

RESOLUTION NO. 25 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING A DESIGN REVIEW (DRPH24-0003) FOR THE PROPOSED RENOVATION AND EXPANSION OF AN EXISTING BUILDING AT 815 EAST LA HABRA BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32: “INFILL DEVELOPMENT PROJECTS” OF THE CEQA GUIDELINES

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

- A. On May 6, 2022, the Applicant, Dr. Juan Alas, submitted an application for Design Review 22-0004 for the construction of a medical clinic at 815 East La Habra Boulevard.
- B. On April 24, 2024, after multiple resubmittals incorporating staff’s comments and direction, the Applicant met with staff to discuss the construction of a doctor’s office.
- C. On November 17, 2024, the Applicant submitted an application for a Design Review (DRPH24-0003) to renovate and expand an existing commercial building into a doctor’s office located at 815 East La Habra Boulevard (the “Project”).
- D. On January 27, 2025, the Planning Commission held a duly noticed public hearing to consider the Applicant’s request for a Design Review (DRPH24-0003).
- E. 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: “In-fill Development Projects” of the CEQA Guidelines in that the Project is

consistent with the General Plan designation and all applicable General Plan policies, the Project site is less than five acres and surrounded by urban uses. The site currently features a 978 square-foot one-story building, constructed in 1920, that was last used by a printing and form distribution business in 2020. As a result, the Project site has no value as a habitat for rare or endangered fish or wildlife. The Project was screened through the North Orange County Collaborative VMT (Vehicle Miles Traveled) Traffic Study Screening Tool. According to the screening tool, the Project is located within a Transit Priority Area and within a Low VMT Generating Zone. Per the Office of Planning and Research (OPR), a small project can be screened from VMT analysis if it is determined that the daily net trips will be less than 110 trips. Based on the Project size, the net daily trips are expected to be 42 trips (45 trips anticipated – 3 trips existing). Therefore, the Project is not subject to a VMT analysis. Lastly, approval of the Project would not result in significant impacts to noise, air quality or water quality, as the Project is a commercial development proposed on a parcel zoned for mixed-use and located along a primary thoroughfare within the City. Because this is a project involving an existing building, the restoration and expansion of the site can and will continue to be adequately served by all utilities and public services.

The Project is also 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 the Project. Therefore, the Project is categorically exempt from CEQA.

SECTION 2. DESIGN REVIEW. The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of the proposed Design Review (DRPH24-0003) to renovate and expand an existing 978 square-foot commercial building into a 1,500 square-foot doctor's office at 815 East La Habra Boulevard and approves Design Review (DRPH24-0003) based on the following findings required by Section 18.68.050 of the La Habra Municipal Code, subject to the conditions of approval attached hereto as **Exhibit A**.

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

The General Plan designates the Project site for Corridor Mixed-Use 2 land use, which allows for commercial developments of up to a 0.5 Floor-Area-Ratio (FAR), multi-unit residential development of up to 36 dwelling units per acre and mixed-use projects up to a 1.5 FAR. Based on the size of the Project site, the General Plan permits commercial development of up to a maximum floor area of 3,250 square feet; the Applicant is proposing a 1,500-square-foot commercial building. Although residential development of the site is permitted by the General Plan, the Project site is not identified in the Housing Element as a site required to meet the City's Regional

Housing Needs Assessment (RHNA) allocation. Additionally, the Conservation/Natural Resources chapter of the General Plan (Chapter 6, Section A) does not identify the Project site as an area of biological sensitivity. Further, the Community Development chapter of the General Plan (Chapter 2, Section D) does not identify the site as an area of notable archaeological resources.

This Project implements policies LU 2.5 (Places Supporting the Quality of Life) by providing La Habra residents with access to healthcare locally, LU 3.2 (Places to Meet Daily Needs) by providing La Habra residents with access to a primary care physician within the community, LU 4.4 (Design Review) by ensuring the architecture of the building is consistent with the Spanish/Mediterranean design elements envisioned for the La Habra Boulevard Specific Plan, LU 5.5 (Revitalization of Obsolete and Underused Properties) by reusing a vacant and abandoned commercial building last operated in 2020, LU 11.1 (Diversity of Use) by utilization of a site as a doctor's office adjacent to a legal, nonconforming single-unit residence on one side and a Brazilian Jiu-Jitsu Academy on the other, LU 11.5 (Cohesive Development) by having Spanish/Mediterranean influenced design consistent with adjacent commercial developments along La Habra Boulevard, LU 11.6 (Enhanced Design Character) by having Taupe stucco, red clay tile roofs, and arched design elements, LU 11.7 (Architecture and Site Design) by having adequate drive aisle width for vehicular access to and from the property as well as adequate parking onsite, and LU 12.1 (Land Use Mix of the General Plan 2035) by permitted the development of a commercial use within the Corridor Mixed-Use 2 land use designation. Therefore, the proposed Project is consistent with the City's General Plan.

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

The Project site is located within the La Habra Boulevard Specific Plan (SP-1 Zone) and the Mixed-Use (MX) Overlay Zone. The MX Overlay Zone implements the Corridor Mixed-Use 2 land use designation. Pursuant to La Habra Municipal Code (LHMC) section 18.54.040.A, the regulations set forth in Chapter 18.54 (Mixed-Use Overlay Zones (MX)) of the La Habra Municipal Code (LHMC) are in addition to the regulations set forth in the base zone, which in this case is the SP-1 Zone. In the event of a conflict between the provisions of the MX Overlay Zone and the provisions of the base zone, the provisions of the MX Overlay Zone prevail. If the MX Overlay Zone is silent in relation to any development standard, the development standard identified in the base zone (SP-1 Zone) prevails. Both the SP-1 Zone and the MX Overlay Zone identify a doctor's office as a land use permitted by right. There are no conflicts between the provisions of the SP-1 Zone and the MX Overlay Zone for the proposed use or development standards applicable to the Project. The scope of work involves the partial demolition and expansion of an existing building last occupied by a printing

and form distribution business in 2020. The proposed setbacks, onsite parking, landscaping, and building elevations are all consistent with the zoning standards and design guidelines for both the SP-1 Zone and the MX Overlay Zone. Therefore, the proposed Project is consistent with the City's 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 to ensure that all projects achieve goals that promote the public health, safety, and welfare of the community. The proposed Project is located within the SP-1 Zone and MX Overlay Zone, and is consistent with the anticipated land use identified by the General Plan and permitted within the SP-1 Zone and MX Overlay Zone. Staff has determined that the Project's design provides sufficient access for public safety personnel such as Fire and Police. The Project was also screened through the North Orange County Collaborative VMT (Vehicle Miles Traveled) Traffic Study Screening Tool. According to the screening tool, the Project is located within a Transit Priority Area and within a Low VMT Generating Zone. Per the Office of Planning and Research (OPR), small projects can be screened from VMT analysis if it is determined that the daily net trips will be less than 110 trips. Based on the Project size, the net daily trips are expected to be 42 trips (45 trips anticipated – 3 trips existing) and the Project is not subject to a VMT analysis. Therefore, the Project is in the best interest of the public health, safety, and welfare of the community.

D. For projects that are not subject to the objective design standards set forth in Chapter 18.09 of this title, the nature of the proposed land uses and the design is appropriate for the proposed location and compatible with the surrounding land uses and improvements.

The Project is located within the La Habra Boulevard Specific Plan (SP-1 Zone) and the Mixed-Use (MX) Overlay Zone. Pursuant to La Habra Municipal Code section 18.09.030.A, the objective design standards do not apply if the property is within a specific plan, overlay, and/or planned unit development that already implements design standards, in which case those standards prevail. Because the subject property is located within the La Habra Boulevard Specific Plan (SP-1) Zone, the objective design standards set forth in Chapter 18.09 of the La Habra Municipal Code do not apply. The MX Overlay Zone implements Corridor Mixed-Use 2 General Plan land use designation and permits commercial development of the Project site, as permitted by the General Plan. Additionally, the General Plan establishes goals and policies for the development of various projects in the City based on the particular land use designation. These goals are implemented through development standards in supporting documents

such as Title 18 (Zoning) of the La Habra Municipal Code. In this case, the General Plan land use designation is Corridor Mixed-Use 2, which allows for commercial developments of up to 0.5 FAR. The proposed doctor's office building is a total of 1,500 square feet while the lot size is 6,500 square feet. This equates to a Project FAR of 0.23. Further, the Project has been reviewed against the development standards and design guidelines for the SP-1 Zone and the MX Overlay Zone and satisfies the requirement for Spanish/Mediterranean architecture, arched accent pop outs, stone veneer cladding, wrought-iron accents, and red-clay s-tile roofing. Therefore, the nature of the proposed land use and design is appropriate for the proposed location and compatible with the surrounding land uses and improvements.

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

This Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt under Section 15332, Class 32: "In-fill Development Projects" of the CEQA Guidelines in that the Project is consistent with the General Plan designation and all applicable General Plan policies, the Project site is less than five acres and surrounded by urban uses. The site currently features a 978 square-foot one-story building, constructed in 1920, that was last used by a printing and form distribution business in 2020. As a result, the Project site has no value as a habitat for rare or endangered fish or wildlife. The Project was screened through the North Orange County Collaborative VMT (Vehicle Miles Traveled) Traffic Study Screening Tool. According to the screening tool, the Project is located within a Transit Priority Area and within a Low VMT Generating Zone. Per the Office of Planning and Research (OPR), a small project can be screened from VMT analysis if it is determined that the daily net trips will be less than 110 trips. Based on the Project size, the net daily trips are expected to be 42 trips (45 trips anticipated – 3 trips existing). Therefore, the Project is not subject to a VMT analysis. Lastly, approval of the Project would not result in significant impacts to noise, air quality or water quality, as the Project is a commercial development proposed on a parcel zoned for mixed-use and located along a primary thoroughfare within the City. Because this Project involves an existing building, the restoration and expansion of the site can and will continue to be adequately served by all utilities and public services.

The Project is also 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 the 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 proposal will constitute the disturbance of more than 5,000 square feet of soil, a conceptual Water Quality Management Plan (WQMP), which addresses the topography, stormwater collection basins, and proposed water drainage paths for the site, has been reviewed and approved by the City's Public Works Department. Project-specific conditions pertaining to stormwater discharge and infiltration have been included as part of the conditions of approval.

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 27th day of January, 2025.

Jason Manley, Chair

I, Veronica Lopez, Secretary to the Planning Commission of the City of La Habra, do hereby certify that the foregoing Resolution No. 25 – ____ was adopted at a regular meeting of the City of La Habra Planning Commission held on January 27, 2025 by the following vote:

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

Veronica Lopez, Secretary

EXHIBIT A

DESIGN REVIEW (DRPH24-0003) – CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

The Applicant/Developer shall comply with all the City of La Habra Municipal Code and all applicable federal, state and local laws, ordinances, policies and regulations.

Standard Condition 1.2 BUILDING PERMITS

The Applicant/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, 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 Applicant/Developer/successor in interest 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 Applicant/Developer/successor in interest 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 reviewed and approved by the City of La Habra Planning Commission at its meeting of January 27, 2025. 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 Applicant/Developer/successor in interest shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of the Design Review (DRPH24-0003).

Standard Condition 1.8 VIOLATION

In the event that the Applicant/Developer/successor in interest 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 Applicant/Developer/successor in interest shall maintain landscaping in a healthy and well-kept manner at all times including the public right-of-way. 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 Applicant/Developer/successor in interest shall maintain the building in good condition at all times and shall repaint the approved building and accoutrements every eight (8) years at a minimum from the date of project approval, unless otherwise approved by the Director of Community and Economic Development. 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 Applicant/Developer/successor in interest shall re-slurry and re-stripe the driveway and parking area every five (5) years at a minimum from the date of approval of this resolution. 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 1.12 SIGN MAINTENANCE

The Applicant/Developer shall maintain signs in good condition at all times and shall repaint the freestanding sign every eight (8) years at a minimum. The Director of Community and Economic Development may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.18 LITTER

The Applicant/Developer shall maintain the property in a clean and orderly condition at all times and remove all litter from the exterior areas around the premises, including adjacent public sidewalk areas and parking areas, no less frequently than once each day prior to the close of business.

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 judgements or awards against the City (including any 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 such costs incurred by the City.

Prior to the issuance of grading permits:

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 Condition 3.1 EROSION CONTROL PLAN

The Applicant/Developer shall submit Erosion Control Plans to be reviewed and approved by the Chief Building Official.

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 provide street improvement plans prepared on standard size sheets by a licensed Civil Engineer and submit such plans for review and 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.

Standard Condition 4.8 WATER SUPPLY AND SEWER FACILITIES

The Applicant/Developer shall ensure that the water supply facilities and sewer facilities be designed and constructed to the specifications of the City of La Habra and the Public Works Director with all incidental fees and costs paid by the Applicant. The sewer and water facilities will be maintained by the Applicant/Developer/successor in interest.

Prior to the issuance of building permits:

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

The Applicant/Developer shall include the conditions of approval on the construction plans.

Standard Condition 4.3 FINAL WATER QUALITY MANAGEMENT PLAN

The Applicant/Developer shall submit a Final Priority WQMP to the City for review and approval. This plan shall address the following:

1. Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or zero discharge areas, and conserving natural areas.
2. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP).
3. Incorporates Treatment Control BMPs as defined in the DAMP.
4. Generally, describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
5. Identifies the entity that will be responsible for the long-term operations and maintenance of the Treatment Control BMPs.
6. Describes the mechanism for funding the long-term operation and maintenance of Treatment Control BMPs.

Standard Condition 4.10 SITE PHOTOMETRIC PLAN

The Applicant/Developer shall submit a final photometric 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 4.12 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 4.14 PARKING LOT STRUCTURAL SECTIONS

The Applicant/Developer shall provide parking lot structural sections, which shall be based on recommendations of a soils engineer, for review and approval 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 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 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 contact the utility providers early in the project 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.

Standard Condition 4.19 ENHANCED CONCRETE DRIVEWAYS

The Applicant/Developer shall install decorative enhanced concrete, such as stamped and colored, at the entrance into and exit from the project within the street landscape setback to the satisfaction of the Director of Community and Economic Development or designee.

Standard Condition 4.22 LANDSCAPE PLANS

The Applicant/Developer shall submit for review and approval a detailed landscape and irrigation plan prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and the Director of Public Works. The plan 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 4.23 PERIMETER WALL PLANS (Modified)

The Applicant/Developer shall submit for review and approval a plan to remove the chain link fences along the northern, eastern, and western property lines and construct six-foot tall CMU block walls along the eastern and western boundaries and install a six-foot tall wrought iron fence with a swing-open gate along the northern boundary. This final fencing/wall plan shall be approved by the Director of Community and Economic Development or designee. An acceptable type of masonry block shall be split face, slump stone, or stucco-coated block.

Standard Condition 4.25 TRASH ENCLOSURE

The Applicant/Developer shall provide plans to install a six-foot tall decorative masonry block trash enclosure to City standards. 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 are 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 Public Works Director.

Standard Condition 4.28 EXTERIOR STREET IMPROVEMENTS

The Applicant/Developer shall construct all exterior street improvements to the satisfaction of the City Engineer prior to issuance of Certificate of Occupancy.

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 4.34 FAIR SHARE TRAFFIC IMPACT FEES

The Applicant/Developer shall pay for all fees related to the requirements of the Fair Share Traffic Impact Fee.

Prior to authorization to use, occupy, and/or permit final:

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 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.

Standard Condition 5.7 LANDSCAPE INSTALLATION

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. 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.

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 Public Works Director.

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.

Project specific conditions:

1. The Applicant/Developer shall provide a survey by CA licensed surveyor to establish the property lines prior to the issuance of building permits.
2. The Applicant/Developer shall remove the existing drive approach and install full height curb along La Habra Boulevard. The new drive approach shall be installed per the approved site plan. The Applicant/Developer shall perform all of this work prior to the issuance of a Certificate of Occupancy.

3. The Applicant/Developer shall grind and overlay to a 2" depth from the pavement edge to the centerline of La Habra Boulevard for the full length of the property prior to issuance of a Certificate of Occupancy.
4. The Applicant/Developer shall relocate the speed feedback sign and utility vault located in proposed driveway approach prior to issuance of a Certificate of Occupancy.
5. The Applicant/Developer shall remove existing sidewalk and replace full width concrete sidewalk and curb and gutter as necessary prior to AC paving for the length of the property on La Habra Boulevard.
6. The Applicant/Developer shall obtain an encroachment permit from the Engineering Division and pay permit fees for any construction in the City's right-of-way.
7. The Applicant/Developer shall pay the Traffic Administration Fee of \$373.00 to the Traffic Manager, prior to the issuance of a building permit.
8. 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.
9. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required prior to building permit issuance. The Applicant/Developer shall contact the Fire Prevention Engineering Unit at (323) 890-4125 for information regarding the EPICLA submittal requirements.
10. The Applicant/Developer shall maintain a fire lane clear of all encroachments at all times in accordance with Title 32 of the County of Los Angeles Fire Code.
11. The Applicant/Developer shall include automatic fire sprinkler systems that are designed and maintained in accordance with NFPA 13. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12 of the County of Los Angeles Fire Code.
12. Landscape planters shall be surrounded by masonry or concrete curbs and arranged to prevent motor vehicles from driving onto or over them.
 - (a) Trees planted adjacent to existing overhead utility wires shall be subject to the height and clearance restrictions established by the applicable utility providers.

- (b) Tree species requiring hard pruning to maintain utility clearance once trees are mature shall be avoided.
 - (c) Applicant/Developer shall ensure that right-of-way trees are spaced in a manner in which they do not obstruct clear sight lines.
13. All non-lawn landscape areas shall be supplemented with a three-inch (3") layer of wood mulch or decorative gravel/cobble material, so that no bare soil is left exposed on site.
 14. All rooftop mounted mechanical equipment shall be screened from public view to the satisfaction of the Director of Economic and Community Development or designee. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
 15. One "Series GKO ALG5" LED security light, comprised of precision cast aluminum with stainless steel hardware and powder coated with a black finish, shall be installed on the north side of the building to provide security lighting for the parking area. The Applicant/Developer shall submit exterior light details (specific fixture, placement, and design) to the satisfaction of the Director of Economic and Community Development or designee prior to issuance of building permits.
 16. All trees in planter islands, or within six feet of hardscape, shall be planted with root barriers.
 17. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design, to the satisfaction of the Director of Economic and Community Development or designee.