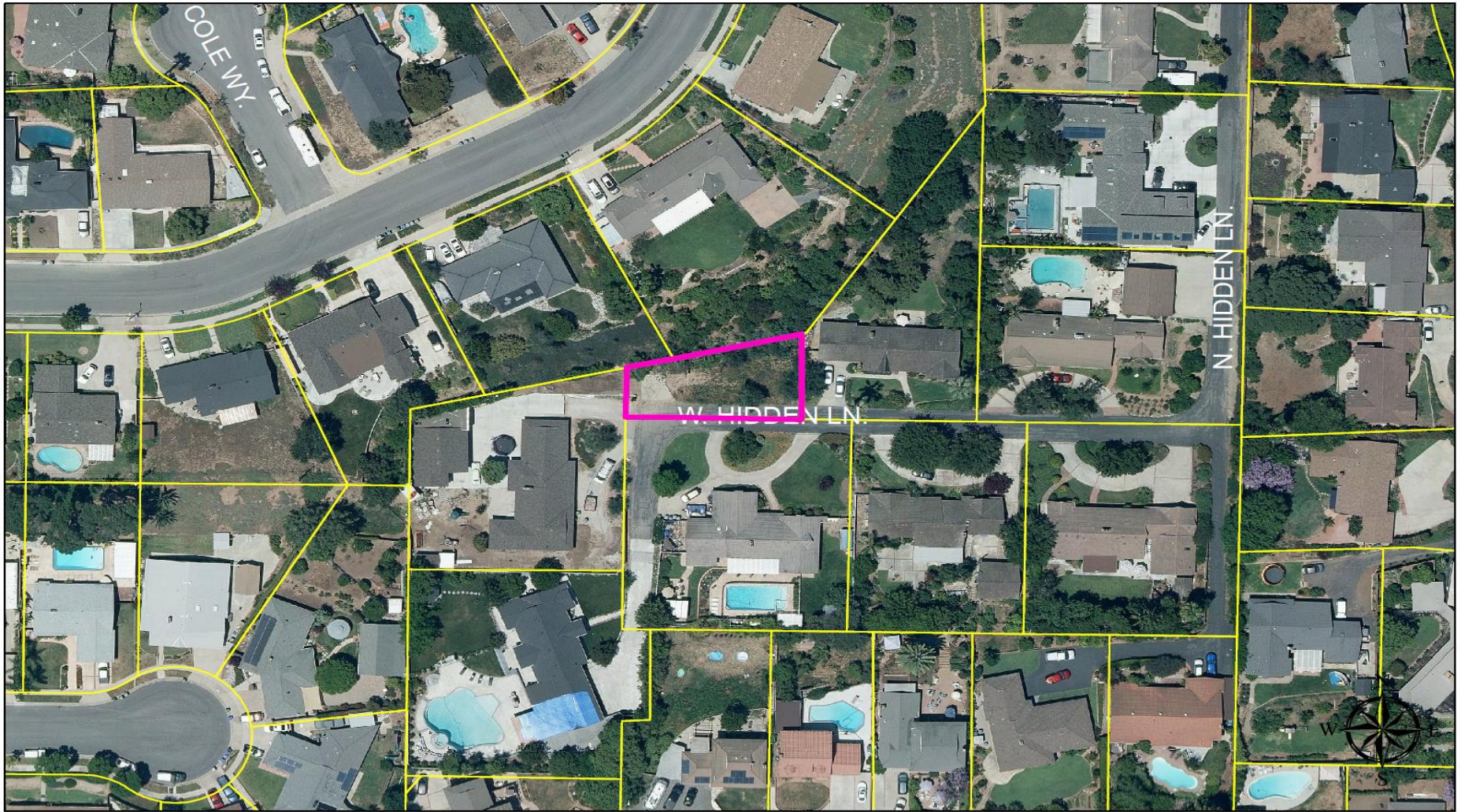


# Public Hearings

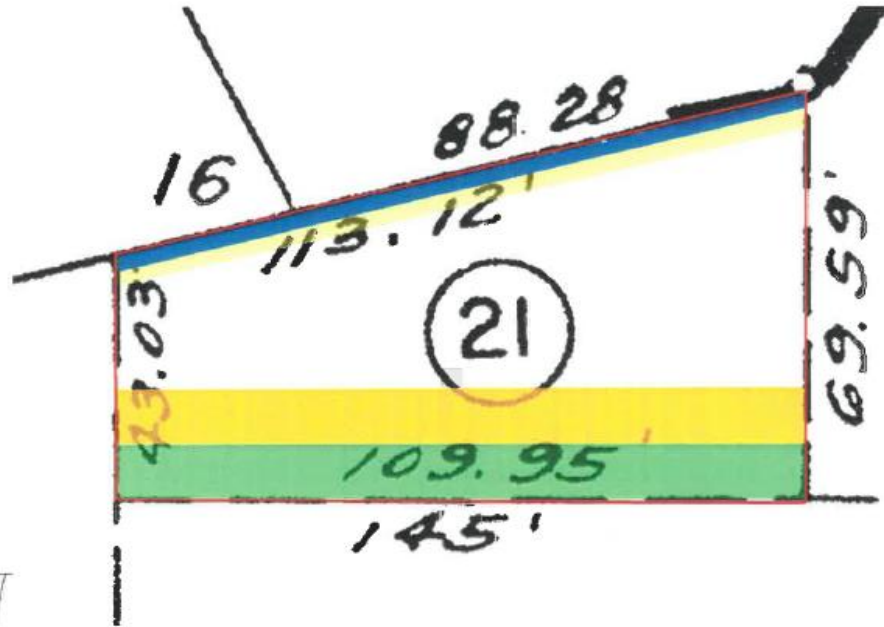
- Consideration of Zone Variance 20-01 to reduce the rear yard setback from 25 feet to 6 feet and Zone Variance 21-01 to reduce the minimum lot size from 7,200 square feet to 5,092 square feet for the construction of a single family home at 161 West Hidden Lane.



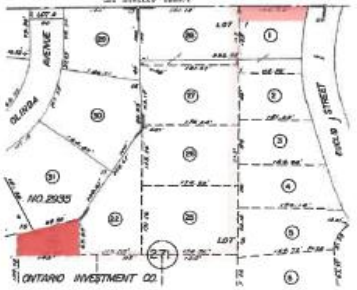
161 W. Hidden Ln.



# CHICAGO TITLE™



- Parcel 1:
- Parcel 2:
- Parcel 3:



- Item No. 9  
For: road & utility  
Recorded: 3097-392 o.r.  
Affects:  (10' wide)
- Item No. 10  
For: electric utility  
Recorded: 3378-307 o.r.  
Affects:  (6' wide)
- Item No. 11  
For: telephone utility  
Recorded: 3552-532 o.r.  
Affects:  (3' wide)
- Item No. 12  
For: road & utility  
Recorded: 3794-19 o.r.  
Affects:  (20' wide)

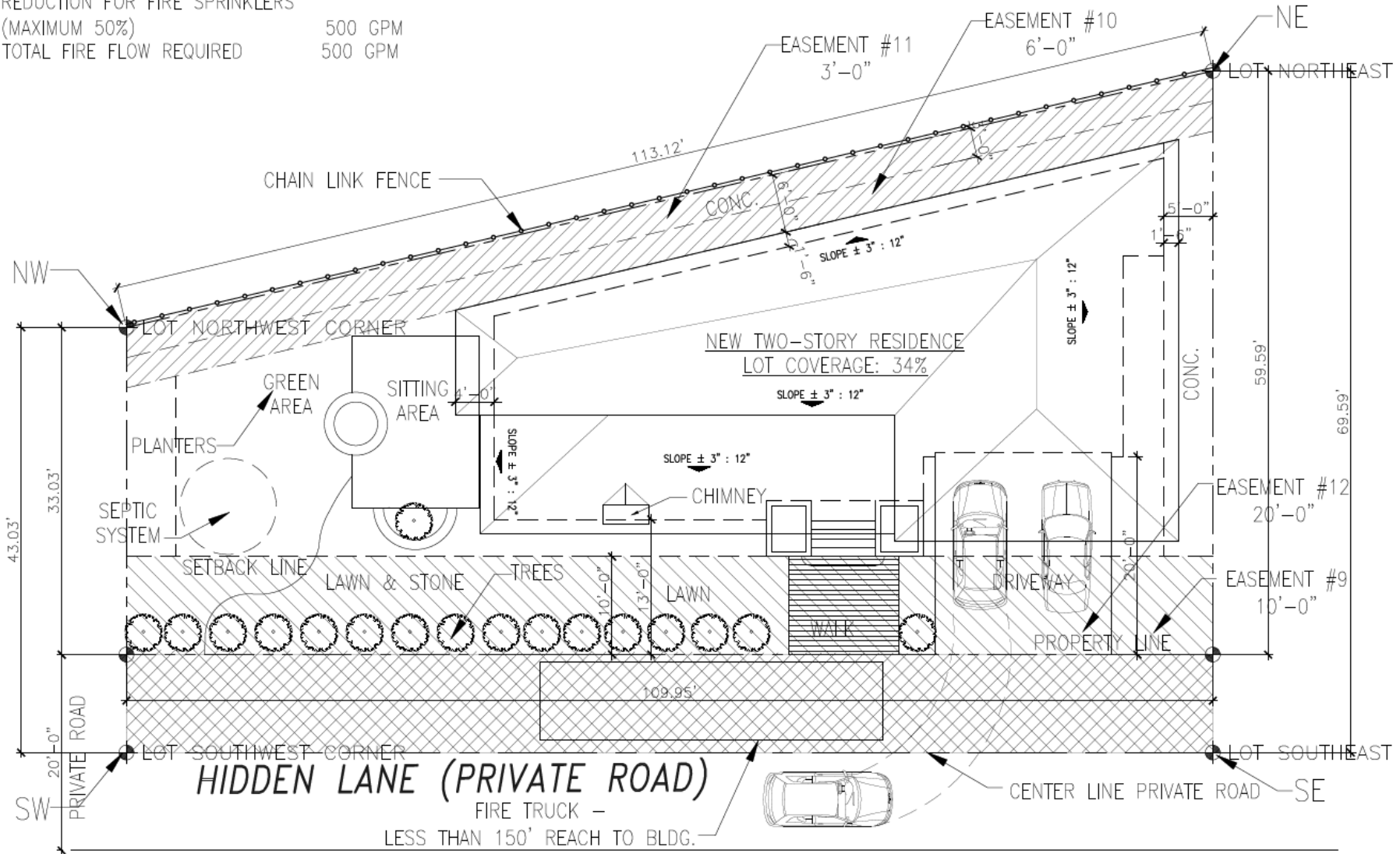


**Preliminary Title Report: 58601801134-CB APN: 017-271-21**  
**Situs: Vacant land, La Habra CA**

This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not warrant dimensions, distances, location of easements, acreage or other matters shown thereon.

TYPE OF CONSTRUCTION PER THE BUILDING CODE: V-B

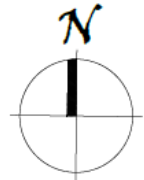
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION  
 AREA 1,000 GPM  
 REDUCTION FOR FIRE SPRINKLERS  
 (MAXIMUM 50%) 500 GPM  
 TOTAL FIRE FLOW REQUIRED 500 GPM



**LOT AREA = 6,192 S.F.**

**3 SITE AND ROOF PLAN**  
SCALE:

1/8" = 1'-0"







**Dark Grey, Asphalt Shingle**  
SIMILAR TO 180 W. HIDDEN LN, BAKERS' PROPER



**Light Grey, Wood Siding**  
SIMILAR TO 180 W. HIDDEN LN, BAKERS' PROPER



**Light Grey Stucco**



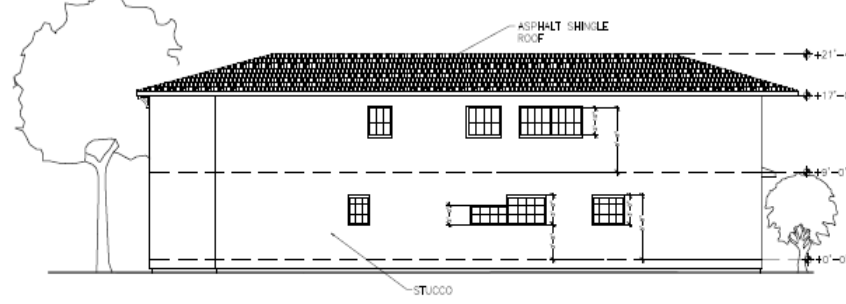
**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



# Recommendation

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING ZONE VARIANCE 20-01 TO REDUCE THE REAR YARD SETBACK REQUIREMENT FROM 25 FEET TO 6 FEET, FOR A SINGLE-FAMILY HOME AT 161 WEST HIDDEN LANE, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.

# Recommendation

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING ZONE VARIANCE 21-01 TO REDUCE THE MINIMUM LOT SIZE FROM 7,200 SQUARE FEET TO 6,192 SQUARE FEET FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME AT 161 WEST HIDDEN LANE, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.