

RESOLUTION NO. 87-167

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE 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.

THAT, the Planning Commission of the City of La Habra does hereby resolve as follows:

THAT WHEREAS, after a regularly conducted public hearing by it and due consideration of the proposed request, whereby the use was found to be suitable to the area described, all pursuant to notices as required by law;

THEREFORE BE IT RESOLVED, that the Planning Commission of the City of La Habra, is hereby 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.

This approval is subject to the following findings:

1. That the location, design and proposed uses are compatible with the character of the existing developments in the vicinity.
2. That the plan will produce an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding access streets.
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. There is reasonable assurance that the applicants intend and will be able to proceed with the execution of the project without undue delay.
6. 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 the 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 issue 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.

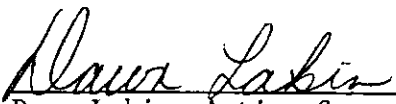
7. The applicant shall submit for approval to the Director of Planning a planned sign program for the center before any building permits are issued.
8. All automotive work performed on the site shall be performed within an enclosed building except the car wash.
9. The applicant shall provide security 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.

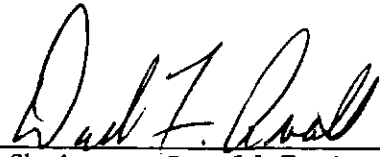
17. The applicant shall provide the type of construction for all buildings. Fire flow for largest building shall be met as per Commercial Risk Services rating.
18. The applicant shall store all waste oil in underground approved waste oil tanks as approved by Orange County Health Department and La Habra Fire Prevention Office.
19. The applicant shall provide drive approaches from Imperial Highway to 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.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	JOHNSON, TAYLOR, COLLINS, THORNBURG, AVERILL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

DATED: DECEMBER 14, 1987

  
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Dawn Lakin, Acting Secretary

  
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Chairman, Donald F. Averill, Ed. D.