

ORDINANCE NO. 1320

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING THE CARDINAL DEVELOPMENT COMPANY PLANNED UNIT DEVELOPMENT PRECISE PLAN FOR A COMMERCIAL DEVELOPMENT ON A THREE ACRE SITE LOCATED AT 401 EAST IMPERIAL HIGHWAY, MAKING THE APPROPRIATE LEGAL FINDINGS AND SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, it appears that due and legal notice of hearings required by law has been given for the establishment of a specific Precise Plan for the property described in Exhibit "A" on file with the Director of Planning, and

WHEREAS, it appears that all notices and hearings required by law for the approving of the Cardinal Development Company Planned Unit Development Precise Plan for a commercial automotive service center at 401 East Imperial Boulevard, making the appropriate legal findings and with notices and the conducting of hearings before the Planning Commission and City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA HABRA hereby finds, determines and ordains as follows:

That this approval is subject to the following findings:

1. That the location, design and proposed uses are compatible with the character of existing developments in the vicinity.
2. That the plan will produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding access street.
3. That the standards of development applicable of the Planned Unit Development are subject to all of the standards of the appropriate zone which would permit the requested land use.

4. That the proposed development will be well integrated into its setting.
5. That the provision is made for both the public and private open space, at least equivalent to that required for open space within the development.
6. That suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use.
7. There is reasonable assurance that the applicant intends and will be able to proceed with the execution of the project without undue delay.
8. There is substantial compliance with the spirit and intent of this code.

This approval is subject to the following conditions:

1. The applicant shall comply with all the requirements of Chief Building Official, Police Chief, Fire Chief and City Engineer.
2. The applicant shall prepare and submit for approval a precise landscape and irrigation plan to the Director of Planning prior to the issuance of any building permits.
3. The applicant shall comply with the Security Ordinance as per the requirements of the Chief of Police.
4. The applicant shall comply with all handicap requirements of the State of California.
5. The applicant shall construct a six foot block wall along

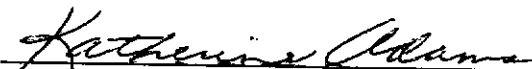
the west and north property line except within the required street landscape setback.

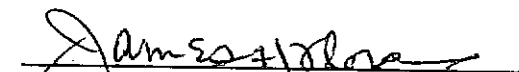
6. The applicant shall post "Right Turn Only" signs from the two driveways off of Imperial Highway and post "Exit Only" sign at the first driveway off of Leslie Street, along with a "Right Turn Only" sign.
7. The applicant shall submit for approval to the Director of Planning a planned sign program for the center before any building permits are issued.
8. All automotive work performed on the site shall be performed within an enclosed building with the exception of the car wash.
9. The applicant shall provide security lighting as per the requirements of the Police Chief. All exterior lighting shall be placed on solar sensors.
10. The applicant shall not utilize any outdoor storage of parts.
11. Any outdoor vehicle storage is prohibited and all vehicles in various states of repair shall be stored inside of an enclosed building.
12. The applicant shall comply with all appropriate Federal, State and Local laws regarding disclosure and disposal of hazardous waste materials.
13. The applicant shall install a raised median on Imperial Highway as per the requirements of the City Engineer.

14. The applicant shall construct wheelchair ramps at the northeast and northwest corner of Imperial and Leslie Street as per the requirements of the City Engineer.
15. The applicant shall install hydrants to be within 150 feet of all portions of a building.
16. The applicant shall install approved fire extinguishing system in all buildings over 5,000 square feet in area.
17. The applicant shall provide the type of construction for all buildings. Fire flow for largest building shall be met as per Commercial Risk Services rating.
18. The applicant shall store all waste oil in underground approved waste oil tanks as approved by Orange County Health Department and La Habra Fire Prevention Office.
19. The applicant shall provide drive approaches from Imperial Highway be at least 30 feet wide per the requirements of the City Engineer.
20. Major automobile paint and repair shall be prohibited on the site unless prior approved by the Planning Commission.
21. The applicant shall maintain all on-site landscaping, in good condition at all times.
22. The applicant shall submit for possible implementation, to the City Engineer and CALTRANS, a plan for a right turn acceleration/deacceleration lane.

PASSED AND ADOPTED this 5th day of January, 1988.

ATTEST:


Katherine Adams, City Clerk


James H. Flora, Mayor

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA HABRA)

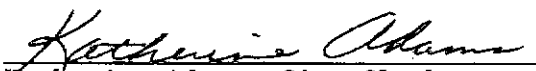
I, Katherine Adams, City Clerk of the City of La Habra, do hereby certify that Ordinance No. 1320 was introduced at a regular meeting of the City Council of the City of La Habra held on the 29th day of December, 1987, and was thereafter adopted at a regular meeting of the City Council of the City of La Habra held on the 5th day of January, 1988, by the following vote:

AYES: COUNCILMEMBERS: HOLMBERG, MAHONEY, BYSTRY, WEDEL, FLORA

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE


Katherine Adams, City Clerk

DATED: JANUARY 5, 1988