct a new single-family residence.

At its meeting on **Tuesday, September 26, 2017** at **6:00 PM**, or as soon thereafter as possible, the Planning Commission will consider the project. The Planning Commission, at the hearing or during deliberations, could approve alternative project recommendations, including any changes to or modification of the project. If the Planning Commission finds that the project will not have significant effect on the environment; the Planning Commission may proceed to consider the project without preparation of an Environmental Impact Report.

Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing listed here. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission prior to the public hearing.

PLANNING COMMISSION PUBLIC HEARING

CITY COUNCIL CHAMBERS
CITY HALL
1245 N. Hacienda Road
La Habra Heights, CA 90631

Date & Time: September 26, 2017 – 6:00 p.m.
Project Planner: Rafferty Wooldridge
Principal Planner
Phone: (562) 694-6302, x 235

Si necesita un interprete por favor llamenos al (562) 694-6302

All information is available for review at the Community Development Department, Planning Division, located at 1245 N. Hacienda Road, La Habra Heights, CA 90631 during normal business hours of 8:30 a.m. to 5:30 p.m. Monday – Thursday.

