

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING LOT LINE ADJUSTMENT 23-01 TO MERGE TWO PARCELS INTO ONE PARCEL AND DESIGN REVIEW 23-02 TO CONSTRUCT A NINE-UNIT, THREE-STORY APARTMENT COMPLEX KNOWN AS "MAGNOLIA VILLAS" ON THE PROPERTIES CURRENTLY ADDRESSED AS 828 EAST LA HABRA BOULEVARD AND 110 SOUTH COLLEGE STREET, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY FINDS AND DECLARES AS FOLLOWS:

- A. The Applicant, SA Design Concepts, filed applications requesting approval of Lot Line Adjustment (LLA) 23-01 and Design Review (DR) 23-02 to merge two parcels into one parcel and construct a nine-unit, three-story apartment complex known as "Magnolia Villas" on the properties currently addressed as 828 East La Habra Boulevard and 110 South College Street (the "Project").
- B. On March 25, 2024, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for Lot Line Adjustment 23-01 and Design Review 23-02, at which time it considered all material and evidence, whether written or oral.
- C. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

**SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT.** The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32: "Infill Development Projects" of the CEQA Guidelines because the Project is consistent with the General Plan designation and all applicable General Plan policies and with applicable zoning designation and regulations; is less than five acres within an urbanized area; the Project site has no value as habitat for endangered, rare or

threatened species; approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities and public services.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. 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.

**SECTION 2. LOT LINE ADJUSTMENT.** The Planning Commission approves Lot Line Adjustment 23-01 based on the following findings required by Section 17.20.030 of the La Habra Municipal Code.

**A. The Lot Line Adjustment does not create an additional lot.**

The proposed LLA 23-01 combines two parcels, resulting in consolidation into one parcel. Therefore, the lot line adjustment does not create an additional lot.

**B. The Lot Line Adjustment does not reduce the area or width of any lot in any zone below the minimum area or width required in such zone.**

Combining two parcels (Lot 1 consisting of 9,280 square feet and Lot 2 consisting of 9,300 square feet) into one parcel (combined total of 18,580 square feet) will result in a larger lot that is more conducive to a medium density residential development. LLA 23-01 will not result in a smaller lot area or restrict the lot width. In this case, it will enable the applicant to construct a nine-unit, three-story, apartment complex that meets the development standards of the LHMC.

**C. The Lot Line Adjustment does not cut off any lot from any frontage on a public street or alley access to a public utility easement, or create a need for utility easements.**

The proposed LLA 23-01 will not cut off any lot from any frontage on either La Habra Boulevard or College Street. The Applicant will provide adjustments to the driveway locations on both La Habra Boulevard and College Street to ensure safe access to the lot. LLA 23-01 will not cut off or create the need for any new easements, but rather, existing easements for sewer and utility purposes will continue to be available.

- D. The Lot Line Adjustment does not cut off any lot from any utility service available immediately prior to the Lot Line Adjustment.**

The proposed LLA 23-01 will not cut off the proposed lot from any utility service available. The Applicant will work with the City's Public Works Department to connect with all required utility services needed for the proposed development.

- E. The Lot Line Adjustment does not cause an existing building to be in violation of the zoning regulations of Title 18 of the La Habra Municipal Code, the Building Code, or State Housing law by reason of its proximity to, or encroachment on a proposed new lot line.**

The subject lots are currently vacant with no structures on-site. Therefore, the proposed LLA 23-01 does not cause any existing buildings to be in violation of the Zoning Ordinance, the Building Code, or State Housing law.

- F. The Lot Line Adjustment does not create a new key lot in any zone.**

Section 18.04.030 of the La Habra Municipal Code defines a key lot is as the first interior lot to the rear of a reversed corner lot. The proposed LLA 23-01 involves the merging of two lots whereby the existing lot line will be removed and no new key lot is created.

- G. The Lot Line Adjustment does require a new public street or easement, or the extension of any existing public street or easement, and does not require any public improvements.**

The proposed LLA 23-01 will enable two parcels to merge into one parcel, whereby easements may remain for sewer line purposes as well as Southern California Edison public utility purposes. Additionally, the Applicant will dedicate five feet along their project frontage to the City of La Habra for future improvements as needed along College Street. No new public streets or easements or extensions of existing public streets or easements are required. The proposed LLA also does not require any public improvements.

**SECTION 3. DESIGN REVIEW.** The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the granting of Design Review 23-02 and approves Design Review 23-02 based on the following findings required by Section 18.68.050 of the La Habra Municipal Code and subject to the conditions attached hereto as **Exhibit A**.

- A. The proposed project is consistent with the City's General Plan.**

The property is designated Transitional by the General Plan. The designation provides for the redevelopment of existing low-density residential uses along La Habra Boulevard to allow either a commercial development, mixed-use development or medium density residential development. The Applicant is proposing a medium density residential project involving a new, nine-unit apartment complex.

The Transitional designation allows for the development of up to 23 units to the acre. The proposed Project is designed at a density of 18 units to the acre, which is the maximum allowed density for the combined lot size of 18,580 square feet.

This Project implements the following policies of the La Habra General Plan 2035 LU 1.2 (Development Capacity) by accommodating the type and density of land use depicted in the Land Use Diagram, LU 2.1 (Places to Live) by adding rental housing in La Habra, LU 4.1 (Development Compatibility) by requiring that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, access, and impacts of noise and lighting, LU 4.4 (Design Review) by requiring design review that focuses on achieving appropriate form and function to assure compatibility with community character, while promoting creativity, innovation, and design quality, LU 5.5 (Revitalization of Obsolete and Underused Properties) by facilitating the revitalization of underused properties, LU 6.4 (Housing Type Distribution) by allowing the establishment of market-rate apartments, LU 7.2 (New Residential Development) by establishing new residential development, LU 9.2 (Amenities) by the Applicant providing a communal landscaped area and barbeques, H 1.3 (Support Private Sector Housing Production) by facilitating the production of new housing for the community, H 1.5 (Market and Non-Market Housing Production Needs) by allowing the establishment of market-rate apartments for the community.

**B. The proposed project is consistent with the City's Zoning Ordinance.**

The subject property is zoned La Habra Boulevard Specific Plan (SP-1). The proposed Project complies with the SP-1 standards identified in Chapter 18.44 of the Zoning Ordinance including building setbacks, building height limits, design guidelines, on-site parking, landscaping and open space/usable yard area requirements. Therefore, the proposed Project is consistent with the Zoning Ordinance.

**C. The proposed project is in the best interests of the public health, safety, and welfare of the community.**

The Zoning Ordinance and General Plan are tools that are available to ensure that all projects achieve goals that promote the public health, safety and welfare of the community. The Project is in harmony with both the Zoning Ordinance and policies of the General Plan. In addition, an Environmental Assessment was prepared for the Project and it was determined that the Project's design provides sufficient access for public safety personnel such as Fire and Police and will be serviced by sanitary sewers and storm drains. By complying with the Zoning Ordinance and various policies of the General Plan, the Project is in the best interests of the public health, safety, and welfare of the community.

**D. The nature of the proposed land use and the design is appropriate for the proposed location and is compatible with the surrounding land uses and improvements.**

The proposed Project complies with the General Plan and Zoning designations. The design of the Project takes into consideration the property's location and size to accommodate the nine units in a thought-out manner. The Project provides adequate on-site access, circulation and on-site parking to minimize impacts to the surrounding area. Also, the proposed buildings have been designed in compliance with the required setbacks and building height limit. Therefore, the nature of the proposed land use and the design is appropriate for the proposed location and is compatible with surrounding uses and improvements.

**E. The project complies with all requirements of the California Environmental Quality Act, or has been found to be exempt.**

The Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15332, Class 32: "Infill Development Projects" of the California Environmental Quality Act Guidelines because the Project is consistent with the General Plan designation and all applicable General Plan policies and with applicable zoning designation and regulations; is less than five acres within an urbanized area; the Project site has no value as habitat for endangered, rare or threatened species; approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities and public services.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. 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.

**SECTION 4. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.**

The Applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposed Project will constitute the disturbance of more than 5,000 square feet of soil, a Priority WQMP is required. A Preliminary Priority WQMP has been reviewed and approved. The Final WQMP will be required prior to the issuance of a building permit final.

**SECTION 5. APPEAL.** The approvals granted by this Resolution may be appealed within 10 working days from adoption of this Resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

**SECTION 6. RECORD.** Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately.

**SECTION 8. CERTIFICATION.** The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, AND ADOPTED this 25th day of March, 2024.

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Esther Rojas, Chair

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I, Veronica Lopez, Secretary to the Planning Commission of the City of La Habra, do hereby certify that the foregoing Resolution No. \_\_\_\_\_ was adopted at a regular meeting of the City of La Habra Planning Commission held on March 25, 2024 by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

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Veronica Lopez, Secretary

## **EXHIBIT A**

### **DESIGN REVIEW 23-02 – CONDITIONS OF APPROVAL**

#### **GENERAL CONDITIONS**

**Standard Condition 1.1                      CODE COMPLIANCE**

The property owner/developer shall comply with the City of La Habra Municipal Code and all applicable ordinances.

**Standard Condition 1.2                      BUILDING PERMITS**

The property owner/developer shall comply with all the applicable California/La Habra Building Code requirements and obtain all required permits from the Chief Building Official. Construction shall comply with the California/La Habra Building Code (or Residential Code), California/La Habra Plumbing Code, California/La Habra Mechanical Code, California/La Habra Electrical Code, California/La Habra Energy Code, and California/La Habra Green Building Standards Code, as applicable.

**Standard Condition 1.3                      GRAFFITI ABATEMENT**

The property owner/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within forty-eight (48) hours of its discovery in matching colors to the existing improvements.

**Standard Condition 1.4                      LA COUNTY FIRE DEPARTMENT**

The property owner/developer shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

**Standard Condition 1.5                      MINOR MODIFICATIONS**

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval so long as the intent of the Planning Commission or City Council is maintained.

**Standard Condition 1.6                      PLANS**

This approval is for those plans date stamped March 11, 2024 and which are those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of March 25, 2024. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial

conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.7                      COMPLIANCE

The failure to comply with any of these conditions of approval by the Property Owner/Developer shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Design Review 23-02.

Standard Condition 1.8                      VIOLATION

In the event that the property owner/developer violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

Standard Condition 1.9                      LANDSCAPE MAINTENANCE

The property owner/developer shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

Standard Condition 1.10                      BUILDING REPAINTING

The property owner/developer shall maintain the building in good condition at all times and shall repaint the approved buildings and accoutrements every eight (8) years at a minimum. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.11                      PAVEMENT RESURFACING

The property owner/developer shall re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community and Economic Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.

Standard Condition 1.21                      SIDEWALK INSTALLATION

The applicant/developer shall provide for sidewalks four (4) feet in width along the project side of **S. COLLEGE ST.** AND eight (8) feet in width along the project side of **E. LA HABRA BLVD.** prior to issuance of Certificate of Occupancy to the satisfaction of the City Engineer.

Standard Condition 1.23                      ON-SITE DRAINAGE

The applicant/developer shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

Standard Conditions 1.24                      MASTER PLAN OF DRAINAGE

The applicant/developer shall provide drainage facilities and easements in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

Standard Condition 1.39                      TRAFFIC CONTROL MEASURES

The applicant/developer shall provide a traffic control measure plan or documentation prior to any demolition, grading, or construction activities to ensure that traffic impacts are minimized on any adjacent public street, to the satisfaction of the Director of Public Works. Failure by the applicant/developer to maintain adequate traffic control measures whereby the City of La Habra has to provide traffic control shall result in all costs being borne by the applicant/developer as determined by the Chief of Police and the Director of Public Works.

Standard Condition 1.41                      INDEMNIFICATION

To the maximum extent permitted by law, the applicant and any successor in interest shall defend, indemnify and hold harmless the City of La Habra and its elected and appointed officials, officers, agents and employees from and against any and all actions, claims, damages, liabilities and/or proceedings (collectively referred to as "action") arising out of or in any way relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, any action to attack, challenge, set aside, void, or otherwise modify or annul the approval of any entitlement or permit relating to the project or the environmental review of any entitlement relating to the project. The indemnification and hold harmless shall include, but not be limited to, any and all costs incurred by the City in defense of any action arising out of or relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, payment of all court costs and attorneys' fees, costs of any judgments or awards against the City (including an award of attorneys' fees), damages, and/or settlement costs. The City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.

**PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS**

Standard Condition 3.3                      HYDROLOGY/HYDRAULIC STUDY

The applicant/developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer to the satisfaction of the City Engineer.

Standard Condition 3.4                      SOILS REPORT

The applicant/developer shall provide a geotechnical investigation report prepared by a qualified engineer to the satisfaction of the Chief Building Official.

Standard Condition 3.5                      DESIGN OF DRAINAGE FACILITIES

The applicant/developer shall design all drainage facilities in such a manner as to imitate the manner in which storm water is presently crossing said property line or a drainage acceptance letter shall be obtained from the downstream property owner to the satisfaction of the Chief Building Official and City Engineer.

Standard Condition 3.8                      PLANS SUBMITTAL

The applicant/developer shall submit street improvement plans prepared on standard size sheets by a licensed Civil Engineer for approval to the City Engineer. Standard plan check and inspection fees shall be paid by the applicant.

Standard Condition 3.9                      UTILITY PLANS

The applicant/developer shall provide all utility plans to be reviewed and approved by the Director of Community and Economic Development or designee and the City Engineer.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

Standard Condition 4.3                      FINAL PRIORITY PROJECT WATER QUALITY  
MANAGEMENT PLAN

The applicant/developer shall submit a Final Priority Project WQMP to the City for review and approval by the City Engineer or designee. This plan shall be in conformance with all current NPDES requirements.

Standard Condition 4.11                      STREET LIGHT INSTALLATION

The applicant/developer shall be responsible for installing new street lights to include footings with electrical wiring conduits placed underground, to the satisfaction of the City

Engineer and Southern California Edison Company. Advance energy charges shall be paid by the applicant/developer. Proof of installation order of the actual street lights shall be provided prior to building permit issuance.

Standard Condition 4.12                      TRAFFIC STRIPING AND SIGNING PLAN

The applicant/developer shall provide an on-site and off-site traffic striping and traffic signing plan to the satisfaction of the City Engineer.

Standard Condition 4.13                      STREET STRUCTURAL SECTIONS

The applicant/developer shall submit all street structural sections for new and reconstructed streets to the City Engineer for review and approval.

Standard Condition 4.15                      SERVICE TRUCK ACCESS

The applicant/developer shall provide access for service trucks across prepared surfaces suitable for continuous heavy truck usage, as determined by the City Engineer.

Standard Condition 4.16                      STREET IMPROVEMENTS

The applicant/developer shall be responsible for rehabilitating the roadway pavement and parkway improvements between the street centerline to the right-of-way line which includes, but is not limited to, sidewalk, curb and gutter and street paving, to the satisfaction of the City Engineer. Plans shall be submitted before issuance of building permits and all work shall be completed prior to issuance of Certificate of Occupancy.

Standard Condition 4.17                      UNDERGROUND UTILITIES

The applicant/developer shall provide an approved utility company plan to the City Engineer showing that all on-site utilities within the project will be installed underground in accordance with current utility practices prior to the issuance of building permits. Should aboveground equipment boxes be utilized, they shall be aesthetically enhanced to match the surrounding development as approved by the Director of Community and Economic Development in accordance with the requirements of the utility company. All on-site utilities shall be installed prior to Certificate of Occupancy and before final on-site paving and parkway improvements. All existing aerial utilities shall be removed and/or placed underground including street light wires and other overhead wires. The City Engineer shall have the right to comment, modify, approve or disapprove the utility plan for each utility. The applicant/developer shall be responsible for contacting the utility providers to determine undergrounding procedures.

Standard Condition 4.18                      WATER AND/OR SEWER SERVICE

The applicant/developer shall submit development plans for the property to the Public Works Department so that the Utility Authority can establish the Terms and Conditions for Water and/or Sewer Service. The sewer and water facilities shall be maintained by the applicant/developer.

Standard Condition 4.20                      FIRE HYDRANTS

The applicant/developer shall install new public fire hydrant(s) to the satisfaction of the Los Angeles County Fire Department and City Engineer.

Standard Condition 4.22                      LANDSCAPE PLANS

The applicant/developer shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and the Director of Public Works. The plans shall include the use of a separate connection, backflow preventer and connection for future reclaimed water service. The irrigation system shall also provide water to any street trees along the property street frontage within the public right-of-way. At a minimum, tree size shall be 24-inch box and shrubs shall be 5-gallon size.

Standard Condition 4.25                      TRASH ENCLOSURE

The applicant/developer shall provide plans to install a trash enclosure to City standards with enough area to contain a three-yard refuse bin and a ninety-six-gallon recycling cart. The enclosure shall be finished to match the main building and shall include provisions for a solid roofed cover, hose bib, and an area drain connected to the sanitary sewer system. The design and location is subject to approval by the City Engineer and Director of Community and Economic Development or designee.

Standard Condition 4.26                      SEPARATE FIRE LINE CONNECTION

The applicant/developer shall provide plans for review by the City Engineer to install a separate fire-line connection with backflow assembly to service the on-site fire protection sprinkler system and submit a fire flow test from an independent company to ensure proper size of the fire line, to the satisfaction of the Director of Public Works.

Standard Condition 4.29                      RECYCLING PLAN

The property owner/business operator shall prepare construction and demolition waste recycling plans for review and approval by the Director of Public Works.

Standard Condition 4.32                      MONUMENT SIGNS

The applicant/developer shall provide the precise location of new or relocated monument signs for review and approval by the City Engineer, prior to issuance of the building permits.

Standard Condition 4.33                      TRAFFIC IMPROVEMENT FEES

The applicant/developer shall pay all fees related to the requirements of the Citywide Traffic Improvement Fee.

Standard Condition 4.9                      PARK DEVELOPMENT FEES

The applicant/developer shall pay all applicable City of La Habra Park Development Fees to mitigate the potential impacts on local recreational facilities and recreation services as required by Chapter 15.48 (Residential Building Fees) of the La Habra Municipal Code.

Standard Condition 4.10                      SITE LIGHTING PLAN

The applicant/developer shall submit a site lighting plan in conformance with City standards for review and approval by the Chief Building Official and the Director of Community and Economic Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Chief Building Official and the Director of Community and Economic Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spill-over onto adjacent properties. All outdoor fixtures shall be compatible with the architectural theme of the project.

Standard Condition 4.19\_                      ENHANCED CONCRETE DRIVEWAYS

The applicant/developer shall install decorative enhanced concrete, such as stamped and colored, in the entrances within the street front setback to the satisfaction of the Director of Community and Economic Development or designee.

Standard Condition 4.23                      PERIMETER WALL PLANS

The applicant/developer shall submit for review and approval a plan to enclose the property with a decorative masonry wall with decorative cap, the design to be approved by the Director of Community and Economic Development or designee.

**PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE**

Standard Condition 4.28                      EXTERIOR STREET IMPROVEMENTS

The applicant/developer shall construct all exterior street improvements to the satisfaction of the City Engineer.

Standard Condition 5.3                      INSTALLATION OF TRAFFIC STRIPING AND SIGNING

The applicant/developer shall install all required traffic striping and signing to the satisfaction of the City Engineer. All paint shall be installed in two coats with seven days between coats.

Standard Condition 5.4                      STREET LIGHT INSTALLATION

The applicant/developer shall install all required street lights to the satisfaction of the City Engineer and Southern California Edison.

Standard Condition 5.8                      STREET TREE INSTALLATION

The applicant/developer shall plant street trees per the City of La Habra Master Street Tree Planting Plan and provide metal tree grates and irrigation to each street tree to the satisfaction of the Director of Public Works.

Standard Condition 5.10                      FINAL WATER QUALITY MANAGEMENT PLAN BEST MANAGEMENT PRACTICES

The applicant/developer shall demonstrate the following related to the WQMP to the satisfaction of the City Engineer or designee:

- a. All structural BMPs described in the Priority Project WQMP/ Non-Priority Project Water Quality Plan (WQP) have been constructed and installed in conformance with approved plans and specifications.
- b. The applicant is prepared to implement all non-structural BMPs described in the WQMP.
- c. An adequate number of copies of the approved WQMP are available on-site and for the future occupiers.
- d. A mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operations, maintenance, repair, and/or replacement.

Standard Condition 5.13                      CATCH BASIN MARKING

The applicant/developer shall mark all catch basins and public access points that cross or abut an open channel with a water quality message in accordance with City Standards to the satisfaction of the City Engineer.

Standard Condition 5.15                      BICYCLE FACILITIES

The applicant/developer shall install bicycle facilities on-site in a convenient location prior to issuance of Certificate of Occupancy, to the satisfaction of the Director of Community and Development. Examples of bicycle facilities include, but are not limited to, bicycle racks, lockers, indoor changing area with shower, bicycle storage room, etc. Once installed, the property owner/developer shall maintain such facilities in good condition.

Standard Condition 5.17                      UP LIGHTING

The property owner/business operator shall provide up lighting on all trees within the public right of way and front landscape area prior to the issuance of a Certificate of Occupancy to the satisfaction of the Director of Community and Economic Development and City Engineer.

**Project Specific Conditions:**

1. Per LHMC 12.08.060, the applicant/developer shall dedicate five (5) feet of right-of-way along S. College Street to the City and construct concrete curbs, gutters, sidewalks, driveway approach, landscaped parkway, and street paving to the centerline of the street prior to the issuance of grading permits. The applicant/developer shall coordinate with the Engineering Division regarding the off-site improvements and grant deed.
2. The Applicant/Developer shall design and install artwork in a public place on or in the vicinity of the project site, as approved by the Community Services Commission prior to the issuance of a Certificate of Occupancy. The cost or values of such artwork shall equal or exceed one percent (1%) of the project cost, as determined by the Building Official. In-lieu of acquiring or installing artwork, the project Applicant may contribute an amount equal to one percent (1%) of the project cost to the Public Arts Fund prior to the issuance of building permits.
3. The applicant/developer shall include an energy efficient landscape design plan that reduces exterior heat gains and heat island effects through the installation of trees, reflective paving materials, and cool roofs to reduce energy demand within the project. The plan shall be submitted for review and approval by the Director of Community and Economic Development or designee prior to the issuance of building permits.
4. Prior to the issuance of building permits, the applicant/developer shall submit an acoustical study showing compliance with Section 1206.4 of the California Building

Code, which provides that interior noise levels shall not exceed 45 dB in any habitable room.

5. The applicant/developer shall place all mailboxes in accordance with U.S. Postal Regulations. Such placement shall be reviewed and approved by the Director of Community and Economic Development and the La Habra Postmaster prior to the issuance of a Certificate of Occupancy.
6. The proposed development will require review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit prior to building permit issuance. Applicant/developer may contact the Fire Prevention Engineering Section at (323) 890-4125 for additional information and EPICLA submittals.
7. The applicant/developer shall provide a final trash pick-up plan to the Director of Community and Economic Development and City Engineer for review and approval prior to the issuance of any building permits.
8. Each entrance and exit to a parking lot shall be constructed and maintained so that any vehicle entering or leaving the parking lot shall be clearly visible at a distance of not less than ten feet to a person approaching such entrance or exit on any pedestrian walk or foot path to the satisfaction of the City's Traffic Manager.
9. The applicant/developer shall install all required ADA signage throughout the property.
10. The applicant/developer shall provide signing & striping details to be reviewed and approved to the satisfaction of the City's Traffic Manager. All paint shall be installed in two coats with seven days between coats.
11. The applicant/developer shall move the lower "NO U-TURN" sign on the median further west toward the nose of the median and remove the second "NO U-TURN" sign. Location of "NO U-TURN" sign shall be approved by the Traffic Engineer prior to re-location. Applicant/developer shall also install on the median along E. La Habra Boulevard a "ONE WAY" sign (with arrow pointing right) facing the driveway onto E. La Habra Boulevard prior to issuance of a Certificate of Occupancy. Size and location of "ONE WAY" sign shall be approved by the Traffic Manager prior to installation.
12. The applicant/developer shall obtain all necessary permits for the proposed driveway work. The plans for such work shall show that the existing driveway along S. College Street is to be closed and restored to the satisfaction of the City Engineer.
13. The applicant/developer shall repair the street, curb, gutter, sidewalk, and parkway along S. College Street from E. La Habra Boulevard until the southern property line to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.

14. The applicant/developer shall repaint the curb along E. La Habra Boulevard red across the front of the whole property to the satisfaction of the Traffic Manager prior to the issuance of a Certificate of Occupancy.
15. The applicant/developer shall paint the curb along S. College Street near the proposed driveway red five (5) feet to the north and twenty-five (25) feet to the south of the driveway to the satisfaction of the Traffic Manager prior to the issuance of a Certificate of Occupancy.
16. The applicant/developer shall not store construction materials within the public right-of-way. The applicant/developer shall store all equipment and materials on-site at the property.
17. The applicant/developer shall inform the future tenants of the project of the citywide parking prohibition on public streets overnight.
18. The applicant/developer shall provide VMT analysis memorandum to be reviewed and approved by the City's Traffic Manager.
19. The applicant/developer shall provide a trip generation table showing project related trips with a net difference from existing site utilization to the satisfaction of the City's Traffic Manager prior to the issuance of a building permit.
20. The applicant/developer shall pay for all fees related to the Traffic Administrative Fee prior to the issuance of a building permit.
21. The applicant/developer shall pay for all fees related to the Traffic Impact Fee prior to the issuance of a building permit.
22. The applicant/developer shall install decorative enhanced concrete, such as stamped and colored, at the entrances into the project within the street landscape setback to the satisfaction of the Director of Community and Economic Development or designee prior to the issuance of a Certificate of Occupancy.
23. The applicant/developer shall submit a sight line diagram showing all rooftop equipment will be screened from public view to the satisfaction of the Director of Community and Economic Development and the Building Official, prior to the issuance of a building permit.
24. The applicant/developer, prior to the issuance of a Certificate of Occupancy, shall have all adjacent utility boxes, transformers and/or traffic control cabinets located within the public right-of-way or on-site aesthetically enhanced as permitted by the

utility company and as required by the Director of Community and Economic Development.

25. The applicant/developer shall install all required landscaping and irrigation systems as per the approved plans to the satisfaction of the Director of Community and Economic Development or designee prior to issuance of a Certificate of Occupancy. Upon final inspection, staff will verify quantity, size, placement, and health of all plant material, at which time staff may require replacement or addition of landscaping material to ensure a high-quality planting.