

TO: HONORABLE CHAIRMAN AND COMMISSIONERS
CITY OF LA HABRA PLANNING COMMISSION

FROM: KATHY K. KIM
DEPUTY CITY MANAGER

DATE: AUGUST 12, 1991

CASE: GENERAL PLAN AMENDMENT 90-05
ZONE CHANGE 90-04
CONDITIONAL USE PERMIT 90--23
ZONE VARIANCE 90-56
PLANNED UNIT DEVELOPMENT 90-02
NEGATIVE DECLARATION 90-05
CONDITIONAL USE PERMIT 91-

APPLICANT: ROMAN CATHOLIC BISHOP OF ORANGE
Mary's Home Board of Directors

LOCATION: 950 WEST WALKER AVENUE
Southern portion of the site,
east of Walker Avenue

ZONING OF PARCEL: R1C, Single Family Residential

A. REQUEST:

The applicants are seeking approval of a Zone Change from R1C (One Family Dwelling) to R-2 PUD (Multiple Family Dwellings, Planned Unit Development), an amendment to the General Plan Land Use Designation from Low Density Residential (1-8 units per acre) to Medium Density Residential (9-14 units per acre), a Conditional Use Permit to establish a temporary housing project for a maximum of 28 families in transition, a Zone Variance to reduce the amount of required on-site parking from 99 spaces to 61 spaces, a Planned Unit Development Precise Plan for the construction of the transitional housing project, a Conditional Use Permit for the establishment and operation of a Day Care facility, and a Negative Declaration of Environmental Impact.

B. EXPLANATION OF PROPOSAL:

The applicants are requesting that the Commission consider a revise precise plan for the proposed project. The applicants have submitted a revised plan which eliminates one living unit (4 family dwelling) and adds 13 additional on-site parking spaces. Consideration is being requested that the revise plan lowers the intensity of potential impacts and that therefore, no further environmental review (E.I.R.) would be required.

1. Background:

a. Initial Request:

The subject site is a vacant area of land approximately 1.55 acres located at the southern end of the existing Our Lady of Guadalupe Church and school facility on La Habra Boulevard, between Monte Vista and Marian Street. As the Commission will recall, a public hearing was conducted by the Commission on December 10, 1990 for the consideration of a Negative Declaration of Environmental Impacts, a General Plan amendment from Low to Medium Density residential and the corresponding Zone Change from R-1C, single family to R-2PUD multiple family planned unit development. No project was submitted at that time.

The Commission, after lengthy public testimony in opposition and further discussion, recommended that the City Council not certify the Negative Declaration of Environmental Impacts in light of new potential impacts as presented by the public testimony. The Commission felt that areas of potential environmental impacts of traffic congestion, devaluation of property values, degradation of the area, and density required further addressing and evaluation prior to the consideration of any land use changes for the subject site. Consequently, the Commission recommended to the City Council not to certify the Negative Declaration of Environmental Impacts and for the record, recommended denial of all requests.

The applicant's request for the certification of the Negative Declaration and land use designation changes of the General Plan and Zoning for the site with the Planning Commission's recommendation for denial was forwarded to the City Council and scheduled for public hearing for February 5, 1991. However, at that meeting the City Council, in recognition of the general confusion generated by the unique proposal of a non-typical medium density residential project, coupled with the late receipt of a preliminary traffic study, unanimously opted to continue the hearing until the applicant could simultaneously submit the proposed project of the transitional housing project with the General Plan amendment and Zone Change.

b. Original Plan:

On March 11, 1991, the Planning Commission conducted a public hearing to reconsider the environmental document of the Negative Declaration, the General Plan and Zoning land use changes and included the Conditional Use Permit for the

temporary housing project, the PUD precise plan for the residential units and administration building and the zone variance for a reduction in required parking.

The Commission continued this matter after lengthly public testimony in which it appeared that the traffic mitigation recommended by the Traffic Commission was unacceptable to both the residents in the area and the applicants. The Commission determined that additional informtion and analysis was required before action on Negative Declaration of enviornmental impacts could be certified. The Commission suggested that a number of issues be addressed including on street parking and traffic impacts during special church events; alternative access for the proposed project and the on site parking. In addition, the Commission expressed some direction that the project should be downsized, a reduction in building/density.

The project was therefore continued, for additional traffic analysis, review and recommendation by the Traffic Commission and reconsideration of alternative site designs.

c. Revised Plan I:

The applicants resubmitted a traffic analysis with a new set of mitigation measures for consideration by the Traffic Commission on June 10, 1991. At that meeting, the Traffic Commission concurred with the findings of the report contingent on the implementation of the mitigation measures.

The applicants on July 8, 1991, submitted a revised plan which remains basically the same as what was originally presented at your meeting of March 11th. The only difference was the reduction of the Administration building by approximately 2,000 square feet and the the elimination of the 5,000 square foot basement area. The Administration building was now proposed at 3,363 square feet. The elimination of the basement area only, reduced the number of required on-site parking spaces by 20 spaces. The revised plan made no changes to the total provided number of on-site parking of 48 total spaces. Nor were there changes in the design or density of the living units. The project still proposed eight separate, detached living units housing 4 families with eight bedrooms, for a total bedroom count of 64. The Spanish architectural elevations, also remain the same as originally proposed.

The applicants, in addition, proposed to establish a bonafide Day Care facility on site to service the pre-school children of the tenants. The project will be conditioned to meet all

the requirements of the state for this facility. An outside play area, has been better defined for this purpose and additional area will be provided should the state require it.

d. Revised Plan II:

The revised plan submitted for your consideration this evening, eliminates one living unit (4 families) which was originally located on the easternmost side of the property adjacent to the multiple family developments to the east of the property. In the area of where the unit was originally proposed, is an extension of the on-site parking area which adds 13 parking spaces for a total of 61 on site spaces.

2. Conditional Use Permit, Transitional Housing project:

The applicants are requesting to establish a facility that is apparently the first of its kind in the County and maybe in the state. Originally based on a generous bequest from the estate of Ms. Mary Kretschmar, a conceptual project was developed. The applicants have indicated that Ms. Kretschmar willed that the money be used to assist the needy in the La Habra area, and thus a project was visualized that would temporarily provide housing of those families who because of unfortunate circumstance, find themselves without shelter and with all other alternatives for assistance exhausted, i.e. family assistance. The concept is to provide a non-profit facility that would house families for a period that may average about two years, to allow a dignified transition back into independence by providing shelter, food, job assistance and supportive services such as counseling and childcare. The program for the proposed facility is not completely developed at this time, but the intent is to provide on-site, and within the community, support services that may include counseling in abuse, nutrition, job training, healthcare, finance and legal assistance.

In order to provide for these types of services, the project entails shared living units for the individual families in need. The project also provides an administration building serving as offices for the Director of the facility and his/her support staff and a multipurpose area to be utilized for the various programs for the families on-site. The applicant intends to limit the maximum number of families utilizing this facility to 28. The intent is also to allow as much privacy and independent living for the families while at the same time requesting voluntary compliance with rules and restrictions. It is also intended that families or individuals admitted to the project pay a portion of money

earned for rent. These monies will in turn be utilized for the operation of the facility and not for profit.

The applicant has indicated that there will be one screening process for potential applicants admittance into the housing project. The screening will be done by the St. Vincent de Paul Society upon referral. The accepted family or individual must sign a "preadmittance agreement" which outlines the criteria for acceptance into the program. The agreement requires the family to attend certain scheduled meetings and prohibits the use of alcohol or any controlled substances, any type of weapons, smoking, and pets. In addition, children are to be supervised at all times. The applicants have indicated to staff that they will establish a curfew, allow only one car per family, allow no visitors and will provide 24 hour supervision of the site.

The Commission has previously reviewed information supplied by the applicant which describes the various programs and their intent.

3. Planned Unit Development, Precise Plan;

The design plans call for seven separate two story dwelling units each having eight bedrooms to be utilized by a maximum of four families per unit, for a total of twenty-eight families on the site. These units are uniquely designed to accommodate a number of combination of family types. The units are designed with large sized common facilities such as the shared kitchen, dining and living rooms that are located on the first floor of each unit. On the same first floor are four bedrooms with a connecting bathroom to at least two of the rooms. The second floor has a common family room and an additional four bedrooms with two connecting bathrooms. Each unit therefore is composed of eight bedrooms, four full bathrooms (each including bath, shower, toilet and double sink), a kitchen, dining, living room and family room. There is a separate entry to the second floor area. Each unit also has a patio area on the first floor and a deck area on the second floor. Each unit has a substantial floor area of a total of 2,650 square feet.

The seven unit dwellings are located along the southern, backside of the property adjacent to the railroad tracks. Centrally located is the Administration building consisting of approximately 3,534 square feet of floor area. The Administration building will consist of office areas, reception, laundry facility, and day care area.

The applicant will be placing a 6 foot block wall along the northern and western property line except within the front setback areas and will continue to utilize a six foot high

chain link fence along the southern perimeter. There currently exists a six foot high block wall along the eastern property that separates this site from the developed residential properties fronting onto Monte Vista Street. The applicant has attempted to provide an architectural design that would be compatible with the surrounding area. In this case, the applicant is proposing an early Spanish California mission theme consisting of both pitch and flat roofs. The exterior building materials will consist of off-white stucco and red clay tile roofs with a roof pitch of 5/12.

4. Zone Variance Parking

The applicant is also requesting a Zone Variance to reduce the amount of required on-site parking for the facility from 94 spaces to 60 spaces. The City's Code for parking standard requirements for the various uses proposed on the site are; 49 parking spaces for the residential units (including guest spaces), 6 parking spaces for the administration building, 45 spaces for the day care; totalling 99 spaces. The applicant has indicated that the amount of traffic which will be generated for the facility will be minimum. The applicant has proposed to provide 61 total parking spaces for the project. The applicant believes that 61 spaces are sufficient to meet the needs of this exceptional project, based on parking surveys of shelters within City of Los Angeles.

5. Environmental Assessment;

The staff has reviewed the Environmental Assessment for this project and have determined that the subject project would have some impact on the immediate area. The impacts are typical of new development, and of multiple family development near low density residential homes. Those impacts are of increased levels of noise, utility usage, water, and services. For the identified impacts, the staff has recommended conditions to mitigation.

The applicant recently submitted a second traffic analysis of the proposed project. Two traffic analyses of the project area indicate that there is a significant traffic impact during peak times due to the traffic egressing the church facilities located just north of the subject site. The cumulative impact of the church traffic and any additional development in the area would cause significant traffic congestion especially at the intersection of La Habra Boulevard and Marian Street during peak times. Because traffic generated by the Church is involved in the overall impact further increased by the new development, mitigation

cannot occur without the cooperation of the Church, which in this case, is a third party not associated with the project itself. Therefore, cooperation from the Church in alleviating some of the current traffic impact is essential to the applicant to mitigate in order to develop the subject site.

Mitigation measures proposed by the applicant and acceptable to the Church, have been approved by the Traffic Commission. Basically, the mitigation measures are:

- a. That the two northernmost driveways on Marian be closed to traffic except for emergencies.
- b. That Third Avenue be open for ingress only (entering vehicles, no exits).
- c. That the on-site traffic entering Third Avenue have an extended circulation pattern to avoid queing of vehicles on Third and Marian Streets.
- d. That should on-site parking be necessary for either the Church or the Project, that additional land (between the church school and project area, currently the playfield), be improved for additional parking spaces).

The first three mitigation measures have been implemented, and reviewed by the City Traffic and Planning staff, and appear to have mitigated the congestion.

6. Density and Zoning:

The subject site is 1.55 acres in size. The Current General Plan Land use designation for the site is Low Density which allows up to 12 single family homes on the site. The proposed Medium Density designation would allow up to 21 dwelling units providing all other zoning standards can be met.

The proposed project however, is so unique in design, it is not easily classified in terms of density. The proposed transitional housing project consists of seven separate dwelling units each designed to accommodate four families. The units however, are not four-plexes where four families live independently of one another under one roof. In fact, none of the families that will temporarily reside at this project will live independently, but will share living quarters under one roof with as many as three other families. A maximum number of families regulated by the administration of the project will limit the total amount to 28 families. It is not known if there would be a limit on total occupants/

or number of members of a family. However, this does not necessarily correspond to the number of units (i.e. 28 units). Because this project is unique and covered under the Conditional Use Permit, the 28 families are proposed under the special use of the project for transitional housing.

Density however, could be addressed by the structural potential of the project. The proposed seven dwelling units, cannot be considered single family homes simply because by definition, four families is contrary to one family in one unit. One alternative to the design is the conversion of the seven proposed dwelling units to seven duplex (two units), buildings by structurally separating the lower floor and the upper floor and converting the upstairs common area to a kitchen area. This option would provide for a total of 14 residential units (seven duplexes). The 14 residential units fall within the Medium Density Range with the maximum cap of 21 units. The proposed development under this designation, also complies with the development standards of the R-2, two family unit, zoning designation.

Under this analysis, the proposed project complies with the Medium Density General Plan land use designation and R-2 zoning designation (with the exception of on-site parking). The question of number of families for this project is therefore addressed by the allowance of special measures for the homeless in transition which is being presented under the discretion of the Conditional Use Permit. None the less, the Medium Density designation would limit any other multiple family development on this site to 21 units/families.

C. COMPLIANCE WITH CITY STANDARDS:

	<u>City Requirement</u>	<u>Proposal</u>
Building Height	35 feet	23 feet
Front Yard Setback	20 feet	20 feet
Side Yard Setback	8 feet	8-20 feet
Rear Yard Setback	8 feet	8 feet
Land Coverage	35%	21%
#Density	21 units	7/units-28/families
Usable Yard Area	4,250 square feet	9,405 square feet
Parking	99 spaces	61 spaces
Distance Between		
Buildings	10-20 feet	10-20 feet
Floor Area	1,800 square feet	2,650 square feet
Parking Landscaping	1,826 square feet	1,915 square feet
Trash Bins	2 bins	2 bins

#The General Plan would permit a maximum of 21 units on the property and the proposal involves 7 living units for four families each. The applicant is proposing that the

total of 28 families residing within the facility be permitted with a Conditional Use Permit due to the special use of the transitional housing project.

D. HISTORY OF PARCEL:

The subject site is the southerly portion of the Our Lady of Guadalupe School ground. On February 6, 1956 the Planning Commission approved a Conditional Use Permit for the construction of the elementary school and church. On February 24, 1956 the Building Department issued permits for the construction of a parish hall and a new school building. The Building Department in December of 1959 issued permits for the construction of the convent and on August of 1961 for new classrooms.

The Planning Commission at their regular meeting of July 26, 1965 approved a Conditional Use Permit for the installation of temporary classrooms and in September of 1965 the Building Department issued permits for an addition to the existing school. On June 10, 1968 the Planning Commission approved a Conditional Use Permit to construct a new permanent church and a tower that would exceed the maximum height limit.

From October of 1970 to July of 1988 the Building Department has issued various permits for additions and remodeling of the church and the school facility.

The Planning Commission at your regular meeting of December 10, 1990 unanimously recommended denial of the General Plan Amendment from Low Density to Medium Density Residential, a Zone Change from R1C to R-2 PUD and certification of the Negative Declaration for the southerly portion of the church property before you this evening to the City Council. The City Council at their regular meeting of February 5, 1991 recommended that the issue of a General Plan Amendment and Zone Change be referred to the Commission for reconsideration when a specific project can be presented in conjunction with the proposed land use changes. The Planning Commission at their meeting of March 11, 1991, reconsidered the land use requests with a proposed project, however continued the matter when traffic impacts could not acceptably be mitigated.

On July 8, 1991, the applicants submitted a revised traffic study with different mitigation measures that were approved by the Traffic Commission. The Planning Commission that same evening, recommended non-certification of the Negative Declaration, feeling that potential impacts of traffic, onsite parking and property devaluation had not fully been addressed and that further environmental review was required.

E. COMMENTS FROM OTHER DEPARTMENTS:

All appropriate departments have reviewed this request and recommended conditions are included within this staff report. A Planned Unit Development meeting was conducted on the revised plan on June 25, 1991. The responsible departments did not foresee any major issues in regards to the development of the proposal. Concern was expressed that the proposed Day Care facility may not at the time of this review, comply with all state standards such as teacher/child ratios; defined playground facility; handicapped requirements; regulated playground equipment; 6 foot high fence requirements and children/infant separation requirements. These requirements must be complied with prior to the issuance of proper licenses.

F. CEQA REQUIREMENTS:

Staff has reviewed the Environmental Assessment submitted for this proposal. The project would appear to create some impact to the surrounding area. Staff is recommending conditions on the project so as to mitigate those impacts to the area.

G. REQUIRED FINDINGS:

The Commission must make the following findings in order to grant the Zone Change, Planned Unit Development Precise Plan, Zone Variance, Conditional Use Permits and Negative Declaration. Staff has included comments to assist you in this regard. No findings are required for the General Plan Amendment.

a. Negative Declaration

1. That there is not a possibility of significant impact upon the environment because of this project.

See "F" above.

2. That the proposed project is consistent with the La Habra General Plan.

The applicant is seeking approval of a Zone Change and General Plan Amendment to alter the land use from single family residential to multiple family residential for this development. If the Council approves the proposed land use changes and approves the Conditional Use Permit for the transitional housing project, the proposal would be consistent with the General Plan. However, the proposed project is currently inconsistent with the General

Plan Community Development Land Use component which designates this site as Low Density Residential.

3. The site of the project is physically suitable for the proposed density.

The site is approximately 1.55 acres in size. Because of the uniqueness of the usage of the site providing shared housing for a total of 28 families the question of density cannot be defined in typical terms. The project is more likened to a dormitory since the families at this project do not live independently within separate residential units. (Although a dormitory typically houses individuals per room and not families). The Commission must determine, whether the site by size and location is suitable for this special type of usage or whether it would be suitable in another location or with less families.

4. The proposed action and development will not cause substantial damage or avoidable injury to wildlife or their habitat.

The subject site is a vacant unimproved area adjacent to the athletic field for the school. Because of its urban surroundings, there is no wildlife or wildlife habitat other than those which are found in an urbanized area. Thus, it would appear that the subject project will not cause a substantial damage to wildlife or their habitat. The applicant will attempt to maintain as many trees as possible and will plant new trees to replace those trees which are required to be removed as a result of the development.

5. The proposed development will not nor is likely to cause serious public health problems.

The proposed project will be required to comply with all health code requirements and will connect into the City sewer system. Thus it would not appear that the subject development will create a public health problem. The applicant intends to temporarily house and traditionalize persons and families. Some of these families because of illness or other disabling means have fallen into need. The applicant intends to restrict any drug or alcohol usage on the site so as not to be detrimental to the environment.

b. Zone Change-General Plan

1. The granting of such Zone Change will not be detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity.

The proposed Zone Change would allow for the maximum construction of 21 units on the subject 1.55 acre parcel. The subject site is surrounded to the north and west by R1C zoned parcels which are developed with a school and single family homes. To the south is the Guadalupe Park designated as Open Space and to the east is R-4 multiple family zoned property developed with condominiums. It would appear that the proposed R-2 PUD designation may be consistent with the multiple family development to the east, but in this case, the subject site fronts onto Walker Avenue which is developed with single family homes.

The change in land use designation from single family to multiple family could result in an increase in traffic. The Traffic Commission, has reviewed the proposed zone change request and if recommended mitigation measures are implemented, the current traffic flow will improve, and there would be no significant negative impact with the addition of a multiple family project at this site.

2. That the granting of such Zone Change will not adversely affect the Comprehensive General Plan.

The existing General Plan Land Use Designation is Low Density Residential and the applicant is proposing to change the designation to Medium Density Residential to match the proposed R-2 zoning designation. Thus if the Council approves

the General Plan Land Use Designation, the proposed Zone Change would not affect the General Plan. However, unless amended, the proposed project is currently inconsistent with the single family, Low Density Residential designation as indicated by the General Plan for this site.

3. That no deed restrictions or easements prohibit reclassification and/or any uses permitted under the proposed zoning in the property in question.

There exists a 10 foot wide sewer easement that runs along the northern side of the property. The applicant is not permitted to construct any buildings on the easement. The applicant is proposing to place the parking driveway on top of the easement. Thus it would not appear that the existing easement would affect the project.

c. Conditional Use Permit-Transitional Housing

1. The granting of such Conditional Use Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.

The applicant has indicated that there exists a demand within this community for a transitional housing facility for families who are living at the edge. These families, due to an unfortunate event, such as a job loss, leads to the loss of their apartment or other form of housing. Once a family becomes homeless, it is difficult to save money for first and second month's rent. The applicant feels this facility will allow the family a period of time to sufficiently save the necessary funds to start over again.

The Commission must determine whether the proposed site is suitable for such a facility. The Commission may wish to consider that the site is adjacent to single family homes and will utilize Walker and Marian Streets for access to the property. Both Walker and Marian Streets are developed with single family homes. The residents within the area have voiced concerns to City in the past regarding the proposed project. These concerns included an increase in automobile traffic, drug use, an increase in pedestrian traffic and vandalism.

The applicant has responded that as part of the procedures for admittance, a contract will be signed by all the families accepted into the facility that will resolve these problems.

2. The granting of this Conditional Use Permit will not adversely affect the Comprehensive General Plan.

The applicant is requesting a Zone Change and General Plan Amendment to alter the existing land uses from single family residential to multiple family residential. If the Commission approves the proposed land use change, the subject development with approval of a Conditional Use Permit would be consistent with the General Plan Land Use Designation. The General Plan Housing Element recognizes the need to provide housing for families with special need, but the Commission must determine whether the proposed location serves both the needs of the residential community surrounding the site and families with special needs. If the Commission feels this site is not appropriate for the proposed use, the denial of this request would not mean the Commission does not support the concept of affordable housing for families requiring special needs, but rather that this site is not suitable for this type development.

In regards to the General Plan Housing Element, the proposed transitional facility will comply with the recognized need of the City for this type of shelter. The facility and programs will therefore, be consistent with the housing goals of the City.

3. There are no deed restrictions or easements which would prohibit the proper use of this request.

There exists a 10 sewer easement that runs east west along the northern part of the lot and no building structures are proposed to be constructed above it. Thus staff is not aware of any deed restrictions or easements that would prohibit the proposed use.

4. This request is authorized by the Zoning Ordinance of the City.

Section 18.18.040.4,8 of the Zoning Code allows the Commission to consider through a Conditional Use Permit those uses which are in the opinion of the Planning Commission that are philanthropic or eleemosynary in nature and or public service buildings and uses.

The proposed project is unique in nature, quasi-residential and commercial since the families are temporarily living on-site under specific controls. Included in the total operation of the site is the administrative or office functions, and thus the need for a Conditional Use Permit.

d. Zone Variance - Parking.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that does not apply generally to the property or class of use in the same zone or vicinity.

The applicant wishes to reduce the amount of required on-site parking from 99 spaces to 61. The applicant has indicated that due to the unique use being proposed, it is not necessary to provide the typical amount of on-site parking as required by code. The applicant has submitted to staff parking standards for shelters in Los Angeles and outside the state. The Commission may wish to consider, that the reduction of parking is being proposed because the facility is not a typical residential development, but is intended to house the "homeless", and thus the Commission may wish to consider this use as a special circumstance.

2. The granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located.

The Police Department has previously indicated that the granting of this Zone Variance could lead to the facility utilizing Walker and Marian Street for overflow parking impacting the residents of this established neighborhood. The Traffic Commission has recommended that a condition be provided that, should additional on-site parking be required for either the project or the Church use, that additional land, adjacent to the north of the site be improved with additional parking spaces to mitigate any overflow into the single family neighborhood.

3. This Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same zone or vicinity.

The Commission has approved Zone Variance reductions for senior hotels within La Habra. The senior hotels, however, were located along commercial streets while this project is located within an established neighborhood. The senior hotel facilities also provided some type of on-site

transportation system like a van. The applicants have indicated, that should they find that on site transportation be a necessity, that such will be provided, (like a van). The Commission must determine whether the amount of proposed on-site parking will be sufficient to meet the demand of the facility.

4. The granting of this Variance will not adversely affect the Comprehensive General Plan.

The General Plan Land Use and Circulation section requires that development provide sufficient parking spaces. A reduction of parking spaces unwarranted, would be detrimental to the goals and objectives of the General Plan.

e. Planned Unit Development

1. That the location design and proposed use are compatible with the character of the existing development in the vicinity.

The Commission may wish to note that there is multiple family developments along the eastern side of the subject site and single family homes to the west. The Commission may also wish to consider that the subject site will have access strictly to Walker and Marian Street which is developed with single family homes. The multiple family lots to the east have access to Monte Vista Street.

The architectural design of the project will be compatible with the church development to the north and the City has attempted to encourage an early California mission style theme throughout the City.

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.

The project has the potential to create a health and public safety hazard in terms of traffic to the surrounding area. With appropriate mitigation measures, this project could become compatible with the surrounding area. However, there is the potential that if the project is not monitored, conditions enforced or the conditions not being

stringent enough, that there may be an adverse effect to the area.

3. That the standards of development applicable of the Planned Unit Development are subject to all the standards of the appropriate zone which would permit the requested land use.

The applicant has been able to comply with all requirements of the Zoning Code under the proposed R-2 designation, with the exception of parking. For a typical R-2 multiple family development of the maximum 21 units and assuming three bedrooms each, 53 on site parking spaces would be required with 6 guest parking for a total of 59 spaces. However, with the additional types of uses on proposed on the site, the parking requirement for this project is much higher than what would typically be required.

4. That the proposed development will be integrated into its setting.

The subject site is surrounded to the north with a developed school, to the east by developed multiple family lots, to the south by a park, railroad tracks then a mobile home park and to the west by single family homes. The applicant is requesting a Zone Change to upgrade the property from single family to multiple family. The project will require access from a street that fronts on approximately 48 single family homes.

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.

The project at this time provides the amount of required common open yard area, plus additional areas to be set aside to create private yard areas if the development is later converted strictly to a multiple family development.

6. That suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use.

The applicant meets the requirement for open space within the development and furthermore will be required to submit a precise landscape plan, which

when approved by the Director of Planning, the applicant will be required to maintain.

7. There is reasonable assurance that the applicant intends and will be able to proceed with the execution of the project without undue delay.

The applicant has indicated that they will have the necessary funds to proceed with development of the project. Funding for the project will derive from donations, state grants and loans. There will be a period after entitlements are granted that the applicant would have to apply for the various means of funding the project. Because of the magnitude of the construction costs for the project as designed, there may be some delay from the one year allowance to commence construction by the code. But delay is not anticipated by the applicant.

8. There is substantial compliance with the spirit and intent of this code.

The applicant is requesting a Zone Variance from the Zoning standards for parking, a Conditional Use Permit to establish the transitional housing project and a Zone Change and General Plan Amendment is requested to increase the density of the land use designation. The Commission must determine whether the quasi-Commercial/Residential development complies with the spirit and intent of the code.

f. Conditional Use Permit- Day Care facility;

1. The granting of such Conditional Use Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.

The intent of the Child Care Facility on site is to provide care and supervision for approximately 42 preschool children of the tenants. This facility will allow the parent(s) to pursue employment without the worry and cost of typical private day care. The facility on site would also prevent the continued burdening of the city's child care facilities in the community, that would likely result with the development of this project without day care.

2. The granting of this Conditional Use Permit will not adversely affect the Comprehensive General Plan.

The General Plan designates this site for Low Density Residential, the proposal is to amend the Plan to Medium Density residential. Either designation does not conflict with the secondary use of the property for child care facility, especially when the facility is confined to the use of the tenants on site.

3. There are no deed restrictions or easements which would prohibit the proper use of this request.

There are no easements or restrictions on record which would prohibit this proposed use.

4. This request is authorized by the Zoning Ordinance of the City.

Section 18.18.040.2,7 authorizes the Commission to consider all educational institutions, and playgrounds or similar uses.

H. ITEMS FOR CONSIDERATION:

As the Commission will recall, at your last meeting in which you considered this proposal, the Commission with a 3-0-2 vote, recommended that the Negative Declaration of environmental impacts not be certified because of continued concerns regarding traffic, on site parking, density, devaluation of adjacent properties. The Commission further expressed concern regarding the length of the average stay of a tenant at this facility (two years). The applicants have provided this second revised plan in which one living unit was removed, and are suggesting therefore, that the project now with reduced impacts, should not warrant additional environmental review (Environmental Impact Report). The proposed justification is that the elimination of potentially four families from the project would; reduce the traffic impacts; the addition of 13 parking spaces should reduce the parking impacts; and would certainly reduce the density from 32 families to 28 families.

There is no further information regarding potential property degradation. In regards to the length of stay of the tenants at this facility, the staff called five shelters/homes for the homeless, in Orange County, that provided some similar type services, i.e. housing, personal development programs, education assistance, employment assistance, transportation,

counseling, etc., for some time comparisons. The range of stay varied at these facilities, from 1 to 18 months.

The Commission is aware, in your consideration of the various actions requested, of the very complex nature of the proposal. There are several items that the Commission should consider in detail, and staff would hope that there is sufficient information provided to allow the Commission to make appropriate determinations. Consideration items of the Commission are outlined as follows:

1. General Plan designation;

The City's adopted General Plan designates the subject site as Low Density Residential. This designation allows the development of single family homes at a range of 1 to 8 units per acre. The General Plan Land Use Component, defines Low Density Residential development as typically applying to "conventional" single family residential developments constructed in subdivision with lot sizes ranging from 5,500 to 10,000 square feet". A maximum of 12 single family units would be allowed under the current Low Density Designation, to be developed on the subject site. This current designation is a logical extension of the existing Low Density developments of conventional single family homes adjacent to the site to the west. The common connector of the existing single family residences on the west and the subject site is the frontage on Marian Street which ultimately deadends to the site via Walker Street which is the only access to the subject site. Development of the site for conventional single family homes, would complete the logical extension of this established residential neighborhood of low density development pursuant to the General Plan.

The proposal is to amend the General Plan land use component to allow the designation change from Low to Medium Density residential for the subject site. The Medium density designation would increase the maximum number of units to 21. The proposed density would be compatible to the multiple family developments existing to the east which were constructed under a high density designation. The area to the east of the property has a mixture of higher density projects of apartments and condominiums which are developed on both sides of Monte Vista Street. There is no access, however, from the project to Monte Vista Street. The Medium Density designation would also be compatible with the areas to the south which consists of a portion of Guadalupe Park, the southern railroad and developed mobilehome parks. To the

north of the subject site is the Our Lady of Guadalupe Church school grounds. There is no proposed access from the project site to the north into the Church's school grounds. Impacts of a typical medium density project to the existing single family residences to the west require consideration.

2. Proposed Project.

The proposed transitional housing project is being considered under a Conditional Use Permit due to its unique quasi-residential and commercial features. The applicant has indicated that there will be a maximum of 28 families on site with a maximum of 4 families in each dwelling unit. The floor design submitted by the applicant indicates that the first floor will be utilized to house two families with two bedrooms per family and on the second floor a maximum of two families either utilizing one room, two rooms or three rooms depending on the size of the family. However, without restrictions, the floor plan as designed, could accommodate small families or individuals in each of the 64 bedrooms utilizing a dormitory or motel concept of one family per bedroom.

The applicant has indicated that the operation of this transitional housing facility will entail enforcement of a variety of rules and programs. The applicant intends to regulate several factors in the temporary housing of these individuals and families. The families accepted into the facility will make a commitment for independency. Each family will be offered support, as necessary, to accomplish the goals and objectives set by the family. Clients will actively seek employment. Most of their money must be put into a saving account. This will be monitored weekly by the administrative staff. To promote independence and self-sufficiency, resident families will be required to clean their own rooms and do their own laundry, including linens. A work schedule will require each adult resident to be responsible for daily and weekly cleaning of various common areas. The applicant has also indicated the intention that each family will pay a small rental fee depending on their economic situation. All clients will be required to read and sign a list of rules which will include a curfew and a promise of no drugs or alcohol on the premises.

The applicant wishes to stress that the facility will be drug and alcohol free and that if a family or a member of the family violates any of the rules of the contract signed, they will terminate their participation in the program.

Though the Commission does not have a guarantee or evidence that the intent of the applicant can be enforced in terms of

violations, or the possession and or use of alcohol and drugs on the premise, you do have evidence of the applicant's intended efforts.

3. Housing need:

The City Council in the adoption of the La Habra General Plan 2020, not only adopted the policy of orderly development and growth in the City by compliance with General Plan land use designations, they also adopted the assessment and needs of housing in the City. The Housing Element is the City's commitment to provide the effort to meet the housing needs of the State of California through shared allocations.

The City recognizes the special needs of the homeless and currently implement programs to provide assistance with food, clothes, referrals and monetary assistance for temporary shelter. In developing the General Plan, the staff provided a profile of the homeless in the City. During a survey conducted by the Police Department to ascertain an estimated number of homeless persons within the City boundaries in 1989, an average of six homeless persons in the City were viewed at any one time. The estimated number of homeless in the City also coincides with a report prepared by the research Committee of the Orange County Homeless Issue Task Force entitled " Demographic Profile and Survey of Homeless Persons Seeking Service in Orange County, 1990". The Task Force reported a total of 6 respondents (homeless persons) in the City.

This number, however, should be considered minimal because of the many unknown factors involved. For example neither surveys could include persons or families temporarily sheltered in private homes of City residents, persons living in non-habitable structures such as a garage and those living in motels. The applicant has indicated that the major target for residency in and participation in the transition housing project are families. Families become homeless for different reasons than that of the transient person. Families living on the economic edge find that they cannot pay for shelter because the money they earn is insufficient for food and other necessities, or illness depletes the family savings, or the wage earner loses employment.

A increasing family unit requiring assistance is that of the female single head household. The 1980 census indicated that this family unit type head 10 percent of the total households in the City and that though the majority of female households were in the labor force, this segment of the community generally represents one of the lowest categories of wage earners as compared to other households. The La Habra Housing Element makes a commitment that by 1992, that the

staff will study provisions for temporary shelter for the homeless, i.e. ordinances allowances for development and or fast tracking of development proposals and identification of appropriate sites for emergency shelters. This commitment is currently being fulfilled.

The staff has received comments from the community regarding the possible increase in the homeless population in La Habra as information about this proposed facility is advertised. The residents in the area have expressed concern that once this facility becomes operational, families and individuals will visit the facility requesting assistance. Once the individual is denied assistance, they may remain in the area. The applicant has rebutted, that no one will be permitted on the site without prior screening at an off-site location.

4. Traffic

Another issue of concern is traffic and whether the increased demands placed on the street system within this area is significant and whether these demands can be mitigated. In regards to the issue of increased traffic generation into the neighborhood. The La Habra Traffic Commission determined that the impacts can be mitigated and the applicant and the Church are in agreement with those mitigation measures. If the traffic mitigation is implemented, there appears to be no other significant environmental impact.

5. Parking

The Commission must also deal with the issue of on-site parking and whether the facility is providing enough parking stalls to meet the demand generated by the project.

The Commission should be aware that the mitigation measures that the Traffic Commission required involved the school and church operations. The Church in this case is a third and independent party. However, it is because of the current traffic impacts directly associated with the operation of the church and school, that mitigation was necessary in order to approve any further development in the area and to ascertain whether the church site had over intensified its various uses and additional parking was therefore required. A study was performed regarding the functions at the church site and the parking needs by code. This study indicated that the Church and School and Hall functions would require a total of 431 on site parking spaces. The site provides a total of 330 on site spaces. However, due to nonconcurrent uses, i.e. Church and the school facility do not operate at the same time, it would appear, that there is sufficient parking for any one of the major uses.

On the issue of on-site parking for the proposed project, the applicant is proposing to reduce the amount of required on-site parking from 99 spaces to 61 spaces. The applicant has indicated that each family will only be permitted one car, totalling 28 cars, and that 10 spaces for the Administration and Child Care facility, 2 guest parking spaces and 1 handicap space, (a total of 41 spaces), would be sufficient for the project, but that 61 spaces will be provided. The applicant has provided for the Commission's review, a copy of the parking standards for the City of Los Angeles for shelter facilities of less than 30 beds. The City of Los Angeles allows for a reduction in on-site parking of 75-90 percent, depending on the zoning designation. The applicant has also provided additional parking counts for Homeless Housing facilities in New Jersey and San Diego along with parking counts for Low Income Housing projects in Arkansas. No facility was found that is similar to the subject project this evening.

The Commission may wish to note that the parking standards established by the City of Los Angeles is only for a maximum of 30 beds. The project before you this evening is much larger than what the City of Los Angeles was considering. The Commission may also wish to note the difficulties in comparing the environments of Los Angeles to the City of La Habra. The City of Los Angeles is denser and has a larger transit system network than La Habra. The need for a personal car is lesser in downtown Los Angeles than in La Habra. Also, Los Angeles currently has a parking problem in and around the downtown area due to the granting of parking reductions. The Commission may also wish to note that the 30 bed shelters for Los Angeles (within the downtown area), does not provide the type of on-site services being proposed by the applicant. The parking study provided from San Diego is for only Single Room Occupancies and like Los Angeles is provided in the downtown area where a mass transit system exists. The parking counts for Low Income Housing projects almost provide 1 parking space per bedroom which would seem to be reasonable.

The City conducted a survey of Orange County cities to determine what the parking requirement would be for a project similar to the one before you this evening. Of the 24 cities who responded and the County of Orange; 7 cities would consider shelter facilities on a case by case basis with appropriate traffic parking studies; 1 city requires 1/4 space per bed; 2 cities require 1/2 space per bed; 1 city requires .9 space per bed and .9 space per employee; 7 cities require one parking space per room, 1 city would require 1 parking space per resident, 1 city would require 1 space per room or .5 space per bed; 1 city would require

1 space per bedroom along with 1 space per employee and 1 additional space per 10 bedrooms; 1 city would require 2 parking spaces per unit with an additional .25 spaces per unit; 2 cities would determine parking depending on the zone the project would be located in and finally the County of Orange would require .5 spaces per bedroom plus 1 parking space per employee. It would appear that the majority of cities in Orange County would require 1 parking space per bedroom. If the Commission utilized the requirement of one parking space per bedroom, the project would be required to provide a minimum of 56 parking spaces.

The Police Department has indicated that they could accept the proposed parking plan subject to a stipulation by the developer that should additional parking become necessary, the developer would agree to allocate additional property from it's holdings along the north boundary of this site, to address the parking problems of this project.

6. Site design/miscellaneous items:

The applicant has intended to develop a project which would architecturally fits into its surrounding community. The applicant wishes to utilize an early California Mission theme. The project will consists of off-white stucco walls, flat and pitch roof styles with clay roof tiles. The pitch of the roofs will be 5/12. The applicant attempted to match the architectural style of the church along with the design theme which has been selected for La Habra Boulevard.

The applicant has proposed to place six foot block walls along the northern and western property lines, with the exception of the front yard setback area, to serve as a buffer between the existing developments. The applicant will utilize the existing block wall along the eastern property line as a buffer and wishes to utilize a chain link fence at the rear of the property. The applicant feels the chain link fence allows the residents a feeling of openness. The applicant will attempt to maintain as many of the existing large trees on the site. If any trees are required to be removed, the applicant will replace that tree with another new tree.

The applicant has indicated that a number of services will be provided on-site including counseling services in the areas of employment, finances, marriage, education, legal assistance and in the future, a day care facility will also be provided. The applicant believes that at any one time, there should be no more than 11 nonresident staff personnel on site.

The applicant currently has a lease signed by the Roman Catholic Bishop of Orange to use of this site for a 30 year period subject to all necessary approvals being obtained from the City. The applicant has indicated that if the project is unsuccessful and abandoned, the project will not be sold by the Bishop but may be converted into a senior facility or a home for retired priests and nuns. In either of those two cases, the applicant would be required to obtain new Conditional Use Permits.

I. GENERAL PLAN ADVISORY COMMITTEE:

The General Plan Committee has not reviewed this current revised plan.

As the Commission will recall, the General Plan Advisory Committee originally reviewed the proposed General Plan Amendment at a scheduled meeting of March 7, 1991. The Committee was presented with the land use change request from low to medium density residential for the subject site with consideration of the proposed project. In terms of the La Habra General

Plan Community Development Land use component, the General Plan Advisory Committee considered the potentiality of a higher density development on the subject site, assuming highest case for Medium density designation with a 21 unit multiple family project. The Committee discussed the proposal of land use change at length and felt that the higher density, though Medium, would have an impact on the area. The Committee members provided a land use analyses of the site and concluded the following:

- a. The site is currently designated for single family residential development. The site because of its size and location can feasibly be developed for single family homes in compliance with the General Plan and zoning standards.
- b. That the site as currently designated for single family usage which if developed accordingly would be consistent with the existing adjacent single family neighborhood along Marian Street.
- c. The site would be compatible developed as single family since the only access to and from the site is from Walker Street which collects onto Marian Street which is through a single family neighborhood as oppose to a higher density developed area.
- d. Because the site is located at the southernmost end of the street with the only one access, any traffic vehicle

or pedestrian generated to and from the project site to La Habra Boulevard would impact all the residences along Walker, Third and Marian Streets.

- e. That the property owners within the area, who brought their homes had a reasonable expectation that the vacant subject site, since it was designated for single family, would be developed as such at some time, and not as a multiple family project.
- f. That single family development on the subject site provided a better buffer between the existing single family homes to the west from the higher density projects to the east of the subject site.

For these reasons, the Committee could not recommend that the Commission/Council amend the General Plan Land use Element changing the designation for the subject site from its current Low Density Residential.

The Committee was also introduced to the proposed project for the transition housing. The Committee applauded the concept concurring that such a project would fulfil one of the goals of the City's Housing Element, however, such unique housing should be properly located in areas that are in convenient proximity to transportation, government services and jobs. The Committee suggested that commercial or industrial areas may best serve this type of housing.

In regards to the proposed transitional housing at the subject site, the Committee offered these concerns;

- a. That the project appeared to be more commercial in nature than residential and maybe more appropriately located in a commercial zone.
- b. That the nature of the project is to provide temporary housing thus, there cannot be the establishment of a solidarity between neighbors which forms a true residential neighborhood typical in single family residential developed areas.
- c. That the church use to the north of the project site was already too intense of a use that it was impacting onto the adjacent existing single family development to the west, that a higher density project would negatively add to these impacts.
- d. That the proposed design of the project, both site and building, was too ambitious for the type of project that was being proposed. The dwelling units had too many bedrooms and too much square footage. That there was

insufficient number of parking spaces, feeling they would be more administrative personnel on site than indicated and that the families would have more than one car (though both cars may not be in working order). That childcare facilities should be provided which would add to the personnel on site, and that there should be proper provision for play areas outside.

- e. That the proposed concept of transitional housing may operate better under a motel or apartment type complex and that cost savings for a nonprofit operation may do better in buying an existing facility rather than new construction of the proposed magnitude.
- f. That the proposed density was too high for the project. It was felt that four families living together for eighteen to twenty-four months may not be practical.
- g. That because this is a unique and somewhat unprecedented type project, the intended operation of the facility is untested and not guaranteed.
- h. That the proposed size for the living units were designed so large, that there was nothing comparable in the City in terms of square footage.

The Committee also indicated that a significantly reduced project in density would be more favorable. With a 6-1 vote, the Committee recommended no action on the General Plan Amendment.

The General Plan Committee at their meeting of June 27, 1991, considered the previously revised plans submitted by the applicant. The discussion on this project was lengthy, and no major concensus was reach by the Committee. However, the majority of the members felt that the General Plan could be amended to a higher density than the current Low Density designation because of the existence of multiple family developments to the east and south of the site. The Committee with a 4-3-(2 absent), recommended that the General Plan could be amended as proposed, and with a 5-2- (2 absent), voted that the proposed project was suitable for the area.

J. CONCLUSIONS:

The Commission will note, that this application is accompanied with an abundance of information regarding the proposed project and its programs. This project as described, is untested. The proposed site design is layout

specifically for this use, and is also untested. The information provided by the applicants is intended to familiarize the Commission with the intent of the project's various programs, and will probably serve as guidelines until experience with the project in operation has been established. The Commission, on three separate occasions, has heard public testimony on the General Plan Amendment request. At all the public hearings, opposition to the amendment was considerable.

There are two major issues; the first is whether the 1.5 acre subject site is suitable for multiple family development of a medium density range (General Plan Amendment); and second, whether the location is suitable for the proposed transitional housing project (Conditional Use Permit).

1. For consideration of the General Plan Amendment, there are several factors that would lend a positive directive to amend the General Plan to a higher density; These factors are:

The proposed medium density range of 21 units would lend the property to be developed as apartments, condominiums or patio homes. This density range doubles the amount of dwelling units currently allowed, but should not typically pose significant environmental impact. For example, 12 single family homes, may have more vehicles on site than 21 apartment units.

Overall, the general area is developed with multiple family dwellings adjacent to single family developments which appear to reasonably co-exist in a harmonious manner. The site is bordered to the south with a railroad track and to the north by a school, and typically, single family developments are buffered from these type of uses, making multiple family developments more conducive.

Arguments for maintaining the single family General Plan designation are as follows:

The General Plan land use components provides the long term guidelines for the orderly development of the City. Land uses are chosen to provide harmonious relationship between various uses. The subject site with the school and church, is designated for the long term development of single family homes. (Should the church be removed for any reason, the allowable use on the site is low density single family.) The area to the west of the church site is developed with well maintained, single family homes. These homes form an established neighborhood of single families, of which all are own

occupied with the minor exception of about 2 percent. These homes have frontage on the east and west of Marian Street which the subject site also fronts upon.

Marian Street is a residential collector for La Habra Boulevard, and is designed to continue southerly into the subject site as a natural connector for the eventual expansion of the single family neighborhood. Whatever is developed on the subject site becomes part of the established single family neighborhood by virtue of this street. The multiple family development to the east, front along Monte Vista Street which serves as a collector to La Habra Boulevard. The subject site has no connecting feature which provides access to this multiple family neighborhood.

2. Should the Council grant the request of the applicant and amend the General Plan for this site to Medium Density, then without overriding consideration, the proposed project for transitional housing for very low, low income families/ individuals should also be approved since the use is a State of California recognized housing need. The City is then obligated by state law to approve the project. Overriding considerations would be that the project does not comply with the General Plan, however, if amended the project will comply and therefore is no longer an overriding consideration. Other considerations would be that the project poses significant negative impact to the environment, and no factors to that effect have been discovered.

The proposed project is unique. Because of its uniqueness, it is very exciting and should it succeed, it is another step forward in resolving a national problem. However, because it is unique, there are no other existing project with the same scope that can be identified and its history examined for success. The Commission, as mentioned, has an abundance of information regarding the proposed intent of the project and its related programs, but the Commission should be aware, that the programs, rules, and procedures of the project may change during the course of trial and error. It is imperative however, that control of the project must be maintained at all times, in order to mitigate the concerns expressively recorded by the residents, such as vagrancy, property devaluation and traffic.

K. RECOMMENDED CONDITIONS:

1. The applicant shall obtain all necessary permits from the Chief Building Official.

2. The applicant shall design the front entrance into the complex from Walker Street in compliance with the required turning radius of the Fire Department.
3. The applicant shall provide to the City an agreement with the Our Lady of Guadalupe Church, to implement mitigation measures as recommended by the City of La Habra Traffic Commission at their meeting of June 10, 1991. Such agreement shall be submitted prior to the issuance of building permits.
4. The applicant shall provide an 8 inch water line to the property for water service.
5. The applicant shall comply with all Federal and State requirements for day care facilities, including ratios for teacher/aid to children, all development standards and handicap standards. Applicant shall submit, evidence of compliance to the City prior to the issuance of Certificates of Occupancy.
6. The day care facility shall have a maximum enrollment of 32 children unless approved by the Planning Commission.
7. The applicant shall modify the floor plan for the second floor to provide for a door to the bathroom for the room which does not currently have direct access to such facility.
8. The applicant shall have a Tentative Parcel Map to split this area from the school property approved by the Commission and recorded with the Orange County Recorder's Office before a Certificate of Occupancy is issued.
9. The applicant shall provide to the City, an agreement from the owner of the property indicating that if additional parking is required for the subject project, additional area will be made available along the northern boundary area. This agreement shall be provided prior to the issuance of building permits.
10. The applicant shall replace every tree removed due to construction with a new tree.
11. The applicant shall submit copies of the pre-admittance contract, release agreement and grievance board procedures to the City Planner and the City Attorney for approval before a Certificate of Occupancy issued.

12. The applicant shall provide a one-hour separation wall for every 1,000 square feet of covered parking area.
13. The applicant shall provide one-hour separation walls as required for the support building due to mixed occupancy.
14. The applicant shall provide cast iron waste plumbing for the support building.
15. The applicant shall install water closet flush quantity. Tank-type water closets to be installed shall be of a design that uses not more than one and one-half gallons of water per flush.
16. The applicant shall install showerheads designed to limit the flow of water to not more than three and one-half gallons per minute.
17. The applicant shall provide a storm water recovery program as per the requirements of the Chief Building Official.
18. The applicant shall meet all handicap accessibility and adaptability requirements.
19. The applicant shall provide the required fire flow for all buildings as per the requirements of the Fire Chief.
20. The applicant shall provide on-site fire hydrants, capable of supplying the required fire flow to be provided where any portion of a building is in excess of 150 feet from a water supply on a public street. A minimum of two hydrants will be required. All installation must conform to City of La Habra standards.
21. The applicant shall provide automatic fire extinguishing system in all buildings where the total aggregate floor area is 5,000 square feet or greater.
22. The applicant shall have water supply and Fire Department all-weather access roads to be in before any lumber is brought onto the property.
23. The applicant shall install household fire warning system (smoke detectors) in all sleeping rooms and corridors. Smoke detectors shall receive their power from the building's main electrical supply and shall be equipped with a visible "power on" indicator. System shall be designed and maintained in accordance with the

Uniform Fire Code Standard 14-1 and the National Fire Protection Association Standards 70, 72 and 74.

24. Audibility tests, 85 dbA at 10 feet, to be conducted by the Fire Department before final.
25. The applicant shall have the proposed hammerhead turnaround comply with all City standards.
26. The applicant shall have an approved fire suppression system be provided for protection of any commercial-type cooking areas.
27. The applicant shall provide a key box entry system at entrance to property if gates are installed.
28. The applicant shall comply with all City of La Habra Fire codes and ordinances.
29. The applicant shall construct curb, gutter, sidewalk and asphalt concrete pavement at the easterly end of Walker Avenue.
30. The applicant shall paint on site curbs not utilized for parking, red and marked as Fire Lane.
31. The applicant shall submit engineered plans for the drainage systems for this development for the City Engineers approval.
32. The applicant shall not construct any structures within the 10 foot wide sewer easement on the property.
33. The applicant shall construct a six foot high concrete block wall designed to be architecturally compatible with the overall development along the northern and western property line with the exception of the front yard setback area where the maximum height permitted is 3 feet. The applicant shall continue to provide a six foot high chain link fence along the southern property line. The applicant shall also maintain a six foot block wall along the eastern property line. All fences or block wall heights required shall be measured from the highest grade.
34. The applicant shall install security hardware in all units per the requirements of the Security Ordinance in accordance with the requirements of the Chief of Police.

35. The applicant shall place addresses on all units as per the requirements of the Fire Chief. Address numbers shall be a minimum of 10 inches.
36. The applicant shall have all utilities be placed underground and mail boxes shall be located under a roofed area in accordance with the U.S. Postal Regulations.
37. The applicant shall provide a recorded document to the City Planner holding the City harmless from any damage to any private driveway caused by normal operation of trash trucks.
38. The applicant shall meet the "State Energy Conservation Requirements for Climate Zone 8".
39. The applicant shall list all Fire Department requirements under "General Notes Sheet".
40. The applicant shall provide adequate lighting for the drive area.
41. The applicant shall mark the parking spaces designated as guest parking as required by the City Planner.
42. The applicant shall comply with all requirements of the La Habra Municipal Code.
43. The applicant shall provide portable fire extinguishers to be mounted on the building walls within a 75 foot travel distance, at the area of the front door of each unit.
44. The applicant shall submit a precise landscape and irrigation plan to the City Planner for approval before building permits are issued. The applicant shall maintain all approved on-site landscaping in good condition at all times.
45. The applicant shall supply the City, terms for admittance of families/individuals to participate in the transitional housing program. Such terms shall include restrictions of residency to those only qualified under the very low to low income families.
46. There shall be no kitchen facilities or appliances of any kind for cooking purposes in any of the individual bedrooms of all the units.
47. The applicant shall provide to the City information for incorporation into the Housing Element, an annual report

of the number of families assisted for incorporation into the Housing Element.

48. The applicant shall provide access to the playground from the daycare facility, and close access from the laundry room to the playground.
49. The applicant shall comply with the Energy Conservation requirements of Title 24.

L. ACTION REQUIRED:

1. Negative Declaration

A motion of the Planning Commission of the City of La Habra recommending that the City Council certify/not certify Negative Declaration #90-05 dealing with a Zone Change, General Plan Amendment, Zone Variance, Conditional Use Permit and Planned Unit Development Precise Plan for the construction of a 28 family transitional housing facility for the site at 950 West Walker Avenue.

NO ACTION OR NON-CERTIFICATION OF THE NEGATIVE DECLARATION PROHIBITS THE COMMISSION FROM ACTING ON ANY OF THE FOLLOWING ACTIONS.

2. General Plan Amendment LOW TO MEDIUM;

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL AMEND/NOT AMEND THE GENERAL PLAN FROM LOW DENSITY RESIDENTIAL (1-8 UNITS TO THE ACRE) TO MEDIUM DENSITY RESIDENTIAL (9-14 UNITS TO THE ACRE) FOR THE SITE AT 950 WEST WALKER AVENUE AS PER EXHIBIT "A".

3. Zone Change RIC TO R2-PUD;

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE/DENY THE ROMAN CATHOLIC BISHOP OF ORANGE ZONE CHANGE #90-04 REQUEST TO ALTER THE ZONING DESIGNATION FROM R1-C (SINGLE FAMILY RESIDENTIAL) TO R-2 PUD (MULTIPLE FAMILY RESIDENTIAL, PLANNED UNIT DEVELOPMENT OVERLAY) FOR THE SITE AT 950 WEST WALKER AVENUE AS PER EXHIBIT "B", MAKING THE APPROPRIATE LEGAL FINDINGS.

4. Conditional Use Permit TRANSITIONAL HOUSING;

*IF THE GENERAL PLAN AMENDMENT IS APPROVED, THE PROPOSED PROJECT IS CONSISTENT WITH THE GENERAL PLAN. TO DENY THE PROPOSED PROJECT THE COMMISSION MUST MAKE WRITTEN FINDINGS OF THE CONDITIONAL USE PERMIT AND FURTHER FIND THAT:

(1) THE DEVELOPMENT AS PROPOSED WOULD BE HARMFUL TO THE PUBLIC HEALTH OR SAFETY; AND (2) THERE IS NO FEASIBLE METHOD OF MITIGATING THE HARMFUL EFFECTS OTHER THAN DENYING THE PROJECT OR REDUCING ITS DENSITY.

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA DEFERRING FINAL APPROVAL TO THE CITY COUNCIL AND RECOMMENDING TO *APPROVE/DENY THE ROMAN CATHOLIC BISHOP OF ORANGE CONDITIONAL USE PERMIT #90-23 REQUEST TO ESTABLISH A 28 FAMILY TRANSITIONAL HOUSING FACILITY AT 950 WEST WALKER AVENUE, MAKING THE APPROPRIATE LEGAL FINDINGS AND SUBJECT TO THE CONDITIONS OF PLANNED UNIT DEVELOPMENT PRECISE PLAN #90-02.

5. Planned Unit Development Precise Plan

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE/DENY THE ROMAN CATHOLIC BISHOP OF ORANGE PLANNED UNIT DEVELOPMENT PRECISE PLAN #90-02 REQUEST FOR THE CONSTRUCTION OF A 28 FAMILY TRANSITIONAL HOUSING FACILITY AT 950 WEST WALKER AVENUE, MAKING THE APPROPRIATE LEGAL FINDINGS AND SUBJECT TO CERTAIN CONDITIONS.

6. Zone Variance

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA DEFERRING FINAL APPROVAL TO CITY COUNCIL AND RECOMMENDING TO APPROVE/DENY THE ROMAN CATHOLIC BISHOP OF ORANGE ZONE VARIANCE #90-56 REQUEST TO REDUCE THE AMOUNT OF REQUIRED PARKING FROM 99 SPACES TO 61 SPACES FOR A 28 FAMILY TRANSITIONAL HOUSING FACILITY AT 950 WEST WALKER AVENUE, MAKING THE APPROPRIATE LEGAL FINDINGS AND SUBJECT TO THE CONDITIONS OF PLANNED UNIT DEVELOPMENT PRECISE PLAN #90-02.

7. Conditional Use Permit- Day Care

RESOLUTION NO. _____ ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA DEFERRING FINAL APPROVAL TO THE CITY COUNCIL AND RECOMMENDING TO APPROVE/DENY THE ROMAN CATHOLIC BISHOP OF ORANGE CONDITIONAL USE PERMIT #91-01 REQUEST TO ESTABLISH A CHILD CARE AT 950 WEST WALKER AVENUE, MAKING THE APPROPRIATE LEGAL FINDINGS AND SUBJECT TO THE CONDITIONS OF PLANNED UNIT DEVELOPMENT PRECISE PLAN #90-02.

L. ATTACHMENTS:

1. Site, Floor and Elevation Plans.
2. Negative Declaration.
3. Environmental Assessment.
4. General Plan Amendment Map, Exhibit "A".
5. Zone Change Map, Exhibit "B".
6. Mary's Home descriptions from applicant.
7. City Attorney's Memorandum.
8. Pre-Admitttance Contract Agreement.
9. Operating Policies and Procedures.
10. Release Agreement.
11. Department Memorandums
12. Planning Department Parking Survey for Affordable Housing.
13. Applicant's Parking Survey's.
14. City Council Minutes of February 5, 1991.
15. Planning Commission Minutes of 12-10-90; 3-11-91; 7-8-91
16. Photographs presented by opposition.
17. Petitions
18. Traffic Report and Traffic Commission recommendation, June 10, 1991.
19. Traffic Study dated June 1991.
20. Applications and property owner list and notices.

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

ND 90-05

PROJECT TITLE: Roman Catholic Bishop of Orange

Description of
Project:

The subject site is approximately 1.55 acres of vacant land located off of Walker Street, adjacent to Guadalupe Park and the railroad tracks. The site is the southern portion of a larger parcel improved with a Church and school at 900 West La Habra Boulevard. The proposal is to amend the General Plan and Zoning designation for this southern end of the property from Low Density Residential, 1-C single family residential to Medium Density Residential, R-2 multiple family. The project also involves a Planned Unit Development Precise Plan for the construction of a ~~32~~²⁶ family transitional housing facility, a Conditional Use Permit to establish a ~~32~~²⁶ family transitional housing facility, a Zone Variance to reduce the amount of required on-site parking from 150 spaces to ~~48~~ spaces.

61

Finding of
Significance:

Based upon the review of the environmental assessment, the City of La Habra hereby determines that the project may have some effects to the adjacent area but with appropriate mitigation measures will not be significant. The following mitigation measures are required:

1. The applicant shall comply with all grading requirements of the City of La Habra.
2. The applicant shall comply with all grading requirements of the City Engineers for surface water runoff. All runoff must flow to an approved drainage area.

ATTACHMENT 2

due to a park facility being located between the project and the railroad.

7. Light and Glare

The subject site is currently a vacant ball field and the new development will result in an increase in new light and glare. The applicant will be required to project any lighting proposed be confined to the property and not shine onto the adjacent lots.

8. Land Use

The project could alter the present and planned uses of the area. The subject site is currently designated as single family residential and the applicant is proposing to change the designation to medium density residential. The neighbors located adjacent to the proposed site could request a Zone Change for there site to medium density residential so as to be compatible with the new development and so on and so on. This type of action could result in a significant effect to the planned land use of the area. In order for this to occur, the City would have to approved other Zone Change requests and each of those requests would require additional environmental reviews.

9. Natural Resources

The project will result in the use of natural resources during the construction and life of the building. Due to the size of the project, it would not appear to be significant.

Due to the size of the project, it would not appear that this development would lead to a substantial depletion in nonrenewable natural resources. The City has received continued assurances from providers of services for much larger projects that necessary services can be provided.

10. Risk of Upset

The project is residential in nature and thus typical types of residential materials will be on-site. This development would not provide a risk of an explosion or release of hazardous substances in the event of an accident or upset in conditions.

This development will not interfere with the emergency response plan or the emergency evacuation plan.

CITY of LA HABRA PLANNING DEPARTMENT
Initial Study Page 2

	Yes	Maybe	No	STAFF
2. AIR. Will the proposal result in :				
a. Substantial air emissions or deterioration of ambient air quality ?	_____	_____	X	<u>NO</u>
b. The creation of objectionable odors ?	_____	_____	X	<u>Maybe</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally ?	_____	_____	X	<u>NO</u>
3. WATER. Will the proposal result in :				
a. Changes in currents, or the course or direction of water movements, in either marine or fresh water ?	_____	_____	X	<u>NO</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff ?	X	_____	_____	<u>YES</u>
c. Alterations to the course or flow of flood waters ?	_____	_____	X	<u>NO</u>
d. Change in the amount of surface water in any water body ?	_____	_____	X	<u>Maybe</u>
e. Discharge into surface waters, or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity ?	_____	_____	X	<u>NO</u>
f. Alteration of the direction or rate of flow of ground waters ?	_____	_____	X	<u>NO</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations ?	_____	_____	X	<u>NO</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies ?	_____	_____	X	<u>NO</u>
i. Exposure of people or property to water related hazards such as flooding ?	_____	_____	X	<u>NO</u>



ENVIRONMENTAL DESCRIPTION

CITY of LA HABRA PLANNING DEPARTMENT
201 East La Habra Blvd., PO Box 337, La Habra, CA 90633-0337

Please Type or Print

APPLICANT	Property Owner(s) mailing address :	Person to be contacted other than the property owner
	Name <u>Roman Catholic Bishop of Orange</u>	Name <u>Bob Hana</u>
	Address <u>2811 E. Villa Real Drive</u>	Address <u>579 West La Habra Boulevard</u>
	<u>Orange, California 92667</u>	<u>La Habra, California 90631</u>
Phone	Home () _____	Phone <u>(213) 690-4663</u>
	Work (714) <u>974-7120</u>	Affiliation _____

A. PROJECT LOCATION

- Please attach: a) Plot Plan, b) Map showing location, c) [optional] any Photographs which will assist in determining the significance of any impact.
- Address 950 West Walker Avenue, La Habra, CA 90631
- Nearest street intersections Walker and Marian

B. PROJECT DESCRIPTION

- Projected land area (square feet or acres) 66,000 square feet (1.5 acres)
- Proposed Use multi-family residential
- Relationship to surrounding area :

	Existing Use	Existing Zoning
Area to the north	school yard	C-2
Area to the south	park designation	O.S. (S. Pacific right-of-way)
Area to the east	condominiums	R-4 P.U.D.
Area to the west	single family dwelling	R-1-C

- Is the subject site located within one thousand (1,000) feet of any School, Hospital, or Extended care facility? Our Lady of Guadalupe Cath. School
- Will the project be developed in phases? No
 - Explain timing _____
- For new residential development: _____
 - Type of units [apt's, single family, condo, etc.] multi-family apartments
 - Number of units 8 four-family units and 1 community/administration center
 - Size of units 2,650 square feet per unit
 - Anticipated selling prices or rental not determined at this time

ATTACHMENT 3

CITY OF LA HABRA PLANNING DEPARTMENT
Initial Study Page 6

	Yes	Maybe	No	STAFF
18. AESTHETICS. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view ?	_____	_____	X	<u>NO</u>
19. RECREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational facilities ?	_____	_____	X	<u>NO</u>
20. CULTURAL RESOURCES.				
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site ?	_____	_____	X	<u>NO</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object ?	_____	_____	X	<u>NO</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values ?	_____	_____	X	<u>NO</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area ?	_____	_____	X	<u>NO</u>
21. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history ?	_____	_____	X	<u>NO</u>

CITY of LA HABRA PLANNING DEPARTMENT
Initial Study Page 4

	Yes	Maybe	No	STAFF
9. NATURAL RESOURCES. Will the proposal result in:				
a. Increase in the rate of use of any natural resources ?	_____	_____	<u>X</u>	<u>YES</u>
b. Substantial depletion of any nonrenewable natural resource ?	_____	_____	<u>X</u>	<u>NO</u>
10. RISK of UPSET. Will the proposal involve:				
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions.	_____	_____	<u>X</u>	<u>NO</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan ?	_____	_____	<u>X</u>	<u>NO</u>
11. LAND USE. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area ?	_____	_____	<u>X</u>	<u>MAYBE</u>
12. HOUSING. Will the proposal affect existing housing or create a demand for additional housing ?	_____	_____	<u>X</u>	<u>MAYBE</u>
13. TRANSPORTATION/CIRCULATION. Will the proposal result in:				
a. Generation of substantial additional vehicular movement ?	_____	_____	<u>X</u>	<u>MAYBE</u>
b. Effect on existing parking facilities, or demand for new parking ?	_____	_____	<u>X</u>	<u>MAYBE</u>
c. Substantial impact upon existing transportation systems ?	_____	_____	<u>X</u>	<u>MAYBE</u>
d. Alterations to present pattern of circulation or movement of people or goods ?	_____	_____	<u>X</u>	<u>MAYBE</u>
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians ?	_____	_____	<u>X</u>	<u>MAYBE</u>

The project will result in a change in absorption rates and the rate and amount of surface runoff. The subject site is currently vacant and with development of the site, less open landscaped area is available for absorption of water. The result is more water being diverted to a drainage system. The City Engineering Department has reviewed the project and no significant impact is anticipated from this development since all runoff must drain to an approved area.

The project is not located in any flood zone and thus will not affect the flow of flood waters.

The project will result in an increase in the amount of surface water leaving the site due to development. The amount of surface water to a water body may increase, but would not appear to be of any significant.

The discharge of water from the development is what would typically be expected from a residential development and thus would not appear to alter the surface water quality including temperature, dissolved oxygen or turbidity.

The project will not have an effect in the direction or rate of flow of ground water in the area. The subject site is insignificant in regards to the total absorption rate for ground water. The project itself contains a building land coverage ratio of 33%.

The project will not cut through or withdraw from any water aquifers by cuts or excavations.

The project will not substantially reduce the amount of water available for public water supplies. The City will be able to provide water to the site and meet the demands of the general public.

The project is not located in a federally designated flood zone and thus residents of the complex will not be exposed to flooding.

4. Plant Life

The applicant has indicated that he may have to remove some of the mature trees due to grading operations and providing an entrance into the project. The applicant will be required to replace each tree that is removed with a new tree, thus there appear to be no significant effect to the environment.

Applicant Response

ENVIRONMENTAL ASSESSMENT - INITIAL STUDY

Explanation of "yes" and "no" answers:

II. Environmental Impacts

1. Earth

- b. Upon approval of the zoning change, a soils report will be prepared which will include soil compaction recommendations. Typically, wood frame structures, such as the one proposed, have minimum foundation bearing values. Therefore, if soil recompaction is required, it will probably be limited to the recompaction of existing soils and limited imports to reach the required bearing pressures.

3. Water

- b. Since the natural contours of the site will be altered to allow for the building pads and parking area, the existing drainage patterns will have minor alterations. Storm water will be collected in area drains which are connected to the storm drainage system.

4. Plant Life

- a. The site will be cleared of existing grass to allow for proper soil compaction.

6. Noise

- a. Since the site will be accessible by automobile, there will be some increase in noise along surface streets which access the site.

7. Light and Glare

- a. Because the homes will be used 24 hours a day, there could be some light transmitted from the windows and parking area. This transmission will be minimized through the use of a shield on parking lot fixtures which would focus the light toward the site rather than away.

17. Human Health

The proposal is for a transitional housing project for homeless families. There are a number of types of homeless people. The applicant has indicated that before any family is accepted at the facility, they must first be screened at an off-site location by health agencies. The applicant has indicated that this type of screening will assure that individuals who could present a health hazard will not be at the proposed residential facility.

18. Aesthetics

Currently the residential units abutting the subject site are screened by mature trees. The applicant wishes to maintain the same trees on the property, thus providing the same type of view. The applicant has designed the facility utilizing an early California mission style. This design will match the church design located at the every front of the property and the theme encouraged for new developments within town.

19. Recreation

The project will provide some demand on the recreational facilities in town. The project would not appear to significantly impact the quality and quantity of recreational facilities.

20. Cultural Resources

There are no prehistoric, historic archaeological site, historic buildings or religious or sacred uses within the project site.

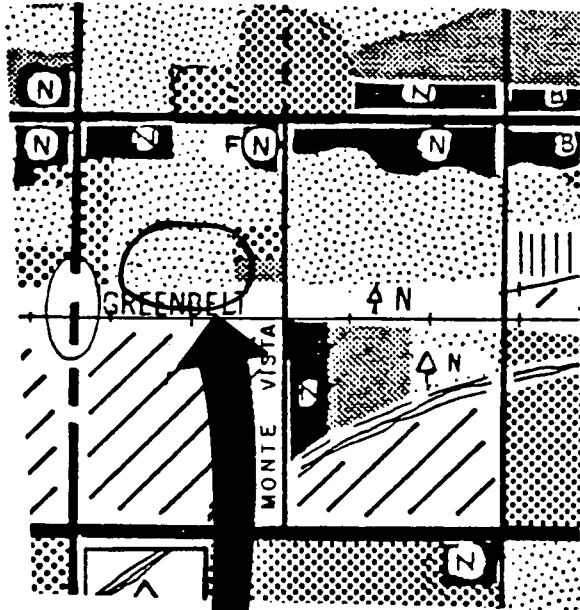
21. Mandatory Findings of Significance

The proposed project is not located within any area noted as having any endangered plants or animals and thus would not result in a decrease in wildlife species or examples of major periods of California history or prehistory.

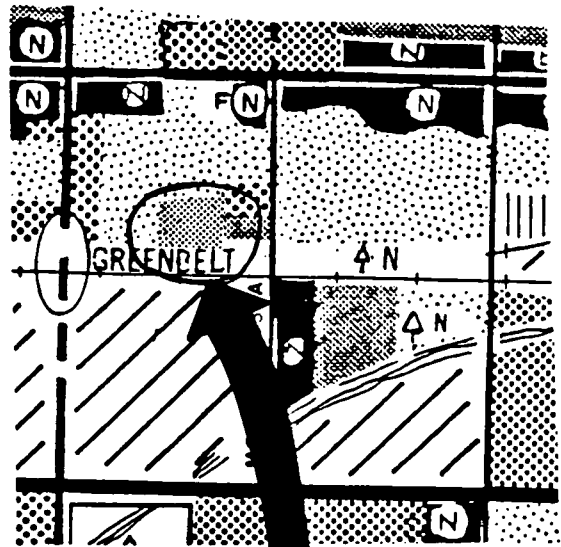
The proposed project is located in a developed urbanized area and the site is a vacant ball field. The project does not appear to have any adverse short term or long term environmental effects. The development will be required to comply with all City of La Habra Municipal Code requirements.

PROPOSED REVISION

LA HABRA GENERAL PLAN



EXISTING



PROPOSED

DESCRIPTION

An amendment to the General Plan Land Use Designation from Low Density Residential (1-8 families per acre) to Medium Density Residential (9-14 families per acre) for the rear portion of the lot which measures 200 feet by 300 feet and a Negative Declaration of Environmental Impact at 900 West Walker Avenue.

ACTION

ATTACHMENT 4.

MEMO

TO: CARLOS JARAMILLO, CITY PLANNER FOR CITY OF LA HABRA

FROM: RICHARD D. JONES, CITY ATTORNEY

RE: MARY'S HOME PROPOSED CONTRACT

DATE: MARCH 4, 1991

I have read and reviewed the proposed Pre-Admittance Contract for admission into Mary's Home.

This agreement as presented is unacceptable.

It is obvious from the language contained within the agreement that it was not drafted by an attorney.

I believe it would be presumptive of me to write a contract for their use in their facility.

However, I do believe it is appropriate for me to review any contract they are prepared to utilize while operating that facility.

The contract as drafted is unacceptable for the following:

1. There is a complete lack of mandatory language such as the words shall and must and instead their is vague language such as "show a willingness", "demonstrate a willingness", and "reasonable expectation".
2. The agreement which should be utilized by Mary's Home should be a typical contract drafted pursuant to language appropriate for a hotel or motel use.

It is important that Mary's Home's contract and the tenancy established therein be a day to day contract based on a hotel type occupancy rather than a longer occupancy.

If Mary's Home prepares and utilizes the agreement they currently have it would appear that the applicant would have the ability to remain in the property for an indefinite duration until all unlawful detainer laws have been satisfied which would typically take 2-3 months to remove somebody.

It is unclear from the documents I have received as to who is on the grievance board.

In addition, it is unclear as to the ultimate decision making authority of the grievance board.

The language contained within the current proposal indicates that the grievance board decision is final but it is unclear whether that decision if final overrides any decision by the executive director relative to the occupancy and the use of the facility.

For instance, if a tenant is required to vacate the property and files a grievance it is assumed that while the grievance procedure is going on that the person remain in the Home and further, that if the grievance board arrives at the executive director's decision that decision then becomes final and as a result, the person may remain in the property.

I believe the language needs to be clarified as to both the authority of the grievance board as well as the make up of the grievance board.

These are a few of my comments. Clearly from my perspective the current documents as submitted are unacceptable, however, I do not believe it is appropriate for the City to be drafting documents for a private enterprise relative to their use in operating the Mary's Home facility.

I would ask that the Mary's Home people re-write the contract and the requirements and re-submit them to the City of La Habra as soon as possible.

cc: Lee Risner

File 1-pd-cj

MARY'S HOME

OPERATING POLICIES AND PROCEDURES

Residents are to discuss any job related or financial decisions with their advisor before any action is to be taken.

Residents are expected to attend scheduled Resident's Meetings on announced dates. If a resident is unable to attend a meeting, he/she is expected to notify the office before the meeting that he/she will not be able to attend and the reason why.

The use of alcohol or controlled substances is prohibited by anyone staying at the facility. Anyone exhibiting disorderly or drunken behavior will be asked to leave the premises and vacate their unit if a resident.

The maintenance of the unit and the immediate outside areas are the responsibility of the residents. Attached is a list of the daily as well as the weekly household chores that residents are to do.

Smoking is NOT permitted in the units and is to be in designated areas only.

Pets are NOT allowed in the units or on the grounds of the facility.

Mary's Home is NOT responsible for lost or stolen articles. Residents are expected to respect individual property and failure to do so will result in their being asked to leave.

Children are to be supervised by adults at all times. It is the parent's responsibility to be certain that their children are properly cared for and supervised. It is NOT the responsibility of the staff to supervise children; however, they will monitor parent supervision. A babysitting contract must be signed by parents and left at the office.

Disciplining of children is the responsibility of the parent; however, abusive behavior will NOT be tolerated. A staff member will be available to help if needed.

School age children are to attend school on a regular basis. Immunization history is required before enrollment can be completed at the school.

Children are expected to be in their units by 10:00 p.m. Any exception to this is to be approved by a staff member.

INTEROFFICE MEMO

TO: CARLOS JARAMILLO
CITY PLANNER

FROM: GREGORY J. KIND, DIRECTOR
COMMUNITY SERVICES DEPARTMENT

SUBJECT: MARY'S HOME

DATE: JULY 1, 1991

Comments on Mary's Home per the June 25, 1991 PUD meeting is as follows:

1. For the child care facility to be licensed for 32 children, there needs to be a minimum of 1,120 square feet.
2. Child/Teacher ratio:
 - Infant (up to 1.2 years) care requires one teacher/care provider per every 3 children.
 - Toddler (up to 2.9 years) requires one teacher for every 4 children.
 - Day care is one teacher and one aide for every 16 children.
3. Fenced play area will be required to be directly accessible from the building.
4. Fence height is required at 6 feet.
5. Playground with equipment should comply with the consumer's product safety council standards.
6. Playground and day care facility should comply with America's with Disabilities Act of 1990.
7. Licensing will not permit infants to 3 year olds to be mingled with older children. This will require separation of rooms.

GJK:md
file: memo\bmaryhom

A-11

INTEROFFICE MEMO

TO: KATHY KIM
FROM: GREGORY J. KIND *GJK*
SUBJECT: PUD MARY'S HOME
DATE: MARCH 5, 1991

There are a number of issues that need to be addressed as it pertains to the project "Mary's Home".

1. Open space. With the number of projected children in the complex, safe playspace becomes important.

2. The services planned for the residents may require them to operate as a licensed child care facility. Basic requirements are 35 square feet per child for an indoor facility with the proper ratios of restroom facilities. Plus 75 square feet per child of fenced outdoor space. Also, depending on the age and numbers of children, a requirement for specific teacher/student ratios exists.

3. For every tree removed due to construction a replacement should be required.

GJK:md
file: memo\bmaryshm

ATTACHMENT II

INTEROFFICE MEMORANDUM

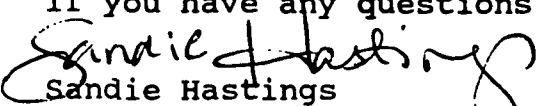
TO: City Planner
FROM: Fire Department
DATE: March 4, 1991
SUBJECT: 950 W. WALKER - MARY'S HOME

Listed below are the Fire Department requirements for the transitional home at 950 W. Walker (Roman Catholic Bishop or Orange):

- 1) Provide required fire flow for buildings.
- 2) On-site fire hydrants, capable of supplying the required fire flow, shall be provided where any portion of a building is in excess of 150 feet from a water supply on a public street. A minimum of two hydrants will be required. All installations must conform to City of La Habra standards.
- 3) Automatic fire extinguishing systems are required in all buildings where the total aggregate floor area is 5,000 square feet or greater. It is recommended by this department that all buildings be equipped with fire sprinklers, regardless of size.
- 4) Fire Department access roads shall be a minimum of 20 feet wide, within 150 feet of all portions of the exterior wall of any building.
- 5) Water supply and Fire Department all-weather access roads to be in before any lumber is brought onto the property.
- 6) Household fire warning equipment (smoke detectors) shall be installed in all sleeping rooms and corridors. Smoke detectors shall receive their power from the building's main electrical supply, and shall be equipped with a visible "power on" indicator. System shall be designed and maintained in accordance with the Uniform Fire Code Standard 14-1 and the National Fire Protection Association Standards 70, 72, and 74. Audibility tests, 85 dbA at 10 feet, to be conducted by Fire Department before final.
- 7) Hammerhead turnaround to comply with City standards.
- 8) Approved fire suppression systems shall be provided for protection of any commercial-type cooking areas.
- 9) If gates are installed, provide key box entry system at entrance.
- 10) Comply with all City of La Habra codes and ordinances.

Listed above are the general requirements only. Additional requirements may be made when more information is presented.

If you have any questions, please contact me at Ext. 787.


Sandie Hastings
Fire Prevention Specialist

A-11

INTEROFFICE MEMO

TO: City Planner

FROM: City Engineer

DATE: November 9, 1990

SUBJECT: CUP 90-22, ZC 90-04, ZV 90-56, PUD 90-02, GPA 90-03 -
Transitional Home at 850 Walker Street

Public Improvement required as a condition of issuance of a building permit shall be the following:

1. Construct curb, gutter, sidewalk and asphalt concrete pavement at the easterly end of Walker Street.
2. Submit engineered plans for the drainage line systems for this development for the City Engineers approval.
3. No structures shall be built within the existing 10 foot wide sewer easement in this property.
4. The roadway entrance geometrics is unacceptable.
5. Provide a traffic analysis for this project.

A-11

COMPARATIVE PARKING STUDY OF CURRENT ALTERNATIVE/TRANSITIONAL HOUSING

The chart below represents projects which are similar to Mary's Home. Parking ratios in these projects tend to be lower than city residential parking requirements (i.e. space per bedroom).

The following pages graphically illustrate and describe these case study housing projects.

PROJECT	TOTAL UNITS	1 BR	2 BR	3 BR	TOTAL BR	TOTAL PARK.	PARK. SPACE TO NO. UNITS	PARK. SPACES TO NO. BR
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SF # SF # SF #

TRANSITIONAL HOUSING

Mary's Home ⁶ La Habra, California	32	0	0	32	NA	0	0	64	32	1:1	1:2
--	----	---	---	----	----	---	---	----	----	-----	-----

1. Middlesex Interfaith Partners with the Homeless Housing ¹ Edison, New Jersey	30 ²	11 5	457 287	11	600	0	0	38	15 ³	1:2	1:2.5
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SINGLE ROOM OCCUPANCIES

2. SRO 197 ³ San Diego, California	197	164 33	275 546	0	0	0	0	197	91	1:2	1:2
3. J Street Inn ⁴ Marina District San Diego, California	221	188 33	230 325	0	0	0	0	221	88	1:2.5	1:2.5

LOW INCOME HOUSING

4. Lakeview Estates ⁵ Lakeview, Arkansas	33	4	400	24	600	5	800	65	46	1:4.1	1:1.1
5. Keystone Apartments ⁵ Mountain Home, Arkansas	42	0	0	36	780	6	1,024	90	74	1:1.75	1:1.2
6. De Queen Villas ⁵ De Queen, Arkansas	37	8	550	17 12	725 828	0	0	66	38	1:1	1:1.7

1 Independent apartments for women with children with three units lived in by staff. Facility includes job training, counseling, library, day care, and administration.

2 Parking is really for staff, six spots for residents in 27 units, thus 1:5 ratio for resident parking.

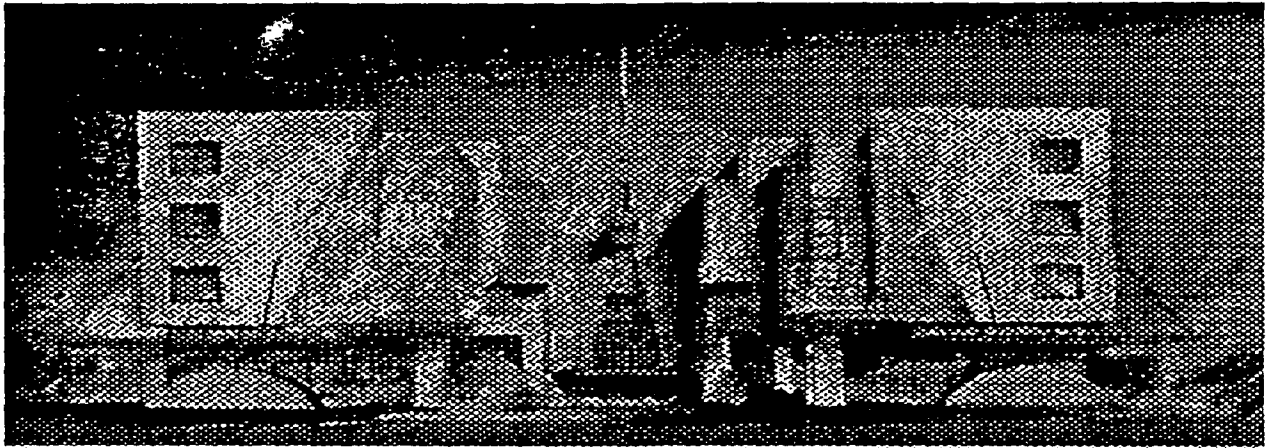
3 Private bath and refrigerator.

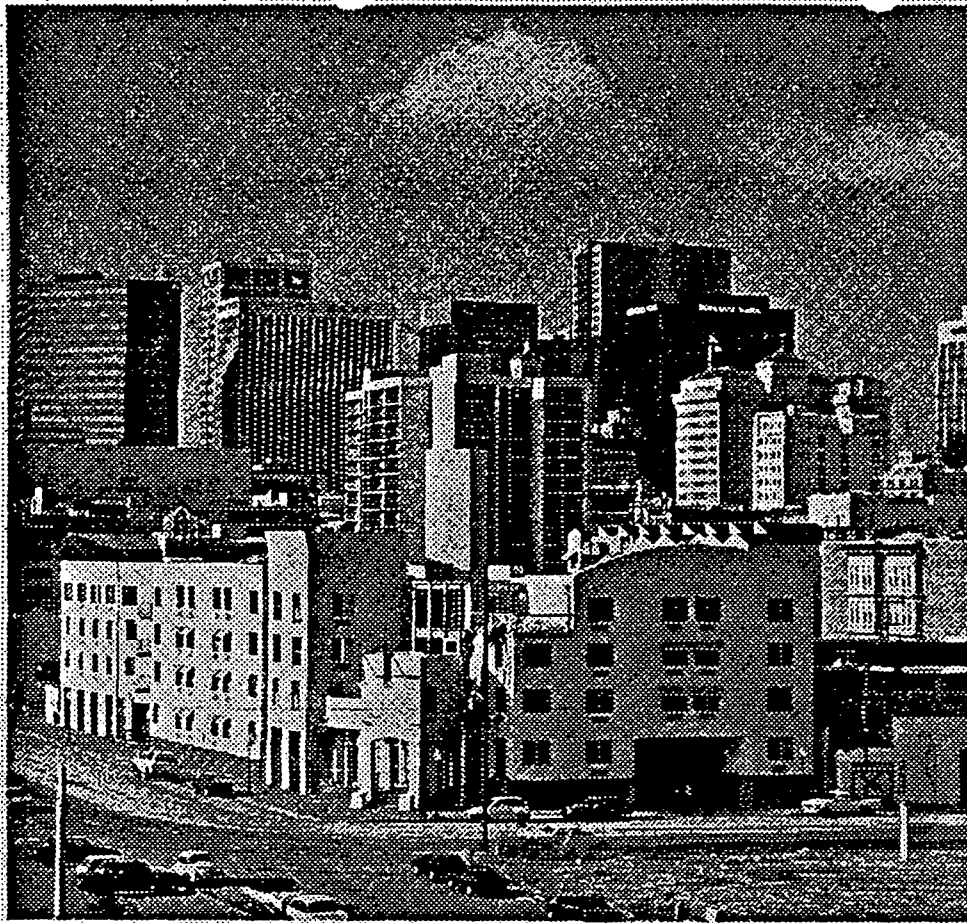
4 Private bath and kitchen.

5 FmHA project.

6 Mary's Home - four family units, two bedrooms per family.

This housing project broke ground in the Summer of 1990. Located on the edge of the San Diego's Chinese district, it will comprise 197 units, a 91-space underground parking garage, live/work spaces and ground-level retail. With characteristic attention to innovative entrance ways, the architect leveraged the required ramp space for the garage into a spacious court for hotel pedestrians and corner retail space. Each elevation is differentiated to respond to the specifics of its surroundings, including the entrance facade and Third Avenue elevation. The four-story, 73,000 square foot structure also includes rooftop "penthouses", and expands the material palette of the J Street Inn next door. Units average 275 square feet (work/live spaces measure 546 square feet), face a landscape courtyard, and feature an enclosed toilet and bathing area, storage, refrigerator, T.V. and phone hook-up. Common areas on the ground floor include a lobby, vending area, recreation room, laundry and reading room.





Lakeview Estates is a 33-unit FmHA development located next to a state highway near a cypress slough in Lakeview, Arkansas (population about 1,000 persons). The architect responded to the flat site adjacent to a soybean field by providing three-story towers and cupolas to define a vertical presence. Individual units are arranged within two building configurations and staggered to form twin circular, protected public spaces. The development comprises 24 two-bedroom units, 4 one-bedroom units, 4 three-bedroom units and a manager's apartment. Paired units are connected by storage rooms.

The manager's residence (in site plan), containing office, living quarters, and laundry, is placed on axis in the composition, designed as a two-story, traditional conceived building with shutters, cupola, and flagpole near the front door. Since Lakeview's primary occupants are young families, a tot lot was built behind the laundry room, which is located on ground level in full view of parents washing their clothes.

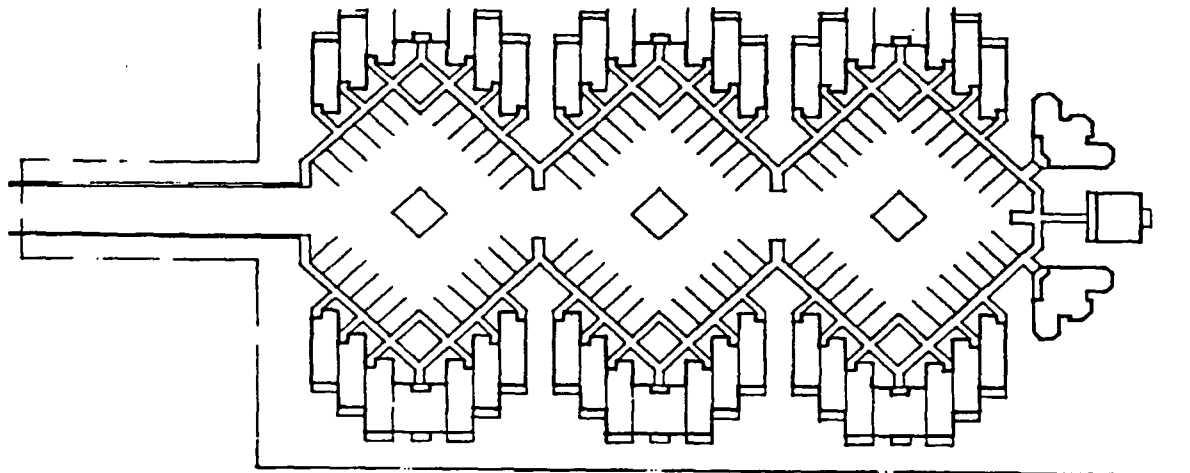
The buildings' materials included brick siding to minimize children's wear and tear. Red roofs of shingles stand out against the bright blue Delta sky. Aluminum columns, round attic vents and shaded vinyl siding are stock items, available from local building supply houses. All ground level units sport porches on both sides to block the strong sun. Three-story buildings concentrated most of the circulation within the interiors rather than stringing stairs along the exterior.

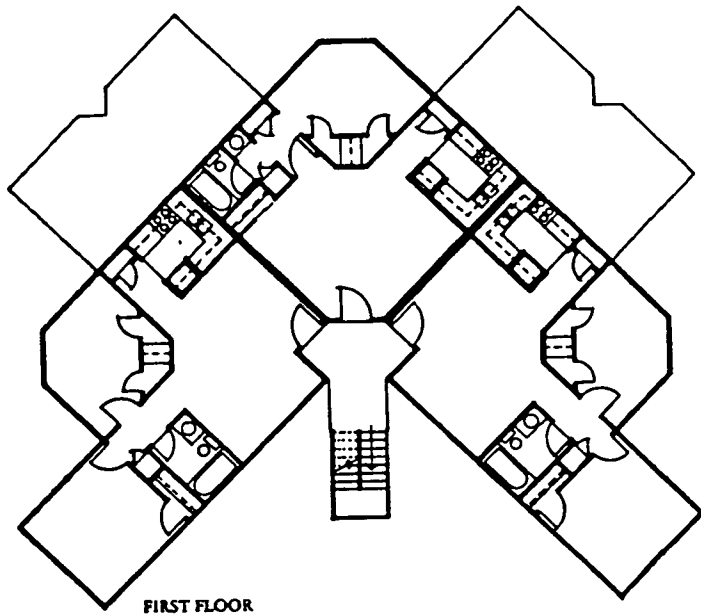


Visitors often confuse the Keystone Apartments at Mountain Home, Arkansas with luxury housing. In reality, however, the development serves the same low-income criteria as other FmHA-sponsored housing.

Both the developer and the architect recognized a need for inexpensive housing for young families and singles in the growing Ozark community, and agreed upon a prime site adjacent to an elementary school and a health club. The purchase of the more expensive property forced a tighter design solution to save costs, sending the townhouses up two stories rather than the architect's preferred single-story, garden apartment variety.

The architect superimposed a diagonal grid onto the circulation pattern, bordering the parking plazas with staggered units to preserve the extensive trees on the site's periphery (site plan, below). Unlike the typical FmHA blend of one-, two-, and three-bedroom units, the Keystone projects consist entirely of 36 two-bedroom and six three-bedroom, two-story townhouses. All circulation in the two-story houses is internalized within each unit; spaces abut to avoid corridors. The architect uses CADD to produce plans, following a strict four-foot module in all planning.





FIRST FLOOR

Deputy City Manager/Planning Director Kim noted that the applicant's original intent was to request a General Plan Amendment and Zone Change simultaneously with the Mary's Home project. However, State law only allows cities to amend their General Plan four times in a calendar year. The decision was made to separate the General Plan Amendment from the project in order to include the Zone Change in the first series of amendments, based on conditions existing at that time.

Mr. Hanna indicated that State Law 65358, Paragraph C., states that the "limitation on the frequency of amendments to the general plan does not apply to amendments of the general plan requested and necessary for a single development of residential units at least 25% of which will be occupied or available to persons or families of low or moderate income".

City Manager Risner stated that assuming the State law quoted applies, and assuming all the required plans and documentation in its final form have been submitted to the City, the project could be scheduled for the next available Planning Commission Meeting, followed by Council review.

Deputy City Manager/Planning Director Kim noted that staff cannot commit to a definite date for Council review due to the traffic study which needs Traffic Commission review, and design changes which have not been submitted by the applicant.

Councilmember Strader confirmed that the applicant will not be subject to additional fees.

Mayor Holmberg requested staff provide the Council with a written status on the entire project, including how the State law in question may effect the project. He also requested that staff contact Mr. Hannah with a timetable for review of his project.

Mayor Holmberg also requested that the Traffic Commission consider possible access from Idaho and Monte Vista to the back of the project, all R-2 possibilities, and traffic impacts experienced by other shelters.

Mayor Holmberg noted that the public hearing will be continued until further notice and that all property owners within 300 feet of the project will be re-notified of the continued public hearing date.

By order of the chair, the petitions received in support of the zone change will be entered into the official record.

RECESS: Mayor Holmberg declared a recess at 7:45 P.M.

RECONVENE: Mayor Holmberg reconvened the meeting at 7:56 P.M.

3. GENERAL PLAN AMENDMENT: Public Hearing to consider a request by Taylor for a General Plan Amendment from Central Business District to Low Density Residential (1-8 families per acre), and a Negative Declaration of Environmental Impact for the lots at 401-421 West First Avenue (CONTINUED FROM JANUARY 15, 1991 MEETING).

families that would be totally contingent upon the outcome of the City Council's final approval of the land use. Therefore, she emphasizes, no testimony is being requested or should be taken on transitional living until it is brought up officially before the Planning Commission. The Director points out that there is an understanding that the members of the Commission are involved with the applicant for this particular project. However, the City Attorney has reviewed each individual conflict and has determined that, unless there has been any financial compensation or investment by the Commissioner, there would be no legal conflict of interest. The Director then specifies that for the interest of the public and record purposes each Commissioner should indicate their involvement with the applicant, the Roman Catholic Bishop of Orange.

Commissioner Taylor announces he is a member of the Lady of Guadalupe Church and Treasurer of the La Habra Community Resources Council, which assists the homeless; Commissioner Collins states that he is also a member of the Church, but a very inactive member; Commissioner Garcia states he is an active member of the Church, on the School Board and is doing work for an owner of the property adjacent to the Church; Chairman Thornburg indicates that he is an active member of the Church and past member of the School Board.

Director, Kim, advises that the City Attorney has determined that there is no legal conflict of interest for Commissioner Garcia. She then refers to the 10 postcards staff received lending opposition and 67 postcards in favor of a transitional living project that is not being proposed this evening. She explains that those postcards in favor are from residents outside the 300 foot radius and are specifically for the project, rather than the General Plan Amendment.

Robert E. Hana, 1440 Brookdale Avenue, came to the stand to speak in favor of the proposal stating that he is the Project Director for the project known as Mary's Home. He indicates that they have been working on this project for two and a half years and are asking staff for a Zone Change. He informs that Patrick Sullivan, President and Chairman of Patrick Sullivan & Associates, is present this evening.

Patrick Sullivan, 110 Harvard, Claremont, came to the stand and comments that the project proposed this evening will conform with the surrounding land uses and will be a transitional phase between the high density condominium, apartment use and single family use. After further comments as to the advantages of the proposal, he indicates that they are unclear as to whether the R-2 designation provides 9 to 14 units per acre or 9 to 14 families per acre?

Commissioner Garcia requests that the speaker be more specific about the word "discomfort" in regard to the Zone Change? Ms. Baker explains that the Zone Change would bring all types of people into the neighborhood, thereby causing the residents a lot of discomfort. The speaker then asks when will it be known what the official project will be and staff replies when the project is presented at a Public Hearing. Director, Kim, discusses the procedure for a Zone Change with a PUD Overlay stressing the re-notification of the property owners within 300 feet of the site and the subsequent Public Hearings before the Commission and City Council. The Director advises that presently this property is zoned for single family use and as many as 10 units could be built on that site without any notification to the public.

Ms. Baker apologizes for bringing up any items that may not have pertained to the Zone Change but discloses that the residents are afraid that "time will go by and they will not be able to stop whatever is happening to their environment".

Lynne Rolnick, 518 Green View Road, came to the stand to speak in opposition to the proposal and presents a petition with over 300 signatures of residents voicing their disapproval to the Zone Change. She informs that these are residents within the 300 foot radius of the proposal who are fearful that the value of their homes will suffer from this proposal. She explains that she is a real estate agent and just had a project fall through because of this. She emphasizes that if you don't re-zone the property then the project will not go forward! Chairman Thornburg relates that the petition submitted is labeled "People Against a Particular Project" and has no mention of zoning. Ms. Rolnick then suggests that the petition could be changed to reflect the residents' opposition to rezoning. However, Chairman Thornburg comments that this petition could not be considered at this time.

Commissioner Garcia comments that he was under the impression that there were 67 residents who had notifications mailed to them. Staff replies that there were approximately 90 property owner notices sent. Staff explains that 67 post cards were in favor of the project that is not being considered tonight, 61 of which were from residents outside the 300 foot radius and the other 6 had no addresses or signatures on them.

Ms. Rolnick then reiterates whether the petition could be redone and Chairman Thornburg advises that it could not be re-presented at this meeting. The petition was then returned to her.

J. Scott came to the stand to speak in opposition to the proposal and states that he has been a resident on Monte Vista Street for about five and a half years but for the past 6 months has been

The roll call vote was as follows:

AYES:	COMMISSIONERS:	GARCIA, COLLINS, TAYLOR, THORNBURG
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

The Chair then called a 5 minute recess. The meeting resumed at 8:30 p.m.

THE CITY OF LA HABRA - ZONE CHANGE - NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT - 1700 TO 1820 WEST WHITTIER BOULEVARD AND 800-870 NORTH BEACH BOULEVARD.

Public notice having been given as required by law, the Chair opened the second Public Hearing on a consideration of requests by the City of La Habra for a Zone Change from C-2 (General Commercial) to C-2 PUD (General Commercial, Planned Unit Development) and a Negative Declaration of Environmental Impact for the properties at 1700 to 1820 West Whittier Boulevard and 800-870 North Beach Boulevard. Director, Kim, gave the staff report indicating that in July, 1990, the City Council adopted the La Habra General Plan 2020. One item was continued which was the zoning of a PUD Overlay over the parcel located on the southwest corner of Whittier Boulevard and Hacienda Road, which Council wished to have placed on the entire block from Hacienda to Beach Boulevard, south of Whittier Boulevard. Staff, therefore, is presenting a recommendation for a PUD and Negative Declaration of Environmental Impact and finds that there is no significant impact for the appending of this Overlay.

Camille Fazekas, 1071 Avocado Crest Road, La Habra Heights, came to the stand to speak in opposition to the proposal and states that she and her husband own the corner of Whittier Boulevard and Hacienda Road. She states that she is against this proposal because why should the City Council or Planning Commission tell them what we can or can't do? They should not have a "say" in everything that goes on in this area! She continues by asking "what does this PUD mean anyway"? Chairman Thornburg responds that the Overlay would allow a property to be developed singularly without a neighbor's property having to be developed at the same time. He continues that the PUD allows a little closer supervision as to the type of building and design and would promote a unit of harmony, rather than a "hodgepodge of anything and everything". Mrs. Fazekas argues that, since plans have to be submitted to the Planning Commission anyway, why does an extra committee have to review this? She adds that she "doesn't think this is fair"!

Director, Kim, explains that the PUD doesn't change the uses allowed on the property or tie you into the adjacent commercial

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change without knowing what they want to change it for! He stresses that you to have to look farther ahead of the problem and suggests that perhaps there is property in the industrial area of the City that could be used for this project. He feels that this is a conspiracy between the Church and State!

Robin Von Mizener, 211 S. Marian Street, came to the stand and states that about 6 years ago his father and he came before the Commission to request a Zone Change for a home they owned in La Habra. He recalls that a lot of questions were asked as to the proposed use of the property but notices that the Commission is avoiding the question in this instance. He further expresses concerns as to density problems in the future if the City is lax in granting re-zoning requests; traffic problems; and gang problems in the neighborhood. Commissioner Collins stresses that any future zoning requests would have to be considered by the Planning Commission.

Lupe Dominguez, 267 Monte Vista Street, came to the stand and expresses concerns as to the increased traffic if the re-zoning occurs. She alludes to an agreement that was made for the Church to use their driveway after Sunday and Holy Day services and complains that the Church has not fully complied with the agreement.

Nancy Fredericks, 349 S. Monte Vista Street, was the last speaker to approach the podium in opposition to the proposal. She relates that she purchased her property primarily because the field nearby lent an open feeling to the area. She comments that this field is used as a play area for the children and on weekends by families for picnics under the trees. Ms. Fredericks comments that she has been inundated by people at her door, letters and packages all relating to favoring the Mary's Home project! She concludes that she does not see why the project is being proposed at all. Commissioner Taylor asks her if she would object to single family residences being built there and she replies that obviously she would, as she would prefer to have the openness of the field.

Commissioner Garcia requests that Mr. Sullivan return to the stand. Commissioner Garcia suggests that since there has been so much opposition to the proposal tonight perhaps someone should go out and speak to the residents. The reply was a number of meetings have been held prior to this evening and a lot of presentations were made.

There being no further discussion in opposition to the proposal, the Chair closed the Public Hearing. Discussion was then opened among the Commissioners, with Commissioner Taylor commenting that, regardless of what he thinks personally, the people of

Use Permit for the temporary housing project, the PUD precise plan for the residential units and administration building that is accompanied with a zone variance for a reduction in required parking.

The project entails shared living units for the individual families in need, an administration building serving as offices for the Director of the facility and his/her support staff and a multipurpose area to be utilized for the various programs for the families on site. The applicant intends to limit the maximum number of families into this facility to 32. The intent is also to allow as much privacy and independent living of the families while at the same time requesting voluntary compliance with rules and restrictions. The proposal includes eight dwelling units with eight bedrooms each; four families per unit, four bathrooms per unit. They propose an Administration Building with approximately five administrators on site. Below the administration building, a large basement was proposed to be utilized for storage only. Staff would require assurance that this would be the case.

Deputy City Manager Kim noted that the Traffic Commission heard the concerns regarding traffic problems due to the proposed development at 10:00 a.m. on this date. The Traffic Commission gave five measures to mitigate the traffic problem (referred to as Mitigation No. 1.

Mitigation No. 1: (Third Avenue Closure)

This mitigation proposes to eliminate all church and school traffic from access to Third Avenue and prohibit egress of church and school traffic from the northwest Marian/church driveways. The existing circulation would then be revised as follows:

- * Church and school traffic ingress at the northwest Marian/church driveways and the western-most La Habra Blvd./church driveway.
- * The western-most La Habra Blvd./Church driveway would be restriped to allow two inbound traffic lanes.
- * Traffic would circulate counterclockwise with the egress point at the eastern-most La Habra Blvd./church driveway. (Parking will be restriped to reflect the revised traffic flow).
- * All outbound traffic will be restricted to right turns only onto La Habra Blvd. and such movement would be limited to the eastern-most driveway.
- * The church and school traffic circulation would be via internal manual control methods to ensure intended circulation patterns were observed.

Robert E. Hana, 1440 Brookdale, La Habra, a 35-year resident of La Habra and the Coordinator of the project named Mary's Home, spoke in favor of the proposed development. He stated that the concept for this proposed development was originally based on a generous bequest from the estate of Ms. Mary Kretschmar who left \$250,000 to St. Vincent De Paul for use in the La Habra area to help the needy. Thus a project was visualized that would temporarily provide housing of those families who because of unfortunate circumstances, find themselves without shelter and family assistance. The concept is to provide a non-profit facility that would house families for a period typically between 18 months to 24 months to allow a dignified transition back into independence by providing shelter, food, job assistance and supportive services such as counseling and childcare.

Mr. Hana noted that various options were pursued as to the location for the proposed development, but found very little open space left in La Habra. The Board has been working on the proposal for approximately three years. The present site was discovered and the Bishop of Orange was fully supportive of the proposal, agreeing to draw up a 50-year lease for \$1 per year.

Mr. Hana added that the screening processes for potential applicants would be thorough. Before being admitted, all applicants will be required to sign a contract. They will be expected to share the workload and no alcohol or drugs will be tolerated. He noted that there would be a trained professional staff and an enforced curfew. At the last Planning Commission meeting four concerns were raised by those in opposition to the proposal. These were a) traffic; b) property values; c) create magnet; and d) crime. He hoped that those present this evening speaking in favor of the proposed development would be able to give factual rebuttals to all the above concerns.

He noted that Faust & Associates were engaged to do traffic study. A copy of their report had been given to each Commissioner and an employee of Faust & Associates was here this evening to speak on the matter of traffic.

Regarding property values, Mr. Hana stated that there was no basis in fact for surrounding properties to decrease in value. Properties are valued in comparison to in-kind properties and he felt the proposed development would increase values of surrounding area.

Regarding "magnet affect", he stated that information from other similar projects did not support this supposition.

The crime issue was a concern in La Habra and other cities, but he felt Mary's home would in no way cause an increase in crime. A 24-hour staff and good Neighborhood Watch, he felt, would lessen crime, not increase it.

or six similar projects they surveyed, not more than 70% had automobiles. They assumed those having vehicles had only one automobile, but this was not asked in survey.

Mr. Faust elaborated on the traffic mitigation recommendations, focusing on Traffic Commission recommendations #1 and #2. He concluded by stating that the Church preferred #2 because it does not require changes to their internal traffic control.

William Hawkins, 1830 Calle Don Guillermo, La Habra, gave various statistics about the good work of St. Vincent De Paul, stating that their food distribution center had distributed 230 lbs. of food, and six agencies utilized their services. They spent \$52,000 on Mary's Home and the Society wishes to continue to serve those in need in La Habra area.

Bruce Young, 31891 Via Pato, Trabuco Canyon, representing the Southern California Ecumenical Council, spoke in favor of the proposed development, adding that there is a real need for such a service. Mr. Young added that he was a real estate broker by career and as a certified appraiser, he would swear under oath that this property will not lower property values, if traffic is mitigated.

Becky Maffucci, 1341 Rockinghorse Lane, La Habra, spoke in support of the project, noting that most people are in favor of such a project, but not if it is in "their backyard". She felt this project was a necessary program for those in need.

Mr. Burt Wallrich, Friendly Hills Mobile Home Park, 1001 W. Lambert Road, #145, La Habra, spoke in favor of the project, adding that he and his wife live just south of the property in question. He felt that in this country as a whole and Southern California specifically, there are many single parents with small children, some of them in need of just such a facility. As a resident of the area, he stated that he would feel much better with this project than with homeless people on the streets.

Christina Nunez, 307 W. Rose Avenue, La Habra, also spoke in favor of the project, adding that there was nothing as heartbreaking as families living without shelter. She personally knew of two families that could have benefited from such a program.

Chairman Thornburg at this point stated that the present hearing was not questioning the virtue of a facility such as Mary's Home. The question before the Commission was whether this location should be used for such a project. He requested that any further testimony be limited to any additional facts relating to this particular location.

The Reverend Colin Henderson, 1335 South Coast Hwy., Laguna Beach, introduced himself as an Episcopal Priest with a program that somewhat overlapped the proposed project. His project is for single homeless people, but their contract includes provisions

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interested in the project with Commissioners and Councilmembers. Chairman Thornberg stated that this was not unethical and anyone could contact Commissioners or Councilmembers on an individual basis.

Lynne Rolnik, 518 Green View Road, La Habra Heights, spoke in opposition to the proposed project at this particular location. She said she was speaking for residents on Walker, Third and Marian Street who objected to this location for the development, not the development per se. Those residents were worried about getting in and out of their homes. She presented the Commission with a document including 400 signatures of residents in the area opposed to Mary's Home being built on the school grounds. It was also pointed out that the City, because of a water shortage, had in place a moratorium on new building in La Habra. As such, she did not see how this project could be approved. It was also her contention that the City Council had previously ruled that any traffic study was to be done by an unbiased party. She questioned the present findings and the Traffic Commission recommendations. Ms. Rolnik also stated that those in a 300 foot radius should have more say as to what happens in their area than those outside the 300 foot radius. She concluded by stating that with all the effort and time expended to bring this proposal to the City, she felt some of that effort could have been directed toward finding a more suitable location for such a program.

Commissioner Collins inquired of Ms. Rolnick if she was aware of the number of parishioners at Our Lady of Guadalupe Church. She stated she thought there were approximately 3,000 but that they had expressly kept the petition off school grounds because they didn't want to offend the Church.

Martin Hull, 990 W. Third Avenue, La Habra, spoke in opposition to the development noting that Marian deadends at Walker and Third Avenue. His driveway was presently blocked weekdays from 2:15 until 2:45, and this could only be aggravated by the proposal.

Commissioner Collins inquired of Mr. Hill if he would be in favor of closing Third Avenue and Mr. Hull stated that he would be very much in favor of such closing.

Steve Adamson, 321 South Marian Street, La Habra stated that he was presently residing in the City of Orange but still owned the property on Marian Street. He was concerned that this project would lower the value of his property and added that one of the reasons he had moved was the already congested traffic in that area. He expressed concern that additional number of cars would be parked in the residential neighborhood.

There being no further speakers in favor or opposition to the proposal, the Chair closed the Public Hearing at 9:35 p.m.

Deputy City Manager Kim responded to the earlier comment regarding traffic analysis. She stated that the firm doing the

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a thorough and complete examination of the Church's decision regarding traffic mitigation was forthcoming. He added that he would personally like to see something like this project and saw no other location that would be feasible, but he could not ignore the negative impact on residents living nearby. He would like to see a study of other alternatives, i.e., feasibility of coming in from Monte Vista. Commissioner Garcia also added that the project might have to be down-sized a little, reducing the amount of property required, and thereby allowing some open space.

Commissioner Collins agreed that traffic mitigation needed to be further addressed, with a firm commitment from the Church. He felt the project was, overall, a very good idea, but he had a problem with the traffic and parking.

Commissioner Johnson stated that the project was extremely worthwhile but a lot of things needed to be addressed. Down-sizing the project might be one consideration, leaving a portion of the field undeveloped. She agreed that the traffic problem had to be resolved. Anything the Commission could do to mitigate traffic should be done.

Chairman Thornburg agreed that additional area for parking was necessary and down-sizing the project might accomplish that. The biggest problem, he agreed was the traffic problem. He would go along with a recommendation to continue this matter until further information was available.

Deputy City Manager Kim noted that special efforts regarding traffic problems should be discussed with the Church, with any and all alternatives examined to mitigate traffic problem and consideration of possible down-sizing of project. Perhaps the Church could implement Mitigation #2 for a trial period and reviewed for its. This type of information would be helpful in moving forward.

Chairman Thornburg reiterated that the applicant should not act in haste which might cause additional delays.

It was moved by Commissioner Johnson, seconded by Commissioner Garcia to continue the application until traffic mitigation is discussed with church and any and all other options presented. Motion carried unanimously.

Deputy City Manager Kim stated that for those in the audience that needed clarification, no action had been taken on the project. Further study was required on traffic impacts. Another study would be prepared and heard before the Traffic Commission prior to the matter being heard before the Planning Commission and that public notices will be sent again prior to any public hearing.

The roll call vote was as follows:

AYES: COMMISSIONERS: JOHNSON, LaBLOND, THORNBURG, KELLEY,
COLLINS
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

THE ROMAN CATHOLIC BISHOP OF ORANGE - ZONE CHANGE - GENERAL PLAN
AMENDMENT - CONDITIONAL USE PERMITS - ZONE VARIANCE - PLANNED UNIT
DEVELOPMENT PRECISE PLAN - NEGATIVE DECLARATION OF ENVIRONMENTAL
IMPACT - 905 WEST WALKER AVENUE.

Public notice having been given as required by law, the Chair opened the final Public Hearing on a consideration of requests by The Roman Catholic Bishop of Orange for a Zone Change from R1C (One Family Dwelling) to R-2 PUD (Multiple Family Dwelling, Planned Unit Development), an amendment to the General Plan Land Use Designation from Low Density Residential (1-8 families per acre) to Medium Density Residential (9-14 families per acre), a Conditional Use Permit to establish a transitional housing project for a maximum of 32 families, a Conditional Use Permit to establish a Day Care facility, a Zone Variance to reduce the amount of required on-site parking from 107 spaces to 48 spaces, a Planned Unit Development Precise Plan for the construction of the transitional housing project and a Negative Declaration of Environmental Impact for the rear portion of the lot which measures 200 feet by 300 feet at 950 West Walker Avenue.

Deputy City Manager, Kim, gave the staff report relating that this is the third evening the Commission is considering a Negative Declaration of Environmental Impact (EIR) and General Plan Amendment for this project. Deputy, Kim, refers to the Commission's meeting of March, 11, 1991, wherein lengthy testimony and petitions both in favor and opposition were received as to the Negative Declaration, the General Plan Amendment and the Conditional Use Permit and Zone Variance for the transitional housing project. She then summarizes the three main issues of concern for this project:

1. Traffic--mitigation measures were not acceptable to the applicant or to the residents. There was no compromise as far as the traffic impact.

2. On site parking--major concern for parking as a result of the proposed Zone Variance and the future project demands.

3. The site design itself--the Planning Commission expressed the desire to see the site design reviewed for alternatives, such as downsizing the administration building and the consideration of density reduction. The Commission continued the project for further study.

Deputy, Kim, continues that on June 10, 1991, the Traffic Commission considered a revised traffic analysis, wherein the two Marian Street driveways would be closed completely, except for emergency access. There would be access on Third Avenue via Marian Street for ingress only, with the traffic from Third Avenue being lengthened onto the site, as a mitigation measure to prevent heavy traffic from collecting on Marian Street and Third Avenue. She notes the further mitigation measures being suggested to alleviate the severe congestion problem that has been reported by the residents. Deputy, Kim, continues that the Traffic Commission has recommended that the property owner set aside surplus property located north of the proposed site to be utilized for on-site parking, should the need arise at a future date.

Deputy, Kim, further notes that the revised plan submitted this evening has one major change--a major reduction of the administration building and the elimination of the basement area. Otherwise, the number of dwelling units and the parking remain the same. The applicant, however, is proposing to establish a day care center, thereby requiring an additional 45 parking spaces, or a total of 107 spaces for the entire project.

Deputy, Kim, informs that on June 27, 1991, the General Plan Advisory Committee reviewed this request for the second time and, by a vote of 4 to 3 recommended to amend the General Plan to medium density. She explains that the dominant reason for this decision was because of the multi-family dwellings already existing east and south of the site.

Deputy, Kim, notes that there are a total of 7 actions being presented this evening. These actions are typically finalized by the Commission but, due to the close connection with the General Plan Amendment, the staff is recommending that all actions be deferred to the City Council for their final approval.

Deputy, Kim, finalizes by stating that the City Attorney has submitted his legal opinion that both Commissioners Kelley and LaBlond abstain from this project due to possible conflict of interest. Commissioner Kelley is an employee of the professional organization that has been retained to perform the traffic study on this project. Commissioner LaBlond has a relation that is a member of the Board of Directors of Mary's Home.

Robert E. Hana, 1440 Brookdale Avenue, came to the stand to speak in favor of the proposal and stated that he is the Project Director for Mary's Home and has been working on this project for some three years. He applauds the various City departments for being very generous with their time and, in particular, the Planning staff for their time in preparing tonight's staff report. He then announces the attendance of Scott Mather and Pat Sullivan, the consultant and architect, respectively, for the project.

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Scott Mather came to the stand to speak in favor of the proposal and indicated that he is on the staff of the Orange County Society of St. Vincent DePaul. He relates that he would like to touch on the following highlights of this project: (1) Traffic -- the problem of traffic at the intersection of Marian Street and La Habra Boulevard is recognized. Traffic mitigation has been implemented and it has worked. He offers a video for viewing and stresses that they want to be good neighbors in solving any problems in the community; (2) Parking -- they are requesting 48 spaces and compares this project to one in Ohio. He points out that single parent families lose their mobility and in talking to other Orange County shelters, it has been documented that less than 60% of these people have cars. He advises that, based on this information, a Memorandum of Understanding will be presented by Father McCarthy of Our Lady of Guadalupe Church that will guarantee an additional parking area if needed. He continues that a van will be provided on-site to transport people not having cars. Mr. Mather stresses that the 45 spaces needed for the day care center are congruous because the 32 families utilizing the day care facility will be the same families living at the Home. He emphasizes that the day care center will provide child care for those parents seeking employment; (3) Funding -- grants, St. Vincent de Paul and HUD will all be sources of funding for this project over the next 3 years; (4) Zoning density -- these are not typical family units and under the Conditional Use Permit, the City will have a great deal of control in maintaining compliance; (5) Occupancy -- professional management will be provided and the vacancy rate will be minimal, with the rent being in the \$150 to \$250 a month range. The average family has 2.5 to 3 people, with the average age being 6 to 7 years old. A cap of 12 years of age would be used and the average length of stay would be from 18 months to 2 years.

Chairman Collins questions Mr. Mather as to how those people without cars seeking jobs would be able to commute? The reply was because they are saving money on rent they eventually will be able to buy a car. However, during the interim, there would be vans or car pooling available. Commissioner Johnson questions the length of stay at the Home, noting that other transitional centers limit the stay to 6 months. She emphasizes that 18 months to 2 years is hardly transitional. Mr. Mather replies that this length of time is HUD's definition of transitional housing. The goal is to send them out prepared for work so they won't have to go on welfare. He continues some people are ready to leave within 3 to 6 months. Each case is considered on a case-by-case basis. Commissioner Johnson asks about the policy of not having any guests. Mr. Mather replies that guests are allowed on site for visiting but not allowed overnight. He explains that, with all but one or two staff on duty on weekends, this would also open up parking spots for the guests.

Christina Nunez, 307 W. Rose Avenue, came to the stand to speak in favor of the proposal. She indicates that she would like to speak in behalf of the women who would benefit from this facility. She stresses that single women are in a most vulnerable group, in that many are left without adequate job skills. If one does not have family or neighbors that can help out when the chips are down, a facility such as this would provide low cost housing and child care until employment and affordable housing is found.

Betty Kelley, 624 N. Warne Street, came to the stand to speak in favor of the proposal and emphasizes that anyone not having sufficient income to support their family must have an opportunity to change this. If this opportunity is not available then everyone will ultimately suffer. She predicts that a great majority of residents will be single parents and notes that she has been one for the last 15 years. She stresses that affordable child care is very difficult to find and applauds the day care center as an opportunity for a parent to return to work.

Mary Lou Gomez, 1330 Henderson Way, came to the stand to support the proposal and states that she works at USC as a food and nutrition expert and applauds Mary's Home as a dream come true! She feels this is the only way to give a person dignity and respect.

James Kubasek, 511 Ryan, came to the stand to speak in favor of the proposal and indicates that he is a 17 year resident of La Habra and on the Board of Directors for Mary's Home. His wife is a teacher for Our Lady of Guadalupe School. He points out that there are certain risks in this program but the Church has taken into consideration the objections and concerns regarding traffic and excess cars on the site and intends to manage them. Mr. Kubasek relates they would like this site to be a showcase for this type of project.

There being no further speakers in favor of the proposal, the Chair asked for anyone wishing to speak in opposition.

Nancy Fredericks, 349 S. Monte Vista, came to the stand and indicates that she resides within a 200 foot radius of the proposed Home and has a major concern as to the density of the project. She relates that she has studied the design of the space and determined that the two story house proposed will be within 15 to 20 yards of her townhouse. So instead of looking at trees she will be looking at very dense property. Ms. Fredericks continues that as a single person she bought property that she believed would go up in value and now looks forward to excess parking, noise and another lifestyle that this project will bring. She advises that the "numbers just don't work for her", with the study

showing 2.5 children per family, 32 parking spaces and a day care center being provided on site. Ms. Fredericks also resents the fact that this project will use the field that was frequently used by neighbors, the Church and school and now the City is taking it away from them. She refers to additional meetings held for this project and wonders why the public was not notified? Staff clarifies that these meetings were apparently staff meetings with the applicant.

Commissioner Thornburg asks where Ms. Fredericks' condominium is in proximity to the proposal and the reply was her complex is about 4 feet from the property and her bedroom, living room and den view would all be obstructed. When asked if the closest building from that property line will be 15 to 20 feet she replies her patio wall is about 4 feet from this wall. Commissioner Thornburg comments that Ms. Fredericks is voicing a concern about the project being so close to the property line when her complex is only 25% the distance from the property line. He informs her that someone could build a two story home there, without having a change of zoning.

Esther Corral, 141 S. Marian, came to the stand to speak in opposition to the proposal and comments that Father McCarthy told her that the Marian Street driveway would be chained off to test the new traffic circulation and this was never done. She then asks "shouldn't there be concern for us on Marian Street?" They are all senior citizens; the street has gone from a barrio street to a gang street, with graffiti on the walls; and there a lot of homeless hanging around in the area. Will these homeless be knocking on the doors of Mary's Home wanting refuge when some of them could be out there working? She complains that people don't want to work for minimum wages anymore and they are abusing the system. Commissioner Collins reminds Ms. Corral that staff indicated earlier in the meeting that the traffic circulation was tested. She responds that traffic has lessened a bit but the traffic from the 8:00 Sunday mass didn't clear up until 9:30 a.m. She then asks by what means will the food be delivered to the Home? Will it be by truck, pushcarts or grocery carts? If it is by delivery trucks, it will create more traffic. Why, she asks, can't there be an access to the Home towards the railroad tracks?

Eugene Zug, 201 S. Marian Street, came to the stand to speak in opposition and states that he has been a resident there for 32 years. He indicates that he was against the Commission's decision to zone his neighbor's house for the Church parking lot and has watched the traffic grow and grow. He is also unhappy with the Commission's decision to allow townhouses on the west side of his property, as their windows look into his yard. He questions the use of the word "mitigate" and defines it as "taking something completely away". Why can't the property that runs outside the

railroad tracks be used? He emphasizes that, although he wants to help anyone he can, he doesn't like the traffic this project will bring. He also worries that a fire rig will not be able to get in and out of Marian Street. Mr. Zug concludes that he is against this project and wants it placed somewhere else.!

Jay Scott, 249 S. Monte Vista, came to the stand to speak in opposition to the proposal and states that he has to agree with Mr. Zug. He agrees that the Mary's Home concept is excellent for the homeless but how does one choose a site for the homeless? The site must be both safe and large enough for the children. According to his calculations, 32 families having 2.5 children each would add up to 86 children. There would not be enough room for the play area, the day care center and parking. He, therefore, recommends that they take a closer look at this proposal.

Lynne Rolnik, 518 Green View Road, La Habra Heights, came to the stand to speak in opposition to the proposal and indicates that she has had the most contact with these residents and is, therefore, the spokesperson for them. She advises that some of the residents are talking about hiring attorneys at this point. Ms. Rolnik states that she is doing this because she feels for these people and you cannot help the homeless without hurting these residents, as well. She emphasizes that only the school traffic has been re-routed and nothing has been done during Sunday mass. She, therefore, thinks there has been misrepresentation to the residents as the re-routing of school traffic has only had a small effect. She continues that neighbors are basing their lawsuits on being taken advantage of due to lower income and lower education. She then advises that potential buyers must be told about the homeless facility, with the possibility of a suit if this information is not disclosed. She concludes that these residents have their life savings in their property and they will get hurt by helping others.

Martin Hull, 990 W. Third Avenue, came to the stand to speak in opposition and indicates that Marian Street and Walker and Third Avenues are all deadend streets. There is a traffic problem now and with all the extra traffic being "dumped" there it will be impossible to live there, especially in an emergency.

Also speaking in opposition was Mike Spolsky who indicates that he owns property on Monte Vista and, therefore, is the least affected by this proposal. However, he does not think it is a good idea to utilize the property next to the railroad tracks for a road as it was designated as a park and the City never has put a park there. Mr. Spolsky relates that gangs are already a problem in the neighborhood and this proposal will make it even worse.

Scott Mather is called to the stand to clarify some of the residents' concerns: (1) the play areas from the existing school will be maintained; (2) the traffic plan for Sunday mass has not yet been implemented, with a change in the scheduling of mass forthcoming; traffic will be taken off Marian Street, with the closure of the driveways on Marian; there has been a change in signal timing on La Habra Boulevard; and (3) the crime issue is of utmost concern, with emphasis on providing safety for both the residents and the homeless families.

Chairman Collins refers to the 8 units that are proposed and asks Mr. Mather if HUD requires a certain number of living spaces? Mr. Mather responds that the funding is predicated on the 32 units; however, if a lesser number of units are proposed, it would be negotiable. Commissioner Johnson asks, if additional property would be needed for the overflow of parking, where would the access be? Mr. Mather replies access could be through the western driveway, with the possibility of putting a gate halfway through the fence, if it becomes necessary.

There being no further speakers in opposition to the proposal, the Chair closed the Public Hearing. Discussion was then opened among the Commissioners, with Commissioner Johnson indicating that she is very much aware of the homeless problem in both North County and Orange County. She acknowledges that the City has done quite a bit to help the homeless on a short term basis. Commissioner Johnson relates that she has a problem with the length of stay that is being proposed, as 8 months to 2 years can be considered more of a permanent resident. This length of stay would generate visitors and the need for a car, with the end result being more traffic. She expresses concerns for those residents on Marian Street that have been productive members of the community for over 30 years. They are entitled to their rights, possibly even more than the homeless coming into the community. She agrees with the Commission's suggestion at the March 11, 1991, meeting for the downsizing of the project by eliminating one of the modules to allow for more parking and more play area. For these reasons, Commissioner Johnson comments this is a difficult decision to make.

Commissioner Thornburg comments that he favors the concept of Mary's Home; however, he has a problem with the traffic flow and the parking and has his doubts as to whether the suggested mitigated measures will be workable. He also worries that the on-site parking will be a problem due to the suggested length of stay at the Home. He concludes that this would cause a major environmental impact in the area.

Chairman Collins indicates that, although the administration building will be downsized, the units themselves are still the

same in number. He feels the density of the units and the day care center is too high for the area. Even though the traffic situation may be resolved if it is implemented, he expresses concern as to the parking space not being adequate enough for the site.

Deputy City Manager, Kim, reminds the Commission of the actions being requested, with the first being the Negative Declaration of Environmental Impact. She advises that if this project is allowed to move forward this document would have to be certified, with the document indicating that the project would not cause a negative impact on the environment. She cites the issues of traffic, potential devaluation of the property and density as concerns that would need to be mitigated. Deputy, Kim, continues that if the Commission does not certify this Negative Declaration it automatically would trigger the preparation of an Environmental Impact Report. This would require a further review of the project of all potential impacts and that the document would then be presented to the Planning Commission, along with the General Plan request again. She points out that the Commission's decision would be a recommendation to the City Council.

Deputy City Manager, Kim, further advises that the applicant would have the choice of either preparing the EIR, as recommended by the Planning Commission, or going to the City Council with the recommendation that the Negative Declaration not be certified and no recommendations on further actions, such as the General Plan Amendment and Conditional Use Permits, etc. Deputy, Kim, offers the additional option of continuing this proposal to allow the Commission to address specific concerns they may have on traffic, parking and potential property devaluation.

Commissioner Thornburg asks whether an EIR could be done specifically for density, traffic and parking? Staff replies in the affirmative, stating that this would be considered a focused EIR. When asked how long this would take, staff replies several months as this process is governed by state regulations. Commissioner Thornburg then clarifies that even if a focused EIR was recommended the applicant could still go to the City Council, as is.

Commissioner Johnson then moved and Commissioner Thornburg seconded, the following:

A motion of the Planning Commission of the City of La Habra recommending that the City Council not certify Negative Declaration #90-05 dealing with a Zone Change, General Plan Amendment, Zone Variance, Conditional Use Permit and Planned Unit Development Precise Plan for the construction of a 32 family transitional housing facility for the site at 950 West Walker Avenue.

The roll call vote was as follows:

AYES: COMMISSIONERS: JOHNSON, THORNBURG, COLLINS
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: LaBLOND, KELLEY
ABSENT: COMMISSIONERS: NONE

Staff advised that this recommendation will be forwarded to the City Council at the option of the applicant.

Lynne Rolnik asks, from the audience, for clarification of the Commission's decision and staff explains that this project has been continued for further study and indicates the varied options that are available to the applicant. When asked who would pay for the EIR, staff replies the applicant.

Under Administrative Matters, there were none.

Under Comments from the Audience, there were none.

Under Comments from the Commissioners, there were none.

There being no further questions or speakers, the Chair adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Jan Polevoi, Secretary

MINUTES OF THE REGULAR TRAFFIC COMMISSION MEETING

June 10, 1991

PRELIMINARY - These Minutes will be Considered for Approval
July 8, 1991

ROLL CALL: COMMISSIONERS: Buonodono, Wilson, Machado,
Arthur and Chairman Holst
ABSENT: Rizzo
ENGINEERING DEPT.: Nelson Wong and Leo Ingram
OTHERS PRESENT: Joe Foust, Lynne C. Rolnik,
Esther Corral, Robert E. Hana,
Scott Mather and Jan Polevoi

The regular meeting of the La Habra Traffic Commission was called to order in the Council Chambers of the Administration Building at 10:00 a.m. by Chairman Holst.

Commissioner Rizzo had indicated she would be absent from today's meeting because of vacation.

Commissioner Buonodono made a motion, which was seconded by Commissioner Machado, that the Minutes of May 13, 1991 be approved as written. The motion carried.

Mr. Wong then briefly reviewed the "Status Report of Recommendations Taken by the Traffic Commission at Their Meeting of May 13, 1991".

Chairman Holst opened the meeting with the continuation item regarding the "Mary's Home Traffic Analysis".

Mr. Joe Foust, Austin-Foust Associates, Inc., 2020 North Tustin Avenue, Santa Ana, the traffic engineering consultants for Mary's Home, was present and introduced to the Commission.

Others present who made comments on this matter included the following: Ms. Lynne C. Rolnik, 518 Green View Road, La Habra Heights; Ms. Esther Corral, 141 South Marian Street; Mr. Robert E. Hana, the Project Director of Mary's Home; and Mr. Scott Mather, representing the Council of Orange County Society of Saint Vincent De Paul, the property site owner.

Mr. Foust advised, in his opening remarks, that he has been a resident of La Habra for over 20 years and is quite familiar with the traffic conditions in La Habra. Mr. Foust then presented the Mary's Home Traffic Analysis prepared by his firm.

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Mr. Foust advised the project site is located on vacant land southerly of Our Lady of Guadalupe Church, which fronts on La Habra Boulevard, between Marian Street and Monte Vista Street. Access to the project site is from Walker Avenue. He indicated there will be eight multi-family units built to house 32 families. The purpose of the development is to provide supportive housing for low-income families who are in the process of transition.

Mr. Foust indicated that the traffic patterns for this development will not generate as significant an impact as a typical medium density multi-family development. He advised that typical apartment developments will generate 6 to 7 trips per day per dwelling unit; whereas, Mary's Home is expected to generate only 4 trips per day per dwelling unit. However, in order to present a worse case scenario, the traffic study used the trip rates for a typical medium density community.

Mr. Foust advised that the proposed project will generate 195 daily trips, of which 17 trips will be generated during the AM peak hour and 22 trips will be generated during the PM peak hour. He indicated that the addition of project traffic to existing conditions will have no effect on the overall level of service at the study locations.

Mr. Foust advised that traffic problems were identified associated with the Church operation on Sunday mornings after the 8:00 and 9:30 a.m. masses and during the week on school days during the school arrival period between 7:45 and 8:15 a.m. and the school dismissal period between 2:45 and 3:15 p.m. These traffic problems were identified at the intersection of Marian Street and La Habra Boulevard, on Marian Street and on Third Avenue.

Mr. Foust then reviewed the proposed mitigation to address the existing traffic problems. The principal feature of the proposed mitigation is the closure of the Church's Marian Street driveways to eliminate all church and school related traffic access. All other existing access points to the church and school property will be retained. However, the Third Avenue driveway will permit ingress traffic only. Furthermore, all traffic ingress at this driveway will be directed to serpentine the southern school grounds. The easternmost La Habra Boulevard driveway will serve as an "entrance only" and the westernmost La Habra Boulevard driveway will serve as an "exit only". Left turn movements would be permitted at this exit driveway.

Mr. Foust indicated this mitigation eliminates the egress church and school traffic on Marian Street and shifts it internally to the westernmost La Habra Boulevard driveway. The intersection of Marian Street and La Habra Boulevard will have a better level of service under existing plus project with mitigation conditions than under existing conditions. The congestion on Marian Street and Third Avenue is reduced and vehicular access for the residents and emergency vehicles is improved.

Mr. Foust indicated that Our Lady of Guadalupe Church is in accord with the proposed mitigation. The Church has provided a Memorandum of Understanding supporting the proposed mitigation. The Church has already implemented the proposed mitigation for the school circulation as an experiment. Field observations have indicated beneficial results.

Mr. Foust stated that the development (without day care facility) would require 81 parking spaces according to the La Habra City Code. However, studies of similar projects indicate that 50 to 70 percent of the families do not have vehicles. If a worse case scenario of 50% is used, then their calculations indicate that 35 to 40 parking spaces are required for this development. The project proposes 48 parking spaces.

Mr. Wong then presented the Engineering staff report regarding this matter. He indicated that this item was brought back to the Traffic Commission for further analysis of traffic and parking issues. The Planning Commission had determined that additional study was required after public testimony in which it appeared that the traffic mitigation recommended by the Traffic Commission was unacceptable to both the residents and the applicants.

Mr. Wong reviewed the traffic and parking issues. These issues included the traffic congestion on Marian Street and on Third Avenue affecting vehicular access to the residents and emergency vehicles, traffic impacts on La Habra Boulevard and Monte Vista Street, alternative access studies for Mary's Home project, and street parking.

A principal issue the Planning Department indicated a further analysis should address was whether the Church and school had overintensified to an extent that the 1.5 acres of vacant land should be utilized for improved internal traffic circulation and/or additional on-site parking for the church and school as mitigation.

Mr. Wong reviewed the existing conditions, the project impacts, and the proposed mitigation. He indicated that the staff concurs that the proposed mitigation will improve traffic conditions at the intersection of Marian Street and La Habra Boulevard, on

Marian Street, and on Third Avenue. However, the staff has recommended that the serpentine progression should be extended for the entire southern school grounds to eliminate entirely the residual queue on Third Avenue. Field observations of the proposed mitigation implemented for the school dismissal circulation had indicated there was still a queue on Third Avenue with the serpentine progression using half the school grounds. Consequently, the staff had concluded the proposed mitigation was acceptable in addressing the church and school traffic impacts.

Mr. Wong then reviewed the parking requirements for the proposed Mary's Home project and Our Lady of Guadalupe Church. He advised that the Planning Department had indicated that they would be satisfied with a parking requirement of 64 parking spaces for this development. However, the project proposed 48 parking spaces, leaving a difference of 16 parking spaces. Mr. Wong advised the traffic analysis identified an existing grass lot, southerly of the southern school grounds and northerly of the proposed Mary's Home project site which could be utilized as an alternative parking lot upgraded to City parking lot standards to accommodate any excess parking demand. The lot was projected to provide an additional 70 to 90 parking spaces. The staff confirmed that this area is available and projects 80 parking spaces.

Mr. Wong indicated that the City Code requires 431 parking spaces for the Church and School of Our Lady of Guadalupe. However, the Planning Department indicated that there will be consideration given to nonconcurrent uses. Therefore, this number will be adjusted downward. This matter was still under analysis and, therefore, the Traffic Commission will not be able to address this issue. He indicated this issue will need to be addressed at the Planning Commission. The Engineering staff had determined that there are 330 existing parking spaces on site.

Mr. Wong indicated that the staff is recommending the Commission concurs with the findings and conclusions of the Mary's Home Traffic Analysis, that the development of Mary's Home be subject to the condition of the Marian Street Driveway Closure mitigation, and that Mary's Home will provide an additional parking facility to accommodate any "excess" parking demand determined to be parking on Walker Avenue and/or Marian Street.

Chairman Holst then opened the meeting to anyone wishing to speak on this matter.

Ms. Rolnick came to the stand and addressed the Commission. She indicated that she is speaking in behalf of the neighbors. Ms. Rolnick stated that if the proposal does not go through she was told that the Church would use the land for an expansion of the

school or parking, rather than apartments. Ms. Rolnick complained that the traffic congestion was a problem, with cars leaving and entering the driveways on La Habra Boulevard. She appreciates the change of the traffic flow within the school grounds but expressed concern that if an additional facility is built, such as Mary's Home, it will present additional traffic problems. She inquired if there was a way to open Mary's Home without access to the neighborhood.

Ms. Corral came to the stand and addressed the Commission. She urged the Commission not to open Walker Street. She worries that if Mary's Home does not succeed, apartments may be built there, bringing more people and cars. She related that there are already an excess of cars from the residents in the neighborhood. Ms. Corral commented that she is not against Mary's Home but feels it should be opened to Monte Vista and Idaho Streets. She concluded that their street has gang problems and she does not want to compound these problems by adding more foot and car traffic.

Mr. Hana came to the stand and addressed the Commission. He stated that he is the Project Director for Mary's Home. He stated that he would like to correct some statements that were made that were untrue: (1) A letter was written on April 10, 1991 addressed to the City Manager containing a request that it be distributed to members of the City, such as City Council, Traffic and Planning Commissions. This letter stated that the property has never been used by the Church and there is no plan for it to be used in the future; (2) Father McCarthy will not allow anyone else to use the parking lot. This is not true, as neighbors of the Church use the parking lot frequently; and (3) Father McCarthy said this proposal may fail and, therefore, is not backing it 100%. This is also untrue. Our Lady of Guadalupe Church supports this project.

Commissioner Machado then questioned Ms. Rolnik as to her statement regarding the congestion on La Habra Boulevard. Ms. Rolnik explained that the traffic will back up on La Habra Boulevard as traffic enters and exits the two-way left turn lane and could cause accidents.

Commissioner Machado inquired whether Ms. Rolnik has noticed an improvement in entering and exiting the school facility due to the new trial procedure that has been initiated? Ms. Rolnik replied that she waits to pick up her children after the bulk of traffic has left and, therefore, has not been involved.

Commissioner Machado inquired if the applicant's Variance for parking is not granted, whether the additional 16 spaces required would be available on-site? Mr. Mather replies there is no

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available space for the additional parking on the project site as proposed. However, there is a potential for down-sizing of the project which could provide space for additional parking. Further, he indicated there is space available on the Church site.

Mr. Foust returned to the stand to address the matter of congestion. He indicated that prior to the experimentation the school traffic would exit and make a left turn onto Marian Street. This traffic had to yield to the east/west traffic on La Habra Boulevard and left turn traffic from La Habra Boulevard. Therefore, by moving the egress traffic to the westernmost driveway of La Habra Boulevard it has helped reduce the traffic congestion on Marian Street at La Habra Boulevard.

There was further discussion, with Commissioner Machado concluding that it appears there is some congestion on Marian Street at La Habra Boulevard due to the traffic that is leaving the Church. However, the traffic congestion has been moved from Marian Street to the Church parking lot and, therefore, Marian Street shouldn't be nearly as affected by the backing up of traffic into their neighborhood.

Mr. Wong stated that with the transfer of the congestion problem from Marian Street intersection to the La Habra Boulevard driveway exit it appears that there is less delay for egress traffic. Field observations indicated that motorists exited the driveway without great delay. However, this needs to be reviewed on a regular basis. He further noted that, even though the congestion problem on Marian Street has improved, there is an increase in traffic on Marian Street south of the driveways, on Third Avenue (for three of the four peak hours) and on Walker Avenue. Mr. Wong commented that this is the trade-off that results with the improvement on Marian Street at La Habra Boulevard.

Mr. Wong indicated that if additional parking was required for the Church and/or Mary's Home, then the alternative Church parking lot be made available to accommodate this demand. However, staff has observed on Sunday there may be 20 vehicles parked on Marian Street associated with people attending the Church. Further observations show that the southern school grounds had more than 60 spaces available for parking. Therefore, Mr. Wong advised that the parking on Marian Street is mainly a matter of convenience.

After further discussion, Commissioner Machado made a motion, which was seconded by Commissioner Buonodono, to recommend to the Planning Commission the following:

1. THAT THE TRAFFIC COMMISSION CONCURS WITH THE FINDINGS AND CONCLUSIONS OF THE TRAFFIC ANALYSIS FOR MARY'S HOME DATED JUNE 1991; AND
2. THAT THE DEVELOPMENT OF MARY'S HOME BE SUBJECT TO THE MARIAN STREET DRIVEWAY CLOSURE MITIGATION AS DESCRIBED IN THE TRAFFIC IMPACT ANALYSIS; AND
3. THAT THE DEVELOPMENT OF MARY'S HOME BE SUBJECT TO THE CONDITION THAT MARY'S HOME WILL PROVIDE AN ADDITIONAL PARKING FACILITY (ALTERNATIVE CHURCH PARKING LOT AS DESCRIBED IN THE TRAFFIC ANALYSIS) TO ACCOMMODATE THEIR PARKING DEMAND IF THE CITY OF LA HABRA DETERMINES THAT THE PROPOSED NUMBER OF ON-SITE PARKING SPACES (48) IS INSUFFICIENT TO ACCOMMODATE THE PARKING DEMAND AND THIS DEMAND IS DETERMINED TO BE PARKING ON WALKER AVENUE AND/OR MARIAN STREET; AND
4. THAT THE PLANNING COMMISSION BE ADVISED THAT THE ANALYSIS OF THE ON-SITE PARKING REQUIREMENTS OF OUR LADY OF GUADALUPE CHURCH WAS NOT COMPLETED IN TIME FOR REVIEW BY THE TRAFFIC COMMISSION. THIS MATTER REMAINS A CONCERN AND REQUIRES ANALYSIS.

The motion carried.

Chairman Holst declared a recess at 11:00 a.m.

Chairman Holst reconvened the meeting at 11:10 a.m.

The Commission next considered the information item regarding the "Orange County Transportation Commission Newsline - June, 1991".

There being no further business to come before the Commission, the meeting adjourned at 11:15 a.m.

Respectfully submitted,

Jan Polevoi, Secretary

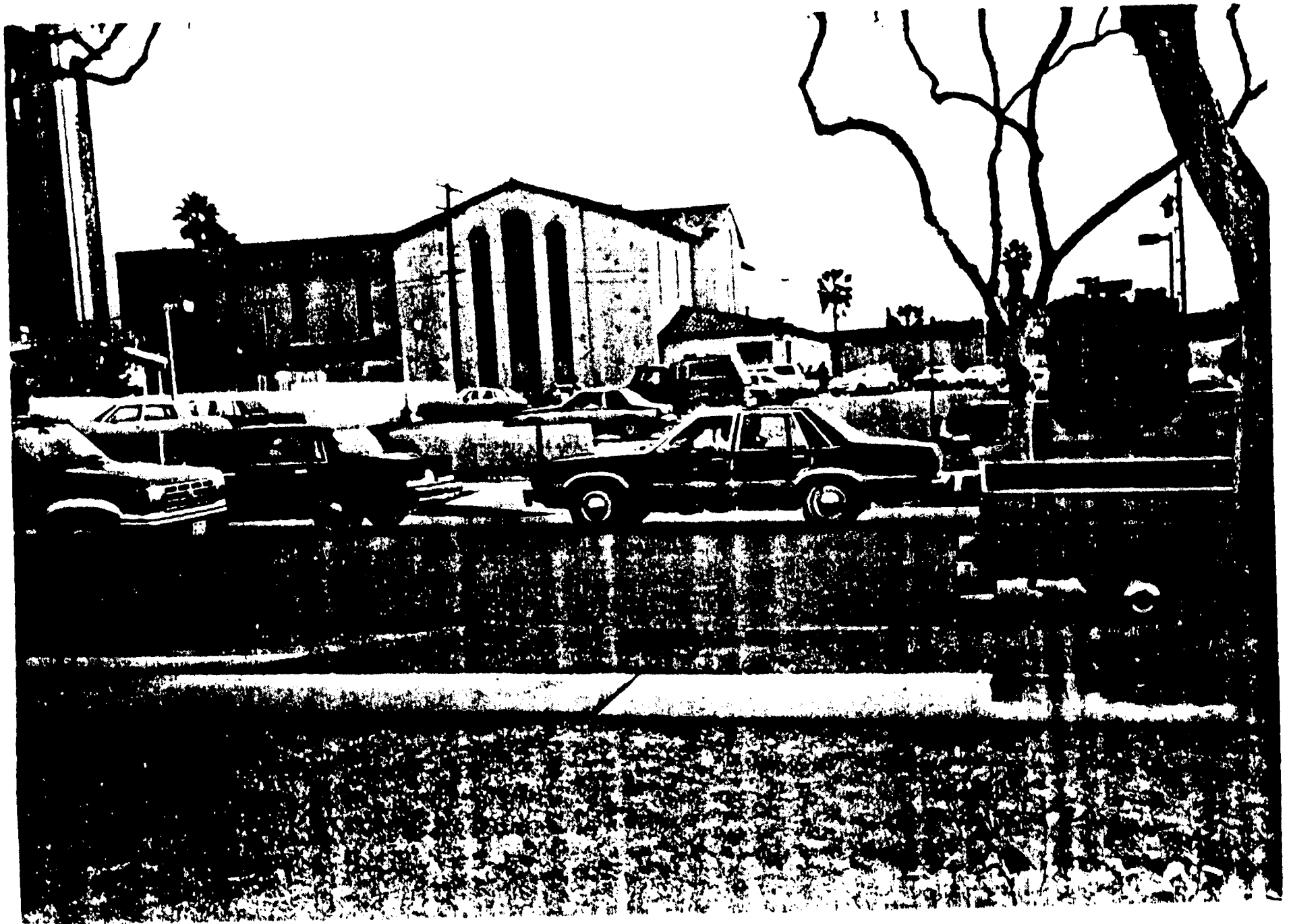




ATTACHMENT 17

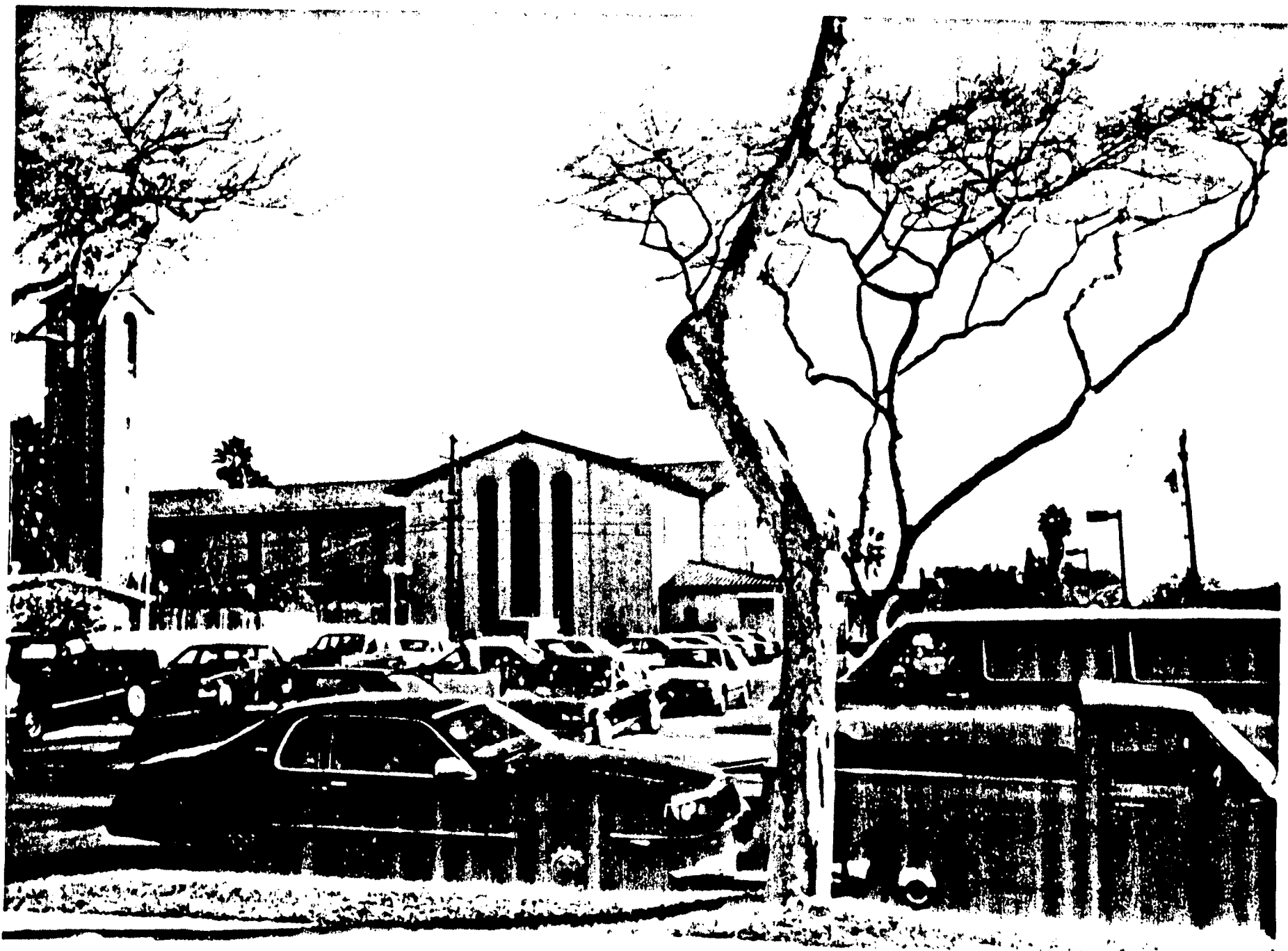
















THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE RE-ZONING FROM R1 TO R2 BEHIND OUR LADY OF GUADALUPE SCHOOL AND CHURCH LOCATED AT 900 WEST LA HABRA BLVD., LA HABRA, CA:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

FRANCES PERE 992-2569	FERNY RUIZ 213-694-4886
LOUISE HENINGER 691-9663	MARIE BUGH
JANET O'BRIEN 943-8822	LINDA GERAED
SHERYL DOMINGUEZ ⁷¹⁴ 861-7944	BARBARA THOMPSON 697-3574
LINDA MAHON ²¹³ 943-7595	THERESA ROBERTSON 694-0748
ROSE MARY REHO ²¹³ 690-3762	REBECCA HERNANDEZ 694-8365
J. ENGLISH 3135 FIRST AVE, CHICOHUS	DARLEEN HAMMOND ²¹³ 691-8331
DEBORAH NEEDHAM 714-990-5028	
THERESA GONZALES ⁷¹⁴ 594-1052	
MARY KELLY ²¹³ 691-3406	
ALAN DOLLOR ²¹³ 690-0931	
ELIZABETH STEVENS ⁷¹⁴ 871-8722	
MR. & MRS. DEL. MUNDO ²¹³ 691-1947	
MR. & MRS. DON ESSIG ²¹³ 691-9035	
ALINA STREMPLE ²¹³ 694-2463	
SHERYL & ED. STRAZL ⁷¹⁴ 879-4157	
JERRY B GONZALES 690-6320	
MARGARET CUSACK 947-3387	
DOROTHY BERTELSON 690-0635	
RACHEL ESSIG ²¹³ 691-9035	
KATHIE PORTER ⁷¹⁴ 523-1192	
KATHLYN ULMANN ⁷¹⁴ 441-0503	
GEORGE VAN DER POLT ²¹³ 690-6054	
JAY SCOTT ²¹³ 691-2277	
ELIZABETH BURGERS ⁷¹⁴ 598-3288	
LIZ KRAMAR ²¹³ 691-0164	

ATTACHMENT 10

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE RE-ZONING FROM R1 TO R2 BEHIND OUR LADY OF GUADALUPE SCHOOL AND CHURCH LOCATED AT 900 WEST LA HABRA BLVD., LA HABRA, CA:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

Mr. Mrs. Jerry Sarda	
691-6438	
Ray Malina	690-364
M. Aradillas	694-2302
Cesari Cabrera	
Frank Cabrera	
Joe J. Valencia	697-4973
Harold Valencia	697-4923
Danny E. Rojas	
Robert Knappe	694-6003
Norma Bohaler	694-6003
Lucy Gomez	69-08327
Wanda Surber	691-8720
St. Val. Reyes	
Al. M. H. J. J. J.	697-4256
Isacia Nigra 694-2410	
Esai Malina 491-1631	
Armen Kargli Medina	693-9328
Super. Indigo Medina	693-9328
Margaret Amis	525-0350
Ray J. Estevan	
Luzi Harveyman	6919030
Frank Harveyman	6919030

ATTENTION

HO
SDS

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE BUILDING OF "MARY'S HOME"
ON OUR LADY OF GUADALUPE SCHOOL GROUNDS:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

P Mike Hood (714) 528-8841

S Alina Stremplek (213) 694-2416

S Shuf Domingo 23234 E. Antler 714 961-7944

S J. Hodzalen 714-526-264

S Linda Mahon 2631 W Pendleton Lane La Habra, CA 90631 (213) 943-7395

S Joann A Reynolds 714 526-4160

S Steven... (818) 965-1121
S ... 907-8457

S Mary K... (213) 690-3762
1540 E. North Hills Dr. L.H.

S ... 714-794157

S Mrs & Mrs Nick ...

S Larry B Gonzalez 495-6320

S ... 3135 ... Hills Ca 92279

HO Margaret ... -7-3387

P Deborah E. Needham (714) 990-5028

S Rachel ... 213-691-4103

520 Pecan Way, La Habra

S Ken Mulholland 213

S Fleda ... 691-4096

S ~~Helma ...~~

S ... 714-523-1192

S ... 714 921-3585

S ... 818-965-4111

S ... 714 594-152

S ... 213-694-6712

465 Mary King 213 691-3406

S Marco ... 214-964-2870

S Alan Dallas 213 690-0831

S ... 714-441-0503

S Elizabeth R. Stevens 714/871-8732

S ...

S ... 213 697-7070

S ...

S David ...

S ...

S ... 11-1947

S George ...

S Mr. & Mrs. ... 213) 691 9035

S ... 345 S Monte Vista #3 1-213-6...

Nancy Fredricks (213) 690-3975

HO = Home owner

P = Parishioner

S = Student @ UCG

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE BUILDING OF "MARY'S HOME"

ON OUR LADY OF GUADALUPE SCHOOL GROUNDS:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

E Adrienne Wideman (915) 594-59

Inez Bolotin 694-0718 *

HO JAY Scott * 213-691-2277

John ... 714-879-6145 S

F Don L. Tuet (213) 694-2628

Wilfredo A. Hernandez 694-8365 P

E Elvira Burgos (714) 598-3288

HO Eleanor Cain 691-9028

E Celeste Ledezma (213) 91-8311

Harley Hammond (213) 691-8333

Lyn Kroman 213-691-0164

Warren Hammond 5 min

Lebbie Justice NONE

Fanny ? 213-694-4886 *

Midge Hawthorn 213 691-0105

Made Bligh *

Patricia ... *

Mary Berghold

John ...

E. ...

HO Richard Joe Buzones 213-690-5590

HO Kaye E Spring (213) 690-6339

HO * Cheryl ... (213) 694-4773

Cyndi Eschard (213) 697-3792

HO Larry J. Cain *

HO ...

HO Pat Johnson (213) 690-4111

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE BUILDING OF "MARY'S HOME" ON OUR LADY OF GUADALUPE SCHOOL GROUNDS:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

- | | |
|-----------------------------------|-------------------------------|
| Alice Canal (73) 694-6987 | Romano Hernandez 213 691-9321 |
| Judy Setelo (213) 691-3524 | PAUL ONDO 213) 697-5650 |
| Donald King (213) 691-4285 | Albert Hernandez |
| Shirley Engstrom 694-1230 | Teresa Russell |
| Mr. Fernando Hernandez 694-2861 | Paul Engstrom |
| Mr. Armando Hernandez 694-2482 | Armando Padilla |
| 2. Juan Carlos 690-6932 | Arnida P. Padilla |
| Patricia Garcia | |
| Cecilia Cata (6978 321) | John Gomez 691-1946 |
| Mrs. Mercedes Hernandez | Genie Parker 694-2691 |
| Juan Hernandez 694-0180 | Trinidad Parker |
| Rivera Luna (213) 691-8096 | Gene Cole 694-1112 |
| Eliana Cain 691-9128 | Jose P. Perez 691-9427 |
| Epifanio Smith (213) 694-2890 | Archie Perez 691-9427 |
| Terena Cortez (213) 691-3111 | Ruben Rivas |
| Juan Castro (213) 691-2661 | Norma Robles |
| Sam Castro (213) 691-2661 | Kathryn Taylor |
| Dustin Ojeda (213) 691-2661 | Maria J. Gandara |
| Rigoberto Gomez | Juanita Sanchez |
| Traci Nepula | John & Sandra Hammond |
| Catherine M. Lopez | Maudie Port |
| Mrs. Mrs. Juan Hernandez 694-1698 | Meliton C. Alcantara |
| Mrs. Mrs. Beatrice M. Lopez | Mrs. Mrs. Willie Carr |
| Mrs. Mrs. Martin Hill | Mrs. & Mrs. Epimeria Cepeda |
| Arnold J. Waller 690-3295 | Bess Waller |

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE BUILDING OF "MARY'S HOME"
ON OUR LADY OF GUADALUPE SCHOOL GROUNDS:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

San Casita	691-2661
Lorena Cortez	
Jo. Howell	
Ursula Encinas	697-5365
Miriam Card	691-3036
J. L. Bush	
Xupe Acuña	6
694-8367	
Carmen Bernady	691-220-
María José	
Johny Luna	690-3081
Wendy Aden	690-0485
Pola Rodriguez	691-4697
John Rodriguez	691-4569
Helia Guillere	
Teresa Arroy	647-5707
Ursula Garcia	691-3445
Jose Alicia	691-3448
Nancy Adams	691-8864
Augustina Hernandez	
Herberto Perez	
Don Alacatlan	691-9443
69 Marguerite	Teresa
Paulina Cruz	691-34-300

We as renters and property owners feel, that by building this project, will lower the value of our properties and homes. We also feel the crime rate will go up tremendously. We are very concerned about our children being exposed to this type of people. We realize not all homeless and needy are alcoholics and drug users, but a big percent of them are. We do not want our children exposed to this kind of life style. Also alot of the children use this area to play in as there is no where else for them to go nearby. Therefore, our signatures represent our objection to this project.

John J. ...
Mary Skodjelly
Ruth Boyd
Norma ...
Luis ...
Barbara ...
Frank ...
Michael ...
Lucy ...
MONT VISTA ...
Cathy ...
Lore ...
Bonnie ...

John ...
Frank ...
...
Jamie ...
Joda ...
Mrs. ...
K. ...
Burt ...
Dore ...
Jim ...
Debra ...

Mont Vista Villas
301 Mont Vista #21

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE BUILDING OF "MARY'S HOME"
ON OUR LADY OF GUADALUPE SCHOOL GROUNDS:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

- | | | |
|----------------------|----------------|-------|
| Boeing Perez | 213-694-1649 | ----- |
| Susie Antuna | 213-691-2857 | ----- |
| Pete Castillo | 6905718 | ----- |
| Debra Castillo | | ----- |
| Theresa Flores | (213) 697-2739 | ----- |
| Catalina Mata | (213) 697-2739 | ----- |
| Ernie Flores | (213) 69-72737 | ----- |
| Robert Lopez | 213, 691-3574 | ----- |
| Mrs. Rosa Rodriguez | (213) 691-3574 | ----- |
| Tim Lopez | (213) 691-3574 | ----- |
| Supriya Castillo | (213) 690-8918 | ----- |
| Luis Lara Ponce | (213) 697-3420 | ----- |
| Stella Reynoso | (714) 449-0337 | ----- |
| Paul H. Haced | | ----- |
| Ralph Mata | (213) 691-0422 | ----- |
| Delores Mata | (213) 691-0422 | ----- |
| Eleanor Duarte | (213) 691-6139 | ----- |
| Mike Bellay | 213 697-2959 | ----- |
| Carmen Bellay | 213 697-2759 | ----- |
| Salvador Moreno | 213 694-1386 | ----- |
| Jene Mouno | 213) 694-1386 | ----- |
| Trinidad Delgado | 213 690-52-93 | ----- |
| Virginia Lion | 694-4967 | ----- |
| STEVE ADAMSON | 714 939 1456 | ----- |
| John Stephen Adamson | | ----- |
| D. Baker | 714 867-3750 | ----- |

People Against Murphy's Home

Katie Maturino	691-8558
Terchi Valenzuela	943-9633
Andrew Falcon	697-0878
Lupe Falcon	697-0878
Linda Gomez	694-8905
Rita Gradillas Aguire	
Desiree Dominguez	697-7551
Jeremy Castro	714-526-3707
Lola Gradillas Cortez	714-526-0564
Jim + Sylvia Lozano	697-7551
Widel Dominguez	690-4688
Jim + Deanna Villagomez	697-8276
Dora Bonce + Al Bonce	694-5658
Brian Bonce	944-8568
Jennie + Eric Ayala	697-2141
Lucia Castro	697-2141
Alex Castro	694-4426
Bill + Rose Corral	
Martha Gradillas	691-8403
Alvie Hernandez	697-3178
Stella + Nick Hernandez	

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE RE-ZONING FROM R1 TO R2
BEHIND OUR LADY OF GUADALUPE SCHOOL AND CHURCH LOCATED AT 500 WEST LA
HABRA BLVD., LA HABRA, CA:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

Willie + Esther Carral 691-1946	Mrs + Mrs Epic Ayala 944-8568
Trinidad Berbon 6942691	Art Mapula 691-2857
Yolanda Berbon 6942691	Trini Mapula
Shirley Euston ^{2005 Marian} 6941230	Charlie Antuna 69-2857
Melito Alcantar 691-1946	Lulu Antuna
Will Carral 441-3446	Mike Cote 691-8324
Joe Lopez 694-2497	Celia Cote
Ally + Pepe	Maggie Carral
Refugio Aguilera ⁹⁸⁰ with	Pedro Hernandez
Jose Aguilera with	Rafaela Hernandez
Melida Jim Hull 697-6600 ^{221 S. MARIAN ST}	Jose Perez 691-9427
Terapeuta + Soledad Gandara	Andrea Perez
Jim Parker	Arlene Cole 121 S. Marian
Alto + Hernandez	Wayne Cole
Mr. Manuel Padilla	Paul Euston 69-41230
Mrs. Amida Padilla	Don Zug 171 S.
Mr Oscar Luna	Evelyn Zug Marian
Mr Rosario Luna	Frank + Arlene Carral ^{131 S. Marian}
Yudi Hernandez	Mrs + Mrs Hamm 101 S. Marian
Senor + Carmen Hernandez	Mrs + Mrs Jesus Hernandez
Lina Moreno ^{Marian St.}	Pat Ondo Marian St.
Beatriz G. ^{Marian St.}	Bud Ondo Marian St.
Isida Gomez 2805 Mont Vista	John Lozano
Jesus Gomez 2805 Mont Vista	Mr + Mrs D. Morales
Peter Gomez 2805 Mont Vista	Mrs. Guadalupe Aguilera

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE RE-ZONING FROM R1 TO R2 BEHIND OUR LADY OF GUADALUPE SCHOOL AND CHURCH LOCATED AT 900 WEST LA HABRA BLVD., LA HABRA, CA:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

E. M. Bush	150 N. Marian St 697-0736
Gene Holtz 213 691-4178	
William J. Finney	261 Virginia St. 691-4789
Bonnie E. Piper	251 N. Virginia 697-3081
Paul Piper	251 N. Virginia 697-3081
Sunny Nandy	221 N. Virginia 697-3265
Manuela F. Jones	201 N. Virginia St
Marie Walter	231 N. Virginia St. 697-4404
Celia Torres 110	N. Virginia 582-8882
Chuck E. Beckwith	220 N. Virginia 694-6614
Patricia Reynolds	25 N. Virginia 691-3310
Kim M. Reynolds	250 N. Virginia 691-3310
Maria C. Kachikina	311 N. Virginia St 691-5140
Nicole M. Meyer	111 N. Marian St
Rose Carl	320 S. Beach Blvd 694-4426
Sylvia Lopez	1001 Ipswich St. (714) 526-0564
Evva Lopez	1100 Virginia St. L.H.
Reagan Jones	431 Virginia L.H.
Mr & Mrs Andrew Falcon	600 So. Euclid St L.H. 691-0878
Nancy Ruth Waller	230 N. Marian L.H. 690-5295
Brian Bence 694-5658	
Mrs & Mrs Luz Matamoros	2167 Hillcrest St L.H. 691-8558
Deabel Lopez	570 W 3rd Ave La Habra 691-4
Mr & Mrs Robert Luna	697-6066
Mr & Mrs Gasco	590 W Third
Mrs Joseph M. Castillo	

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE RE-ZONING FROM R1 TO R2 BEHIND OUR LADY OF GUADALUPE SCHOOL AND CHURCH LOCATED AT 900 WEST LA HABRA BLVD., LA HABRA, CA:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

Michael Masso (213) 697-4066	Lucia Castro 697-2141
Rita Castillo (213) 690-5718	Resie Brudiles
Adriano Castillo (213) 690-5718	Rita H. Aguirre
Karrie Octaviz (714) 526-7551	Lupe Dominguez 691-592
Linda Morales	Mrs. L. Dominguez Montelis
Mrs. + Mrs. Ernie Flores ⁶⁹⁷⁻ 2339	Mrs. + Mrs. Frank ⁶⁹⁷⁻ 3812
Mr. + Mrs. Al Ponce 697-8276	Mrs. Frank Masuda
Mr. + Mrs. Al Castro 94 5919	Mr. + Mrs. R. Simpson 691-0038
MR & MRS. Rudy CASTRO ⁷¹⁴ 524-3701	Steve Lott # 2 345 S. MOUNT VISTA 691-2277
Mr. + Mrs. Fidel Dominguez ⁷¹⁴ 697-7551	Colin Montizant 211 S. Marion St. (213) 690-6139
Rosa Escamilla ⁷¹⁴ 523-3848	
Lupe Escamilla ⁷¹⁴ 871-7018	
Mr. Mrs. James Valenzuela ⁹⁴³⁻ 9633	
Mrs. Mrs. Jim Villalobos ⁶⁹⁰⁻ 4688	
Mr. + Mrs. N. Reyes ⁷¹⁴⁻ 878-0982	
Mrs. + Mrs. Mike Lee ⁵²⁶⁻ 4708	
Jose Corona 690-8796	
Charlita Corona	
Nick Hernandez 697	
Stella Hernandez 3178	
Albie Hernandez 891-8403	
Bea Rodriguez	
Hermelinda Avila ⁷¹⁴ 447-1688	
Paul Alvarez	
Debbie Alvarez	
Alex Castro	

THE FOLLOWING LIST OF PEOPLE ARE AGAINST THE RE-ZONING FROM R1 TO R2 BEHIND OUR LADY OF GUADALUPE SCHOOL AND CHURCH LOCATED AT 900 WEST LA HABRA BLVD., LA HABRA, CA:

NAME & PHONE NUMBER

NAME & PHONE NUMBER

Monte Vista Manor Apts:

Darlene Hammond 697-7568

Elma Dyson 690-5903

Bob Villarreal 697-8318

Kevin B Moore 694-4376

Donna Conner 694-4376

Anna Alvarez 691-5122

Chirka Alvarez 694-5593

Randy A. Trevino 694-5593

Antonio D. Trevino 690-3990

Bonnie Veruif 690-4152

Ramiro Garcia 694-8245

Leif Carrell 694-0990

Janet McHetta 690-5569

Jim D. Ball 691-4970

Sally M. Ament 690-5026

Ronan Mattson 694-0725

Irma Castro - NONE -

Beulah Pastor 691-0965

Fernando Cortez 691-0681

Rosa Vega 697-2118

Shawn Bokin 690-6079

Al Garcia 697-7225

Paula Baker 697-4925

William Semmes 697-8324

MARY'S HOME



For Families in Transition

I (We) have talked with representatives of Mary's Home and feel I (we) can be supportive of the concept of helping homeless families to find housing and to become self-sufficient.

579 W. La Habra Blvd.
La Habra, CA 90631
(213) 690-4663

NAME:

ADDRESS:

- Nita M. Pasch 920 W. La Habra Blvd. 90631
- Francine J. Kubasek 3 511 Ryan Avenue La Habra 90631
- Dale E. Condon 930 Flammingo Way La Habra 90631
- Carol Reynolds 1107 Flammingo Way La Habra 90631
- Teresa P. Allen 900 S. Carleton Ave. Fullerton, CA 92633
- Shirley M. Martin 764 N. Victoria Orange CA 92667
- Laska Kirk 6114 E. Janss Anaheim CA 92805
- Deanna O'Keefe 5304 E. Klaymont Orange CA 92667
- Bonnie McKean 4080 Pasadena Ave. La Habra 90631
- Dr. Kathleen Marie 920 W. La Habra Blvd. La Habra 90631
- Victoria A. Hansen 911 Tropicana Blvd. La Habra 90631
- Polares Morgan 1001-129 W. Lambert La Habra 90631
- Robert Morgan same as above

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The Rev. John Knox
The Rev. Msgr. Francis Roughan

Joseph Ferguson 920 W. La Habra Blvd.
Fr. Kathleen Maloney 2075 Grandgrove, Orange
Sister Katherine Bony 126 W. La Vista, Orange
Charlene Maloney 1172A Pachomus Dr La Habra, CA
Sister Shuan Fritsch 480 South Biteria, Orange
Sister Cecile Marie Touchet 430 S. Batavia, Orange
Mary Kou Bell 152 S. Craig, Orange
Geann D. Jackels 430 S. Batavia, Orange
Sister Mary Carolice 430 S. Batavia, Orange
Leonore Belanger 430 S. Batavia, Orange
Mary Margaret Hannon RN 340 S. Batavia, Orange
Sister M. Irene Altom 430 S. Batavia, Orange
Sister Paula Comeau 430 S. Batavia, Orange CA
Rolande Gendron, PhD 430 S. Batavia, Orange CA 92668
Delina Notheau 430 S. Batavia, Orange CA 92668
Zelma Marie Semoreau 430 S. Batavia, Orange, Cal. 92668
Sister M. Richard 430 S. Batavia, Orange, CA 92668
Sister Juliana 430 S. Batavia, Orange, CA 92668
Joe Hibbard 430 S. Batavia, Orange, CA 92668
Fr. Bernice Provencier 430 S. Batavia 92668
Fr. Paul Gendron (Rita Gendron) 430 S. Batavia
Sister Bonaventure Semoreau " "

MARY'S HOME

17



For Families in Transition

I (We) have talked with representatives of Mary's Home and feel I (we) can be supportive of the concept of helping homeless families to find housing and to become self-sufficient.

579 W. La Habra Blvd.
La Habra, CA 90631
(213) 690-4663

NAME:

ADDRESS:

Theresa M. Halling 430 So Batavia, Orange 92668
Rose M. Redding 480 S. Batavia, Orange 92668
Margaret M. Dettich 430 So. Batavia St, Orange 92668
Jean B. Veillette, 430 So. Batavia, Orange 92668
Jeanne Marie Fry 430 S. Batavia Orange 92668
Francesca J. Trotter 2200 R. ... 92668
Veronica Therrien 430 S. Batavia, Orange 92668
Agnes C. Dionne 430 S. Batavia, Orange 92668
Mary J. Cantu 430 So. Batavia Orange Ca. 92668
Mary M. Lopez 430 South Batavia Orange
Sister M. Alma 430 So. Batavia St 92668
Sister Laura 430 S. Batavia Orange
Jeanette Croteau 430 S. Batavia Orange 92668
Lucienne Tardiff - 430 S. Batavia Orange 92668
Sr Frances Ann 430 S Batavia Orange 92668
Lorette M.J. Jendron 480 S. Batavia Orange, 92668
Jean Juchals 430 S. Batavia Orange 92668

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579 W. La Habra Blvd.
La Habra, CA 90631
(213) 690-4663

NAME:

ADDRESS:

- Coile Labord, 1840 E. No. Hills Dr, La Habra, 90631
- Gabrielle Foiles 721 Linden Ln LA 90631
- George Spalding 1840 E. No. Hills Dr. La Habra
- Robert D. Veroneth 1860 E. North Hills Dr La Habra 90631
- Theresa J. Chenneth 1860 E. North Hills Dr "
- Barth Thomas 1701 North Hills Dr La Habra, Ca. 90631
- Christine Bryan 261 Madeline La Habra, CA 90631
- Robert Bryan 261 Madeline Dr La Habra, CA 90631
- John Price 1841 North Hills Dr La Habra 90631
- Jana Price 1841 North Hills Dr La Habra 90631
- Louise L. Eden 1861 E. North Hills Dr La Habra Ca 90631
- John W. Chen 1861 North Hills Dr. La Habra Ca 90631
- Gregory ... 1861 North Hills Dr. La Habra Ca 90631

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579 W. La Habra Blvd.
La Habra, CA 90631
(213) 690-4663

NAME:	ADDRESS:
Disha White	301 W. Rose L.H. Ca
Karen Wong	1340 S. JOURNAL ST.
Susan Delgado	1951 E. Hodson Ave LH
Jue Luna	830 Durkin St La Habra
Juli Ryan	331 Knudson L.H.
Monica Olmedo	306 N. Bedford St. L.H.
Jack Leungador	306 N Bedford ST LH
Billet Duarte	419 N. Lark St L.H.
Charlotte Tomerason	300 N. Bedford L.H.
Katly Guy	312 N Bedford St La Habra
Lorela Salgas	308 N Bedford St La Habra
Sara Allen	310 N BEDFORD ST LA HABRA
Linda Frost	310 N Bedford ST LA HABRA
Jean Buller	310 N. Bedford St La Habra
William Murphy	271 N Bedford L.H.
Tom Murphy	326 N Bedford St L.H.
Linnette & Bruce	322 N Bedford St La Habra
Johal Tam	322 N Bedford La Habra
Martin Olmedo	322 N. Bedford St La Habra
Dave Olmedo	322 N. Bedford St La Habra
Martin Tomerason	300 N. Bedford La Habra
Timothy Williams	W. E. Evans St La Habra

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Robert E. Hana

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12/9/90

To Whom it may Concern.

I think the Marys Home idea is a great one. As a citizen of the city of La Habra, feel it would be an honor to have it here and hope others feel this same way. I understand there are those who feel it would drive down the property values. Well all I can say to those folks is wake up and take the blinders off. If you haven't seen the people with children asking for work to get a meal then you aren't living in the real world. I feel it is an excellent opportunity to both educate and assist families experiencing difficulty. It's truly a shame that there are Christians or just plain members of the Human Race who are unwilling to help their fellow man in a time of need. After all what is our purpose in life if not to better ourselves and those around us. Thank goodness for America and the ability I have to voice my opinions. Thank you.

Jean Camp
La Habra Citizen

MARY'S HOME

14



For Families in Transition

I (We) have talked with representatives of Mary's Home and feel I (we) can be supportive of the concept of helping homeless families to find housing and to become self-sufficient.

579 W. La Habra Blvd.
La Habra, CA 90631
(213) 690-4663

NAME:

ADDRESS:

- Josephine Murphy 480 So. Batavia Orange CA 92668
- Catherine McManey 480 So. Batavia Orange, CA.
- Rose Martin 480 So. Batavia Orange, CA.
- Alden A Bachand 480 S. Batavia St. Orange CA
- Islanda Dominguez 480 S. Batavia Orange, CA
- Salvina Sanchez 480 S. Batavia Orange CA
- Bibiana Santos 480 S. Batavia Orange, CA 92668
- Francis A. Pike 480 S. Batavia Orange, CA 92668
- Patricia Adams 480 S. Batavia Orange 92668
- Merced Salmeron 480 So. Batavia St. Orange CA 92668
- Marguerite R. Anderson 480 So. Batavia Orange 92668
- Alvina N. Martinez 480 S. Batavia Orange 92668
- Bonnie C. Jordan 480 So. Batavia Orange 92668
- Rita M. Hernandez 1100 W. Stewart St. Orange 92668
- Maria Lucia Garcia 480 So. BATAVIA Orange 92668
- _____ 480 So. Batavia Orange 92668
- _____
- _____
- _____
- _____
- _____

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(213) 690-4663

I (We) have talked with representatives of Mary's Home and feel I (we) can be supportive of the concept of helping homeless families to find housing and to become self-sufficient.

17

NAME:

ADDRESS:

- Louise Micik 480 So. Batavia Orange, 92668
- Olvera Mame 480 S. Batavia Orange, Ca 92668
- Mary A. McColly 480 S. Batavia Orange, Ca. 92668
- Missal Lucian 480 So. Batavia Orange 92668
- Rita Rudolph 480 S. Batavia Orange 92668
- Patricia Tierney 480 S. Batavia - Orange 92668
- Patricia Johnson 480 S. Batavia Orange 92668
- Jenifer Thibault 4305 Balboa St 92668
- Martha Marie Johnson 480 S. Batavia - Orange, Ca. 92668
- Eileen M. Stanton 480 So. Balboa Orange 92668
- Patricia Adams 480 S. Batavia Orange 92668
- Mary B. McNulty 480 S. Batavia Orange 92668
- S. Seanie Cannon 480 S. Batavia, Orange 92668
- Josephine Wilcox 480 So. Batavia Orange 92668
- Barbara J. Hubert 480 S. Batavia Orange 92668
- Rita Trudell 480 So. Batavia Orange 92668
- Quita Hall 430 So. Batavia Orange 92668

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The Rev. John Knox
The Rev. Msgr. Francis Roughan

MARY'S HOME



For Families in Transition

I (We) have talked with representatives of Mary's Home and feel I (we) can be supportive of the concept of helping homeless families to find housing and to become self-sufficient.

24

579 W. La Habra Blvd.
La Habra, CA 90631
(213) 690-4663

NAME:

ADDRESS:

- Nita Rodriguez 9251 Gordon Ave. L.H. 90631
- Ruth R Carrion 16420 E Ardmore Ln. 90601
- Dellus O Brener 2255 Canasta Dr L.H. 90631
- George A. Roberts 1196 RD 20800 Lomas L.H. 90631
- John E. Roberts 1850 E Francis Ave L.H. 90631
- Mary Ann Barngrover 1830 Calle Don Guillermo L.H. 90631
- Charles J. King 1530 Calle Don Guillermo L.H. 90631
- Edmond P. King 6932 LAVERTON AVE GARDEN GROVE 92641
- Susan E. King 3671 FARGUE AVE #3 LOS ANGELES 90720
- Mrs Mildred Hersch 2500 W. 155th St Gardena 90249
- Jessie Herdiz 2431 Bond La Habra 90631
- Doug D. DeGeorge 220 Olinda La Habra, CA 90631
- Bob D. DeGeorge " " " " " "
- Marcia Stanley 710 Rosewood Dr La Habra 90631
- Rexel Huffman 11203 W. OAKCREST DR. E. 92621
- George H. Drumm 1421 Esplanade #3 L.H. 90631
- Patricia M. DeGeorge 900 West La Habra Blvd. La Habra, CA 90631
- Yolanda Carrillo 641 N. Helen St. L.H. 90631
- Marian Lopez 4495 E. Big Bend Ave Anaheim 92807
- W C Turner Jr 371 Capella La Habra 90631
- Bred Enaim 417 S. COLFAX ST. LA HABRA
- Rev. Justin M. Carthy 900 W. LA HABRA BLVD LA HABRA CA 90631
- Wanda J. Enaim 417 S. Colfax St, L.H. 90631
- Carlene E. Haverstick 101 Colfax St, L.H. 90631

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 - John Blackman
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 - Henry Quon
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 - William Herrick
 - Harmon Jensen
 - Trudi Kretschmar
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- Ministerial Board
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La Habra, CA 90631
(213) 690-4663

NAME:

ADDRESS:

- Alief Clemente - 405 S Bedford St La Habra Ca. 90631
- Maria A. Garcia 704 W. Lambert Rd #1 La Habra Ca. 90631
- Brian & Claire 405 S Bedford St La Habra CA 90631
- Augusta Perrotti 320 S. Lake Ca 90631
- Marlene Obregon 1030 Lantana Dr. La Habra Ca 90631
- Eleanor Rice 957 S. Lake St. LA CA 90631
- Betty C. Bryant 2041 W. Lambert Rd #2/CA 90631
- Carleen Pedersen 311 W. Wagon St LA CA
- Marissa Dominguez 505 W. Florence Ave #14
- Lupe & Tony 750 S. Wagon St #10
- Jeff McCallie - 500 N Chestnut St LA 90631
- John Thomas 410 S Wagon St LA HABRA, CA 90631
- John Thomas 704 W. Lambert Rd - #1 90631
- John Thomas 409 S BEDFORD ST LA 90631
- Alba Manrique 705 BEDFORD ST LA 90631
- Cherise Turner 328 S Bedford St LA 90631
- John Thomas 328 S Bedford St LA 90631
- John Thomas 1357 S Wagon St LA 90631
- John Thomas 705 S Wagon St LA Habra 90631
- John Thomas 405 S Bedford St LA 90631
- John Thomas 405 S Bedford St LA 90631
- Elaine Leitch 401 S Bedford, La Habra 90631
- Esther Lang 401 S. Bedford La Habra 90631

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La Habra, CA 90631
(213) 690-4663

- | NAME: | ADDRESS: |
|-----------------------|--|
| Henry Quon | 611 Saddlewood Ave La Habra |
| Espe Quon | " " " " |
| Tom Quon | 1611 Saddlewood La Habra 90631 |
| Mark Quon | 9600 Calvin Northridge |
| Patricia Quon | Northridge Park |
| Antonio Quon | Los Angeles CA 90026 |
| Quon | Northridge Park |
| Quon | 11129 Theus Temple City |
| Quon | Temple City |
| Rosemary Quon | 3816 Temple City Blvd, Rm 101 |
| Quon | 5220 Cottonwood Fullerton |
| Jani Quon | 9851 Newport Way Cypress 90630 |
| Quon | 9851 Newport Way Cypress, 90630 |
| Shaun Quon | 1112 E. Glenwood Fullerton 92631 |
| Carole Quon | 6401 E. Noll Ranch Rd #6 Anaheim 92807 |
| Quon | La Habra, CA |
| Susan Harris | 1727 Silver Pine, Diamond Bar, 91765 |
| Post | 304 No. Orchard Ave, Fullerton, CA 92631 |
| Quon | 436 Catalina, Brea 92621 |
| Shirley A. Quon | 700 La Junda La Habra 90631 |
| Beverly J. Kilpatrick | 405 James, Anaheim |
| Alfred Quon | BREA |
| May Quon | Fullerton |

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La Habra, CA 90631
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NAME:

ADDRESS:

Carol Ferguson 301 S. Alhambra, apt. 2, La Habra
Russell Feh 223 PANORAMA CT BREA
Sue Palmer 16124 E. Rosserans 12-B La Mirada
Robyn Ospital 150 El Rancho La Habra
Kerilla Huscraft 1260 Smoke Tree Dr., La Habra
Luis Davis 801 W. Line St., Brea
Maria Vigil Fullerton
Judy Smith - 1337 N. Beckman Fullerton 92635
Alma Damunson 2131 Holt - La Habra
 90631

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The Rev. John Knox
The Rev. Msgr. Francis Roughan

RECEIVED

To: The City Council of La Habra

FEB 5 - 1991

Re: The following;

CITY CLERK
CITY OF LA HABRA

Consideration of requests by The Roman Catholic Bishop of Orange for a Zone Change from R1C (One Family Dwelling) to R-2 PUD (Multiple Family Dwelling, Planned Unit Development), an amendment to the General Plan Land Use Designation from Low Density Residential (1-8 families per acre) to Medium Density Residential (9-14 families per acre) for the rear portion of the lot which measures 200 feet by 300 feet and a Negative Declaration of Environmental Impact at 900 West La Habra Boulevard.

I concur with the above request and agree with a zone change from R1C to R-2 PUD

Name/Signature	Address	Date
Frank S. Davis	1850 E. Francis Ave. L.H.	Jan 30 th 1991
Paul Green	1321 N. Orange L.H.	Jan 30 (1991)
Francis Rougban	900 W. Fiske Court, L.H.	Jan 30, 1991
Gaul Bice	1321 N. Orange La Habra, Ca	Jan 30, 1991
George J. Bottomley	1765 W. LAS LOMAS LA HABRA, CA	JAN 30, 1991
John R. Blakeman	121 E. Greenwood La Habra, Ca	JAN 30, 1991
William Jenkins	1830 Calle Don Guillermo La Habra	2/2/91
Christina M. Nunez	307 W Rose Ave La Habra	2-2-91
Mary Ann Gomez	1930 Marinero Way La Habra CA 90631	2-2-
Betty Kelly	624 N. Warner St La Habra Ca 90631	
Charles J. Adams	1850 Calle Don Guillermo La Habra Ca 90631	
Barbara Hawkins	1830 Calle Don Guillermo La Habra CA 90631	2-5-

INTEROFFICE MEMORANDUM

TO: City Planner DATE: June 10, 1991
FROM: Traffic Manager
SUBJECT: Mary's Home Traffic Analysis

The La Habra Traffic Commission at their meeting of June 10, 1991 continued consideration of the Mary's Home Traffic Analysis.

The Commission approved the following recommendations to the Planning Commission:

1. THAT THE TRAFFIC COMMISSION CONCURS WITH THE FINDINGS AND CONCLUSIONS OF THE TRAFFIC IMPACT ANALYSIS FOR MARY'S HOME DATED JUNE 1991; AND
2. THAT THE DEVELOPMENT OF MARY'S HOME BE SUBJECT TO THE MARIAN STREET DRIVEWAY CLOSURE MITIGATION AS DESCRIBED IN THE TRAFFIC IMPACT ANALYSIS; AND
3. THAT THE DEVELOPMENT OF MARY'S HOME BE SUBJECT TO THE CONDITION THAT MARY'S HOME WILL PROVIDE AN ADDITIONAL PARKING FACILITY (ALTERNATIVE CHURCH PARKING LOT AS DESCRIBED IN THE TRAFFIC ANALYSIS) TO ACCOMMODATE THEIR PARKING DEMAND IF THE CITY OF LA HABRA DETERMINES THAT THE PROPOSED NUMBER OF ON-SITE PARKING SPACES (48) IS INSUFFICIENT TO ACCOMMODATE THE PARKING DEMAND AND THIS DEMAND IS DETERMINED TO BE PARKING ON WALKER AVENUE AND/OR MARIAN STREET; AND
4. THAT THE PLANNING COMMISSION BE ADVISED THAT THE ANALYSIS OF THE ON-SITE PARKING REQUIREMENTS OF OUR LADY OF GUADALUPE CHURCH WAS NOT COMPLETED IN TIME FOR REVIEW BY THE TRAFFIC COMMISSION. THIS MATTER REMAINS A CONCERN AND REQUIRES ANALYSIS.

The Traffic Commission was advised that the Planning Department had indicated the Zoning Code requirements for the number of parking spaces required for Our Lady of Guadalupe Church to be 431 parking spaces. However, the Planning Department indicated that there will be consideration given to noncurrent uses. Therefore, this number will be adjusted downward. This morning at the meeting, the applicant provided a schedule of the uses of the facilities at Our Lady of Guadalupe Church. We provided this information to your office for further analysis. Once the appropriate adjustments have been made and there is a final determination of the number of parking spaces required for the Church, this number may be compared with the 330 parking spaces which currently exists at the Church. We can then make certain

ATTACHMENT 19

conclusions regarding the Church parking requirements.

The Commission was advised that the Engineering staff has confirmed that there is an alternate parking lot site which upgraded to the City's parking lot standards could provide 80 additional parking spaces to accommodate any "excess" parking by the church and school of Our Lady of Guadalupe and the proposed Mary's Home Project. This site is located northerly of the proposed project site and southerly of the southern school grounds.

The Engineering staff advised the Commission that our field observations had indicated that there is parking on Marian Street by those attending the Sunday masses. However, we also observed that there was still available on-site parking on the southern school grounds to accommodate this on-street parking. Therefore, this parking on Marian Street appears to be a matter of convenience.

We noted in our staff report that the Church has indicated in the Memorandum of Understanding that parishioners will be asked not to park on Marian Street. However, if this continues to be a problem, then staff advises that some type of parking restriction on Marian Street may be necessary to force these motorists to park on the southern school grounds. The parking restriction would be an inconvenience to the residents on Sundays but would resolve the parking concerns on Marian Street.

The Commission was informed that the Church had implemented the proposed mitigation for the school dismissal period on an experimental basis on June 3, 1991. The Engineering staff conducted field observations which indicated that there is reduced traffic congestion on Marian Street at La Habra Boulevard, the queue on Third Avenue had been reduced, and the westernmost La Habra Boulevard driveway exit appear to function at a satisfactory level. The staff did recommend to the Traffic Commission that the serpentine extend to the entire southern school grounds to eliminate entirely the queue on Third Avenue.

PI 123456789

MARY'S HOME TRAFFIC ANALYSIS

JUNE 1991

 AUSTIN-FOUST ASSOCIATES, INC.

ATTACHMENT 20

Draft

**MARY'S HOME
Traffic Analysis**

Prepared for:

**Council of Orange County
Society of Saint Vincent De Paul**

Prepared by:

**Austin-Foust Associates
2020 N. Tustin Avenue
Santa Ana, California 92701**

June 5, 1991

ATTACHMENT 50

I INTRODUCTION

This report presents the results of a traffic analysis performed for the proposed development of Mary's Home in the city of La Habra. The report has been prepared for submittal to the city of La Habra in support of the zone change application, R-2 Planned Unit Development (PUD) for the project site.

PROJECT DESCRIPTION

The proposed project is located on vacant land situated south of Our Lady of Guadalupe Church, which fronts on La Habra Boulevard, between Monte Vista Avenue and Marian Street. Figure I-1 illustrates the location of the project site. Figure I-2 illustrates the proposed site plan. The project consists of 1.55 acres which will be developed with eight multi-family building units (5.2 units per acre) to house a total of 32 families with four families per unit (20.6 families per acre). The southern portion of the project site consists of a portion of a park, railroad tracks, and mobile homes, and the eastern portion is being developed with high-density multi-family homes.

The purpose of the development is to provide supportive housing for low-income families who are in the process of transition. Various rehabilitation and assistance programs will be provided for the exclusive use of residents and therefore will not attract street transients. In addition, community services are located within convenient walking distance relative to the project site.

Vehicles will access the project site from Walker Street via Marian Street and La Habra Boulevard. Access elsewhere from the project site will be restricted with six foot high walls enclosing the project site on the northerly, easterly, and westerly limits and an eight foot high chain link fence bordering the southerly limits.

Since many of the families will have no car, with the exception of staff, traffic patterns will not generate as significant an impact as would a typical medium-density multi-family community, the original plan for zone change. However, traffic patterns may more closely resemble those of

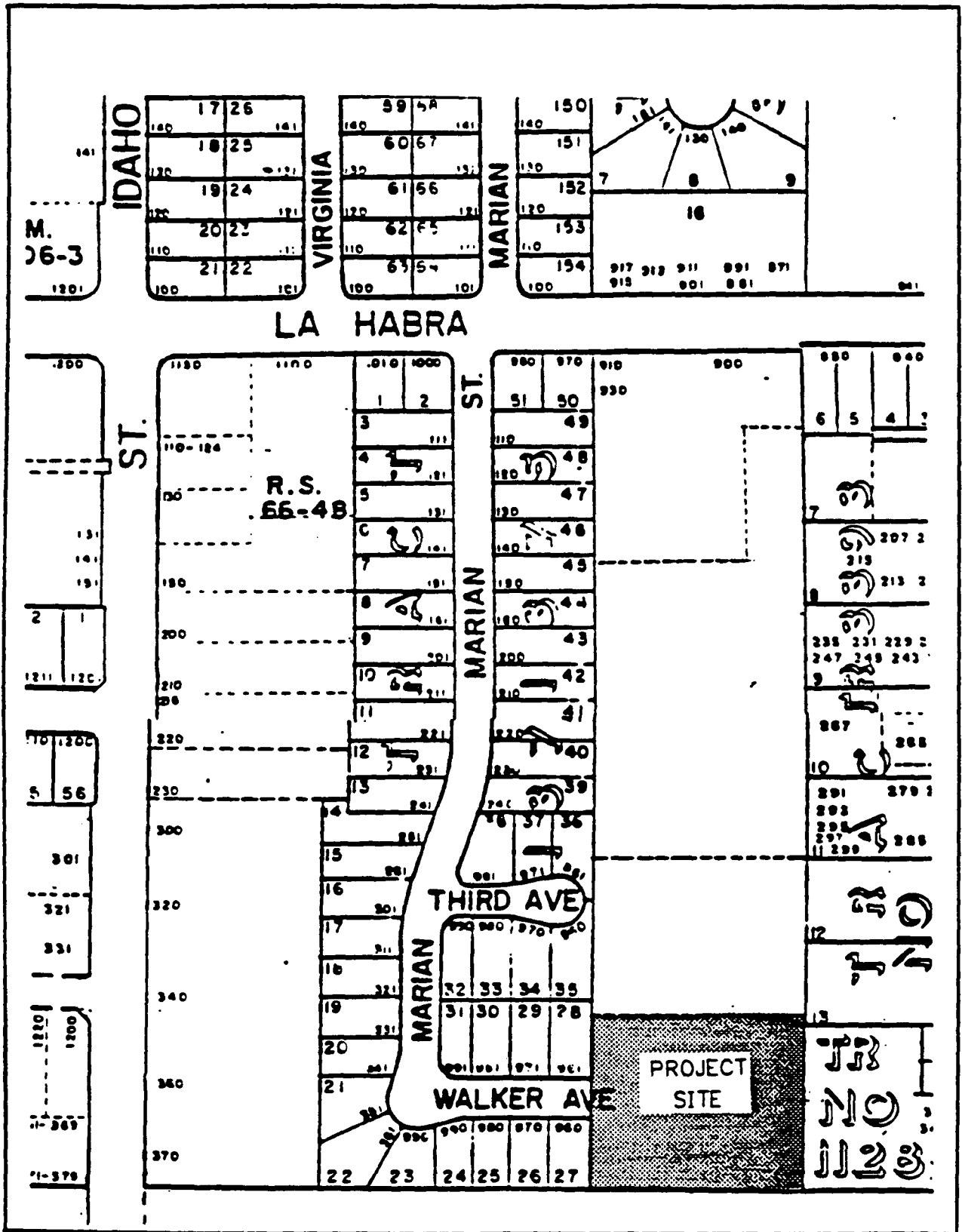


Figure I-2
SITE PLAN

COMPARISON OF TYPICAL PARKING REQUIREMENTS

LAND USE*	#DU	- RESIDENTIAL -		GUEST	HANDICAPPED OR LOADING ZONE	TOTAL
		COVERED	OPEN			
1. Multi-Family Rqmt./du Req'd spaces	32	1.0 sp/du 32	2.0 sp/du 64	2 sp/du 6	--	102
2. Retirement Community	32	1.0 sp/du 32			40' loading zone	32
3. Mary's Home Multi-Family	32	32	13	2	1	48

*Source: City of Orange Parking Code - This code was recently updated to reflect actual usage by retirement, senior citizens and multi-family uses.

DISCUSSION OF POTENTIAL PARKING

At any given time, at most seven staff members will be present simultaneously on the project premises. In the event that the proposed 48 parking spaces is deemed insufficient to meet the project's parking demand, an alternative parking site, meeting city parking standards, will be considered. Project residents and visitors will be discouraged from parking on the adjacent streets and directed to park at this designated site, located within convenient walking distance.

ANALYSIS SCOPE

The traffic analysis examines the impacts of adding project-generated traffic to the existing traffic on the surrounding arterial network.

Consistent with the format used for environmental impact reports, the traffic analysis material presented here is set out as follows:

- Chapter II - Project Setting
- Chapter III - Project Impacts
- Chapter IV - Proposed Mitigation Measures

II. PROJECT SETTING

This chapter describes the project site in relation to the transportation setting. The existing circulation system is discussed, and existing and existing-plus-project traffic volumes and levels of service are summarized.

SURROUNDING HIGHWAY NETWORK

Traffic generated by the proposed project will access La Habra Boulevard and Marian Street. La Habra currently carries more than 19,900 ADT in the project vicinity and is an east-west, four-lane secondary arterial with dual left-turn lanes at intersections. Marian is a north-south, two-lane residential roadway and cul-de-sac, in the project vicinity. The street is controlled by stop signs at La Habra Boulevard and currently carries 1,500 ADT. Monte Vista Street, located east of Marian Street, is a north-south, two lane commuter roadway, which is signalized at La Habra Boulevard. Monte Vista Street south of La Habra Boulevard (based on traffic data counts taken, May 1991), currently carries 2,500 ADT in the project vicinity.

Project traffic can access the Riverside Freeway (SR-91) at Beach Boulevard, west of La Habra, approximately six miles southwest of the project site. The Riverside Freeway provides regional east-west circulation and access to the Santa Ana Freeway (I-5) and the San Gabriel Freeway (SR-605).

EXISTING CONDITIONS

On an average daily basis, existing traffic along Marian Street is modest. Primarily residents travel northerly to and from the neighborhood cul-de-sac with occasional U-turns by motorists who do not realize Marian Street is a cul-de-sac. The street is also used by motorists entering and exiting Our Lady of Guadalupe church and school site.

"enter only" at the easternmost La Habra driveway, while restricting "exit only" at the westernmost driveway. It is during the morning student drop-offs (7:45-8:15 am) and afternoon student pick-ups (2:15-2:45 pm), as motorists are directed to enter the Third Avenue driveway via Marian, and exit at the church's Marian driveways (with option to exit at the westernmost La Habra driveway) when traffic congestion occurs. Access to the Monte Vista Street driveway is prohibited.

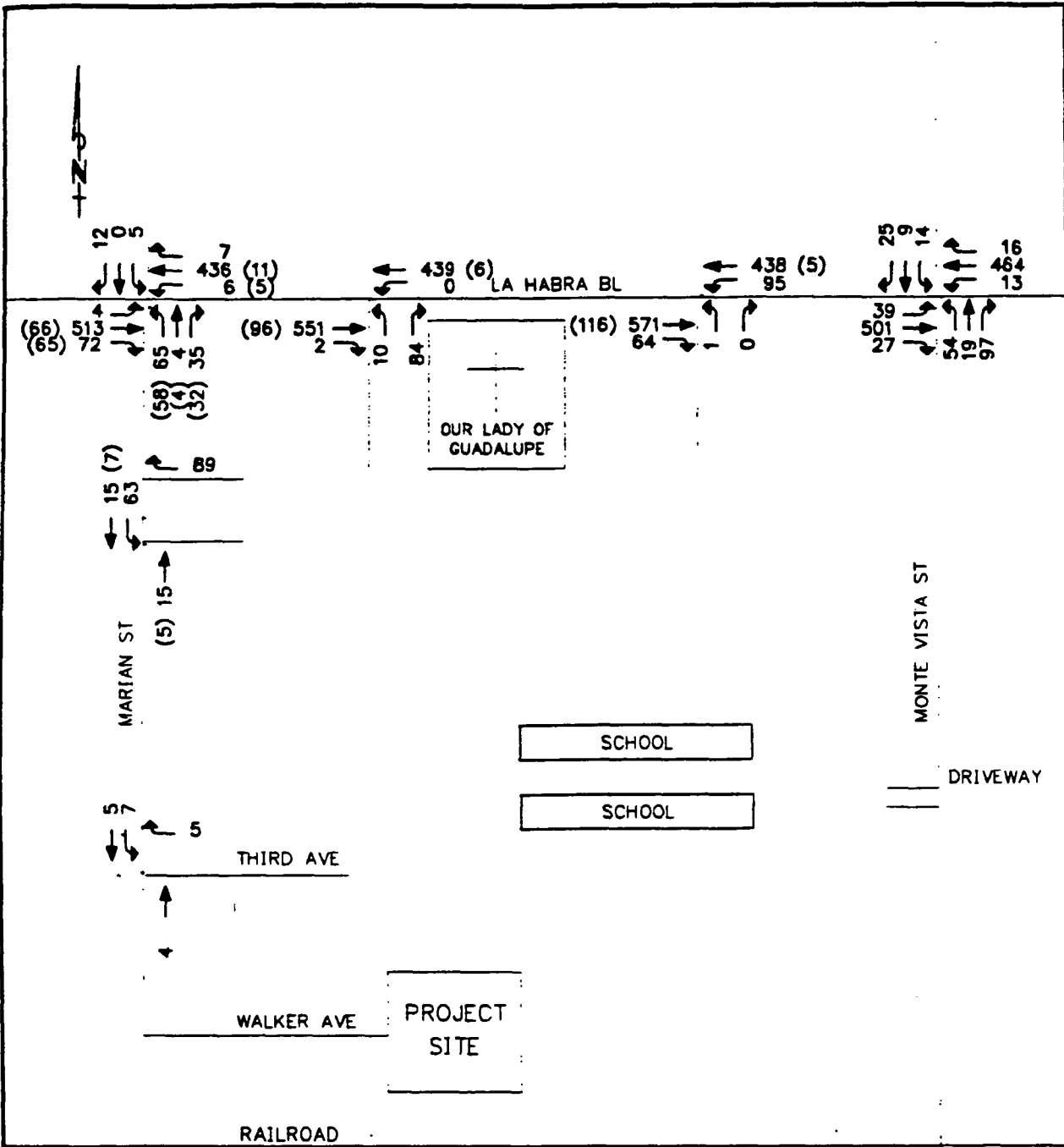
In summary, the peak traffic activity periods, generated by both the church and school, occur during:

1. Sundays - after the 8:00 AM and 9:30 AM masses.
2. Weekdays - during morning school arrivals and afternoon class dismissals.

Existing peak hour intersection turn volumes at the intersection of Marian Street and La Habra Boulevard, the church's westernmost La Habra driveway (exit only), and the church's easternmost La Habra driveway (entrance only) were counted by Traffic Data Services, Inc., December 1990, and January 1991. In addition, existing peak hour intersection turn volumes were taken at the signalized intersection of Monte Vista and La Habra, May 1991.

Figures II-1 and II-2 illustrate existing Sunday post-8:00 AM mass and post-9:30 AM mass traffic volumes, and current circulation patterns respectively. Figure II-3 illustrates existing morning school arrival traffic counts (from 7:45 AM to 8:15 AM) and Figure II-4 illustrates existing school dismissal traffic counts (from 2:15 PM to 2:45 PM), in addition to the current traffic circulation patterns.

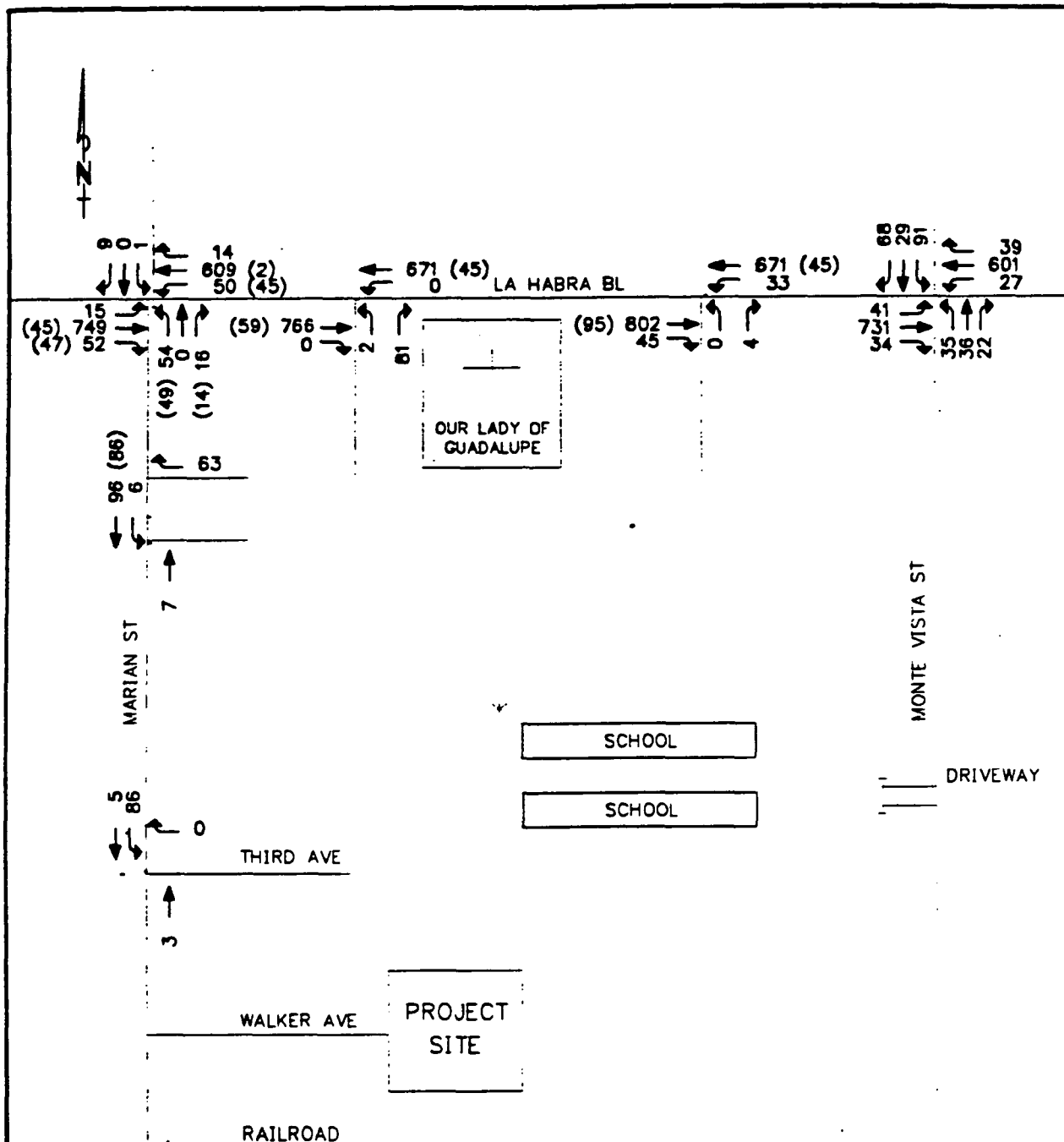
The 1985 Highway Capacity Manual/Software Analysis for unsignalized and signalized intersections was utilized to determine the level of service (LOS) for each intersection based on existing lane configurations. The reserve capacity (unused capacity) is a function for the length of traffic delay - the additional travel time experienced by a vehicle beyond what would reasonably be desired for a given trip. A LOS "A" represents optimal traffic conditions, with little or no traffic delay. LOS "C" represents average traffic delay, a LOS "F" represents extreme traffic delays, usually indicating a warrant for needed improvement at the intersection or turning movement. Table II-1 summarizes these existing capacities, for the unsignalized intersections, and Table II-2 summarizes the existing capacity for the signalized intersection at Monte Vista Street and La Habra Boulevard.



	# MASS TRIPS	% EBR	% WBL	% NBR	% NBL
(IB) IN-BOUND	231	57%	43%		
(OB) OUT-BOUND	189			61%	39%
TURNING MOVEMENTS					
EBR = EASTBOUND RIGHT				NBR = NORTHBOUND RIGHT	
WBL = WESTBOUND LEFT				NBL = NORTHBOUND LEFT	

Legend
 (..) = portion of church volumes

Figure II-2
 EXISTING TRAFFIC VOLUMES
 SUNDAY POST 9:30 AM MASS
 (10:30-11:15 AM)



# SCHOOL TRIPS	% EBR	% WBL	% NBR	% NBL
(IB) IN-BOUND	170	54%	46%	
(OB) OUT-BOUND	150		66%	34%

TURNING MOVEMENTS

EBR = EASTBOUND RIGHT	NBR = NORTHBOUND RIGHT
WBL = WESTBOUND LEFT	NBL = NORTHBOUND LEFT

Legend
 (##) = portion of school volumes
 Y = carpool drop-off/pick-up

Figure II-4
 EXISTING TRAFFIC VOLUMES
 SCHOOL PM DISMISSAL
 (2:15-2:45 PM)

Table II-2

HCS: SIGNALIZED INTERSECTION ANALYSIS
Existing Capacity Summary

Intersection (Minor & Major St)	LEVEL OF SERVICE				OVERALL
	MINOR STREET		MAJOR STREET		
	NB LTR	SB LTR	EB LTR	WB LTR	
4. Monte Vista & La Habra					
- Sunday					
- Post 8:00 AM Mass	C	B	A	A	B
- Post 9:30 AM Mass	C	B	A	A	B
- School Days					
- 7:45 - 8:15 AM	C	C	B	B	B
- 2:15 - 2:45 PM	C	C	B	B	B

LEVEL OF SERVICE CRITERIA

RESERVE CAPACITY PCPH	LEVEL OF SERVICE	EXPECTED DELAY TO MINOR STREET TRAFFIC	STOPPED DELAY PER VEHICLE (SEC)
400 +	A	Little or no delay	< 5.0
300 - 399	B	Short traffic delays	5.1 TO 15.0
200 - 299	C	Average traffic delays	15.1 TO 25.0
100 - 199	D	Long traffic delays	25.1 TO 40.0
0 - 99	E	Very long traffic delays	41.0 TO 60.0
.	F	.	> 60 Sec

- When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing (queue - a line of vehicles waiting a turn) which may cause severe congestion affecting other movements in the intersection. This condition usually warrants improvements to the intersection.

PCPH = Passenger cars per hour.

Reserve Capacity = The capacity of a lane at an unsignalized intersection minus the demand for that lane (unused capacity).

III. PROJECT IMPACT ANALYSIS

The proposed project consists of 1.55 acres of vacant area which will be developed with 32 multi-family dwelling units. Appropriate trip generation rates for the proposed residential development were derived from the Institute of Transportation Engineer's (ITE) Trip Generation Manual.

As discussed in Chapter 1, the actual project will generate traffic volumes with a lesser degree of impact than would those of a typical medium-density, multi-family community. In efforts to study typical travel patterns for developments similar to the project, (e.g., temporary housing shelters, housing facilities for the homeless) parking and traffic specific to each site could not be adequately isolated. However, one among several cases studied, Christian Temporary Housing located in the city of Orange, demonstrated approximately 40 percent of the seven families owned vehicles. Daily trip generation data was collected showing that approximately 4.2 trips (including staff vehicle trips) per unit are made on an average daily basis.

Orange Coast Interfaith Shelter in Costa Mesa has recently completed renovation from a nine-unit apartment complex (which housed 12 full-time families) to an 18 unit complex (housing 17-18 families) and four emergency units. Exclusive of the seven-day emergency shelter program, the shelter provides a 60-day program for homeless families. Seventeen parking lot spaces in addition to two enclosed two-car garages are provided. At any given time, 30 to at most 50 percent of the families own vehicles. With three to five staff members on-site daily, parking lot conditions are 50 to 70 percent occupied.

Similar patterns have been observed at the Fullerton and Anaheim shelters with 40 to 65 percent of the residents owning vehicles.

The following table summarizes trip rates and resulting trip generation for a typical medium-density multi-family community.

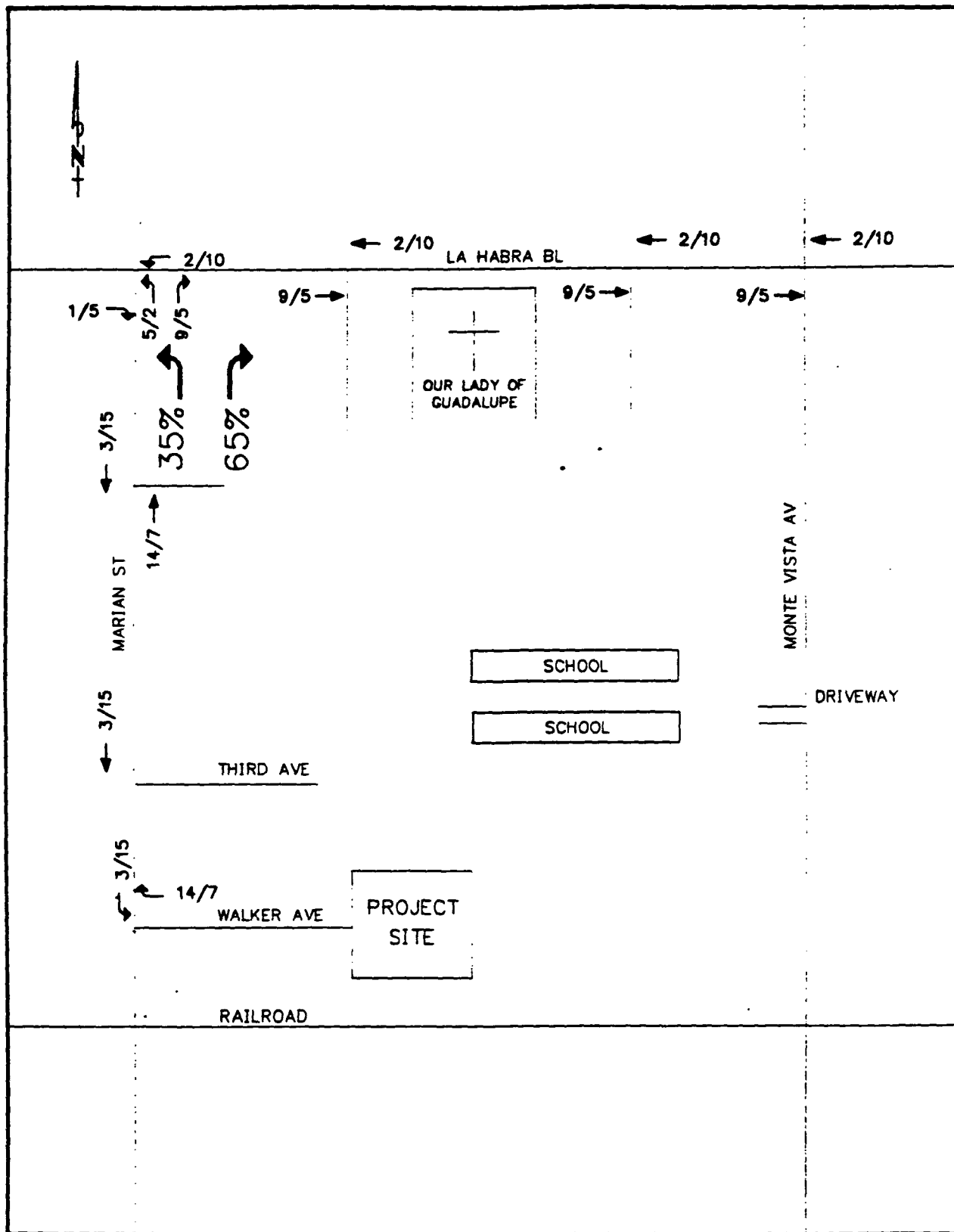
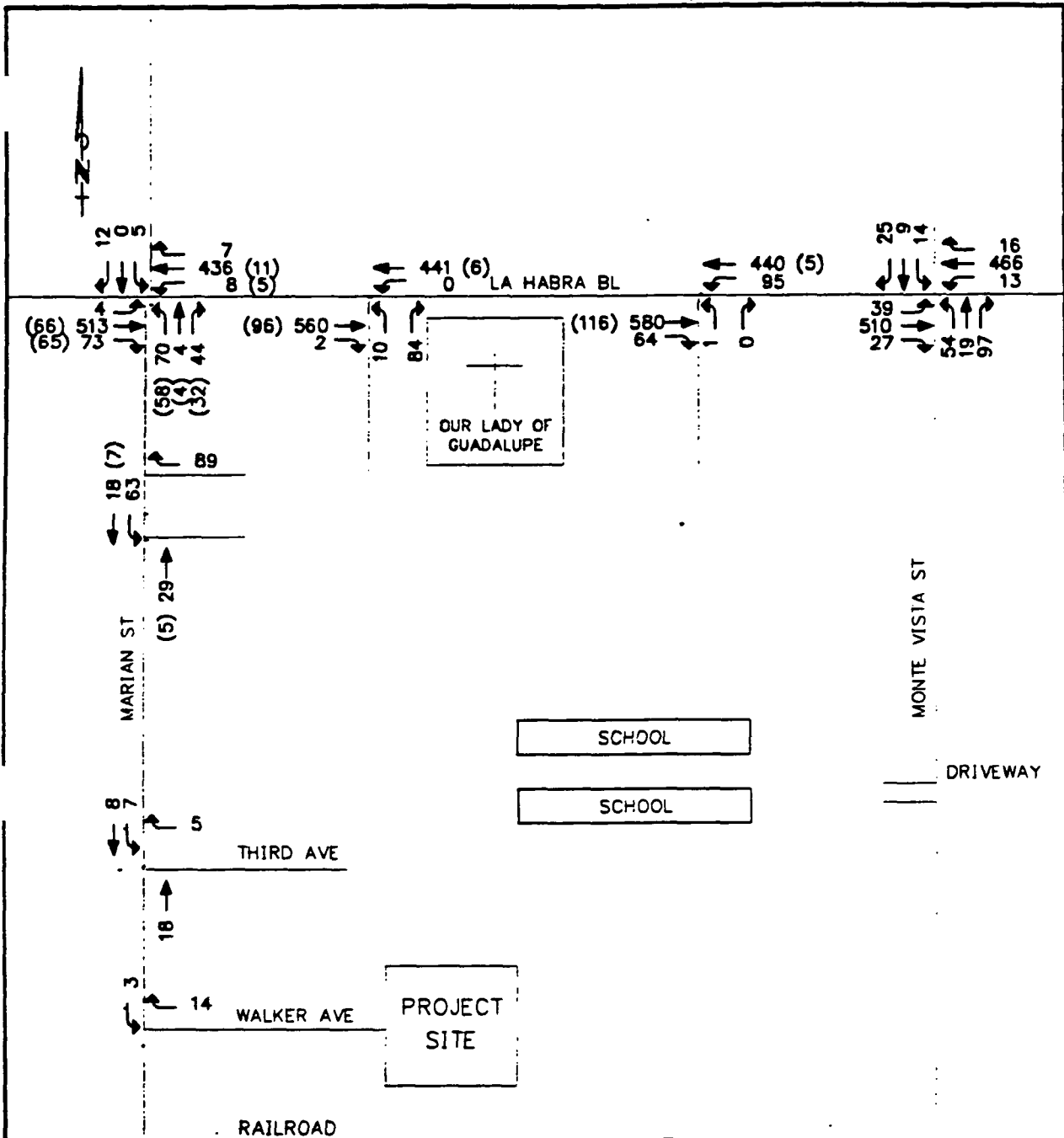


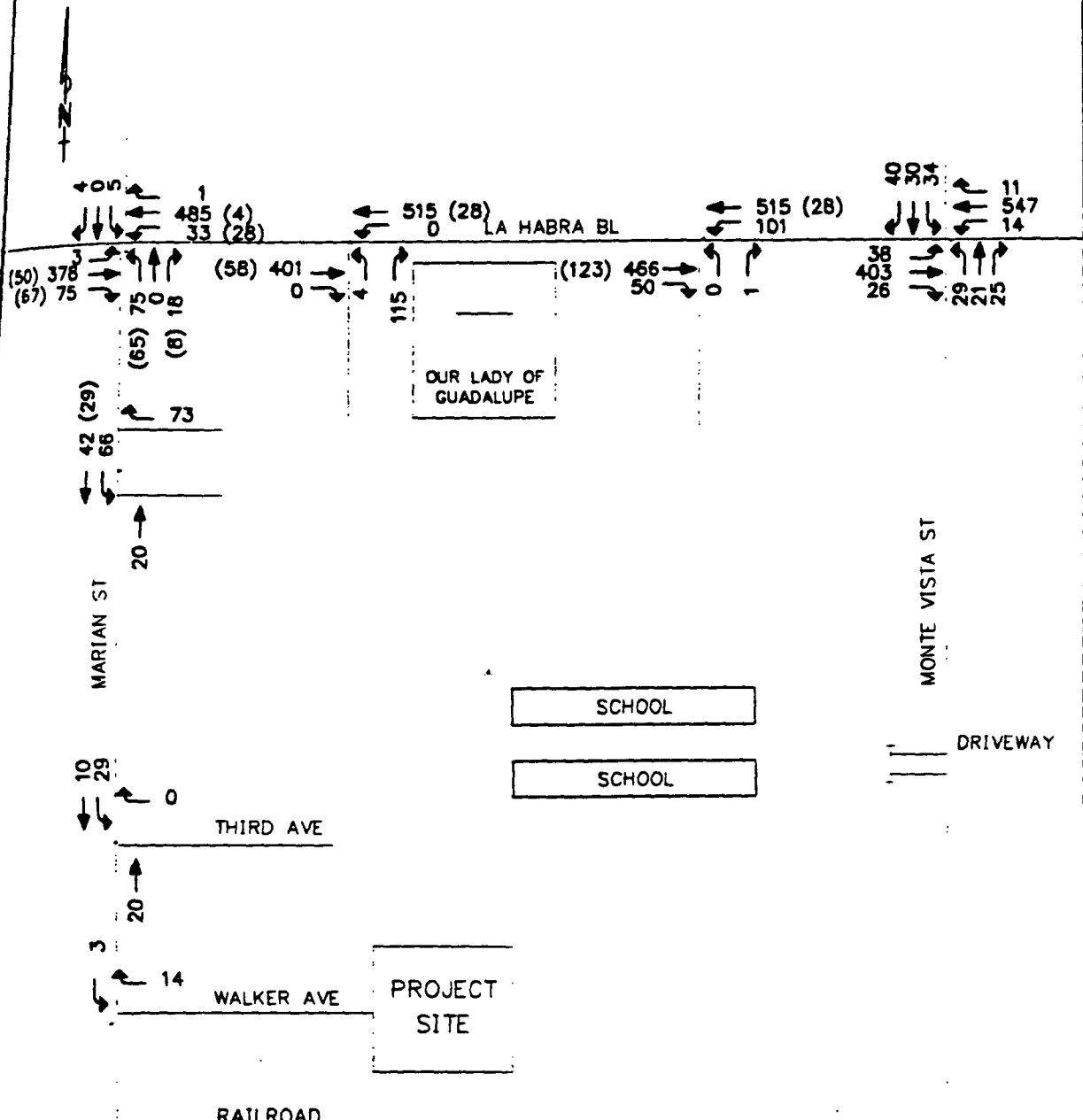
Figure III-1
TRAFFIC DISTRIBUTIONS
AND PROJECT GENERATED TRIPS
(AM/PM)



	# MASS TRIPS	% EBR	% WBL	% NBR	% NBL
(IB) IN-BOUND	231	57%	43%		
(OB) OUT-BOUND	189			61%	39%
TURNING MOVEMENTS					
EBR	= EASTBOUND RIGHT		NBR	= NORTHBOUND RIGHT	
WBL	= WESTBOUND LEFT		NBL	= NORTHBOUND LEFT	

Legend
 (#) = portion of church volumes

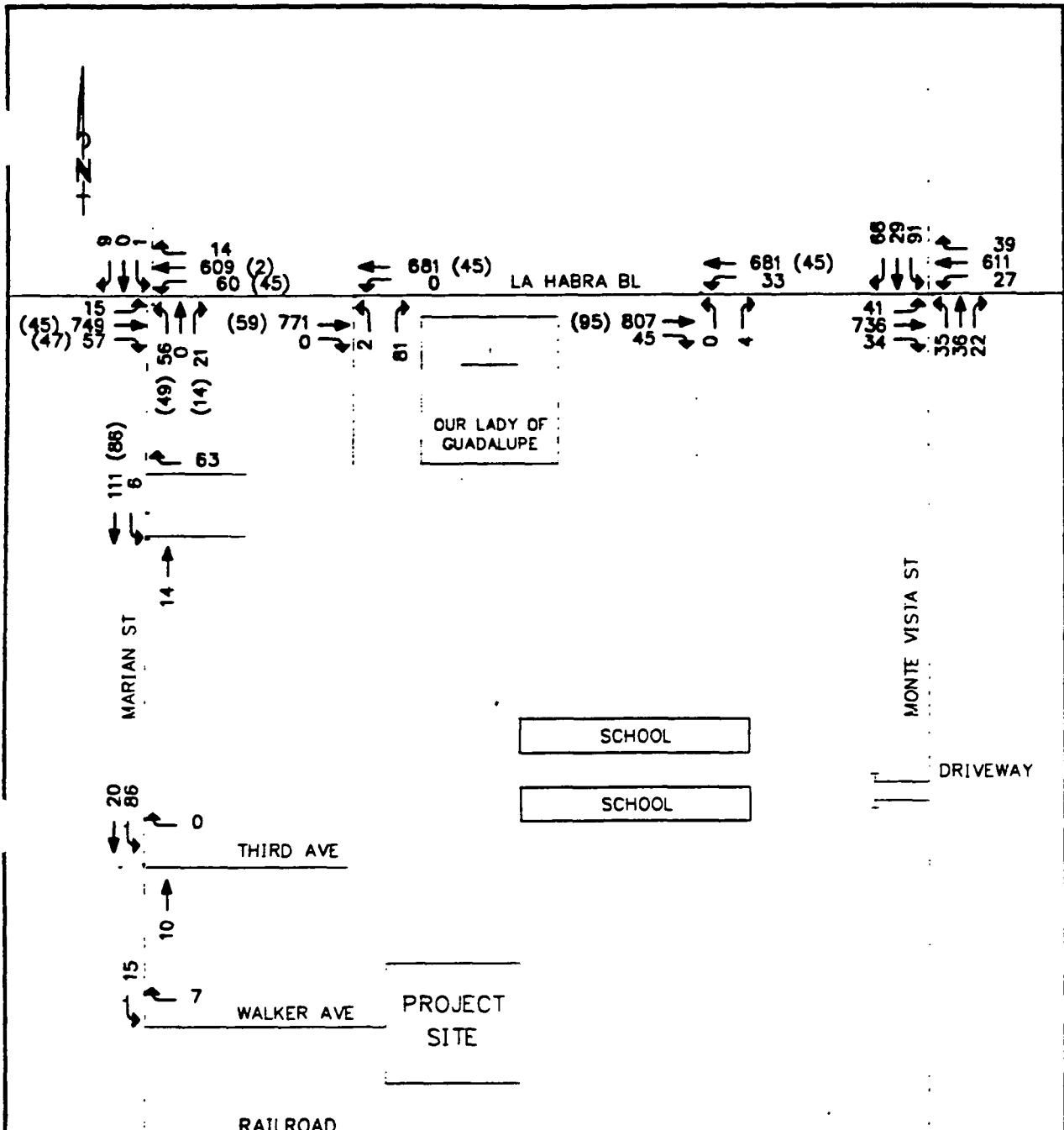
Figure III-3
 EXISTING - PROJECT VOLUMES
 SUNDAY POST 9:30 AM MASS
 (10:30-11:15 AM)



	# SCHOOL TRIPS	% EBR	% WBL	% NBR	% NBL
(IB) IN-BOUND	246	48%	52%		
(OB) OUT-BOUND	193			64%	36%
TURNING MOVEMENTS					
EBR = EASTBOUND RIGHT				NBR = NORTHBOUND RIGHT	
WBL = WESTBOUND LEFT				NBL = NORTHBOUND LEFT	

Legend
 (#) = portion of school volumes
 * = carpool drop-off/pick-up

Figure III-4
 EXISTING + PROJECT VOLUMES
 SCHOOL AM ARRIVAL
 (7:45-8:15 AM)



# SCHOOL TRIPS	% EBR	% WBL	% NBR	% NBL
(IB) IN-BOUND	170	54%	46%	
(OB) OUT-BOUND	150		66%	34%

TURNING MOVEMENTS

EBR = EASTBOUND RIGHT	NBR = NORTHBOUND RIGHT
WBL = WESTBOUND LEFT	NBL = NORTHBOUND LEFT

Legend

(##) = portion of school volumes
 * = carpool drop-off/pick-up

Figure III-5
 EXISTING + PROJECT VOLUMES
 SCHOOL PM DISMISSAL
 (2:15-2:45 PM)

TRAFFIC IMPACTS

In examining the capacity impacts of project generated traffic, the HCS for unsignalized intersections was used to analyze the key intersections (as discussed in Chapter II) for existing-plus-project volumes. Table III-1 summarizes these results. Table III-2 summarizes the results for existing-plus-project volumes at the signalized intersection at Monte Vista Street and La Habra Boulevard.

Marian Street and La Habra Boulevard

The addition of project traffic will decrease the LOS of the southbound approach from "A" to "B," but will not affect the LOS of the intersection overall after the Sunday 8:00 AM mass.

During the afternoon school dismissal, the northbound and southbound thru movements decrease from a LOS "D" to "E." However, project traffic has no effect on the intersection overall, maintaining LOS "C."

Overall, the addition of project traffic to existing conditions during peak Sunday masses and school periods will have no effect on the LOS. The intersection maintains to operate at LOS "B" and "C."

Westernmost La Habra Driveway

The addition of project traffic to existing conditions will have no effect on the LOS of this driveway, during peak Sunday masses and school periods. The intersection operates at LOS "A."

Easternmost La Habra Driveway

The addition of project traffic to existing conditions will not affect the LOS of this "entrance only" driveway during Sunday masses and school periods. The intersection operates at LOS "A."

Table III-1

HCS: UNSIGNALIZED INTERSECTION ANALYSIS
Existing-Plus-Project Capacity Summary

Intersection (Minor & Major St)	LEVEL OF SERVICE										OVERALL	
	MINOR STREET					MAJOR STREET						
	NB		TTL			SB		TTL				EB
	L	T	R	TTL	L	T	R	TTL	L	L		
1. Marian & La Habra												
- Sunday												
- Post 8:00 AM Mass	C	B	A	B	C	B	A	B	A	A		B
- Post 9:30 AM Mass	D	C	A	D	D	C	A	B	A	A		B
- School Days												
- 7:45 - 8:15 AM	D	C	A	D	D	C	A	C	A	A		C
- 2:15 - 2:45 PM	E	E	A	B	E	E	A	A	A	B		C
2. Church's westernmost La Habra driveway												
- Sunday												
- Post 8:00 AM Mass	C		A	A						A		A
- Post 9:30 AM Mass	D		A	A						A		A
- School Days												
- 7:45 - 8:15 AM	C		A	A						A		A
- 2:15 - 2:45 PM	E		A	A						A		A
3. Church's easternmost La Habra driveway												
- Sunday												
- Post 8:00 AM Mass	C		A	A						A		A
- Post 9:30 AM Mass	D		A	D						A		C
- School Days												
- 7:45 - 8:15 AM	D		A	A						A		A
- 2:15 - 2:45 PM	E		A	A						B		B

LEVEL OF SERVICE CRITERIA

RESERVE CAPACITY PCPH	LEVEL OF SERVICE	EXPECTED DELAY TO MINOR STREET TRAFFIC	STOPPED DELAY PER VEHICLE (SEC)
400 +	A	Little or no delay	< 5.0
300 - 399	B	Short traffic delays	5.1 TO 15.0
200 - 299	C	Average traffic delays	15.1 TO 25.0
100 - 199	D	Long traffic delays	25.1 TO 40.0
0 - 99	E	Very long traffic delays	41.0 TO 60.0
•	F	•	> 60 Sec

• When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing (queue - a line of vehicles waiting a turn) which may cause severe congestion affecting other movements in the intersection. This condition usually warrants improvements to the intersection.

PCPH = Passenger cars per hour.

Reserve Capacity = The capacity of a lane at an unsignalized intersection minus the demand for that lane (unused capacity).

Table III-2

HCS: SIGNALIZED INTERSECTION ANALYSIS
Existing-Plus-Project Capacity Summary

Intersection (Minor & Major St)	LEVEL OF SERVICE				OVERALL
	MINOR STREET		MAJOR STREET		
	NB LTR	SB LTR	EB LTR	WB LTR	
4. Monte Vista & La Habra					
- Sundry					
- Post 8:00 AM Mass	C	B	A	A	B
- Post 9:30 AM Mass	C	B	A	A	B
- School Days					
- 7:45 - 8:15 AM	C	C	B	B	B
- 2:15 - 2:45 PM	C	C	B	B	B

LEVEL OF SERVICE CRITERIA

RESERVE CAPACITY PCPH	LEVEL OF SERVICE	EXPECTED DELAY TO MINOR STREET TRAFFIC	STOPPED DELAY PER VEHICLE (SEC)
400 +	A	Little or no delay	< 5.0
300 - 399	B	Short traffic delays	5.1 TO 15.0
200 - 299	C	Average traffic delays	15.1 TO 25.0
100 - 199	D	Long traffic delays	25.1 TO 40.0
0 - 99	E	Very long traffic delays	41.0 TO 60.0
*	F	*	> 60 Sec

- * When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing (queue - a line of vehicles waiting a turn) which may cause severe congestion affecting other movements in the intersection. This condition usually warrants improvements to the intersection.

PCPH = Passenger cars per hour.

Reserve Capacity = The capacity of a lane at an unsignalized intersection minus the demand for that lane (unused capacity).

Monte Vista Street and La Habra Boulevard

The addition of project traffic to existing conditions will not affect the LOS of this signalized intersection during peak Sunday masses and school periods. The intersection maintains a LOS "B."

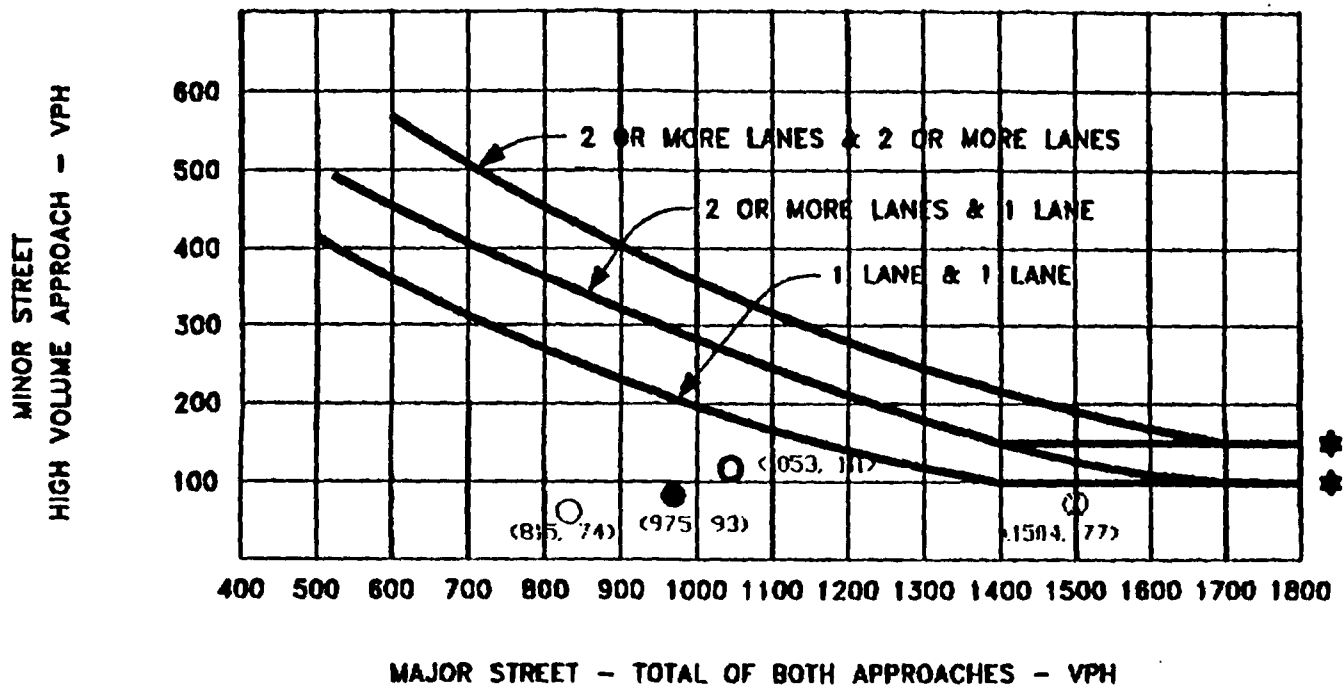
SIGNALIZATION WARRANT ANALYSIS

The Caltrans Traffic Manuals' Traffic Signal Warrant tests were used to determine the necessity of signalizing the proposed intersection of Marian Street and La Habra Boulevard. The tests for peak hour volume, minimum vehicles per day, and interruption of continuous traffic were not satisfied. Figure III-6 illustrates this analysis of existing-plus-project traffic volumes. Therefore, based on these traffic signal warrant tests, signalization is not satisfactory at the intersection of Marian Street and La Habra Boulevard.

CONCLUSIONS

The addition of project traffic to existing conditions will have no effect on the overall LOS of the four intersections: Marian and La Habra, the westernmost La Habra driveway, the easternmost La Habra driveway, and Monte Vista and La Habra. These intersections operate at LOS "C" or better.

PEAK HOUR VOLUME WARRANT URBAN AREAS



★ NOTE: 150 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND 100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

LEGEND

- SUNDAY POST 8:00 AM MASS
- ◐ SUNDAY POST 9:30 AM MASS
- SCHOOL AM ARRIVAL
- ⊗ SCHOOL PM DEPARTURE

Figure III-6
EXISTING--PLUS--PROJECT
PEAK HOUR WARRANT

IV. MITIGATION MEASURES

It was observed in chapter two that traffic egress generated by Sunday services and school peak periods seriously impact existing conditions at the key intersection of Marian Street and La Habra Bl. The addition of project traffic to existing traffic conditions, as analyzed in the previous chapter, will not have any significant additional impact. Further analysis indicates that additional mitigation is necessary at Marian and Third Avenue, streets impacted by the entering and exiting of motorists at the Third Avenue driveway.

MARIAN DRIVEWAY TRAFFIC IMPACTS

During Sunday peak masses, traffic congestion occurs along Marian at La Habra as church traffic enters and exits the Marian driveways. Consequently, this traffic congestion coupled with Marian Street parking, nearest these driveways, impede the ability for residents to "back-out" of their own driveways. (This situation affects an average of six residences). Elimination of church traffic along the Marian driveways would facilitate residential traffic and emergency vehicle access.

THIRD AVENUE DRIVEWAY TRAFFIC IMPACTS

Existing conditions during school afternoon pick-ups show that early arrival motorists queue on the Third Ave driveway along the westside of the school. Figure IV-1 illustrates the existing school PM carpool circulation and turning movement counts taken last May, 1991. This driveway queue occasionally extends beyond Third Avenue, backing-up along Marian. At most three to four vehicles stack momentarily on Marian, for a period less than 30 seconds, while waiting to enter the school grounds.

This residual queuing can be mitigated by shifting the existing queue on-site from the west-side to the southern school grounds. Currently 11-14 vehicles stack on-site, before extending beyond the driveway. The new southern queue would be directed into a serpentine increasing storage capacity by at least 75%, permitting 24-28 vehicles to "snake-through" along the grounds.

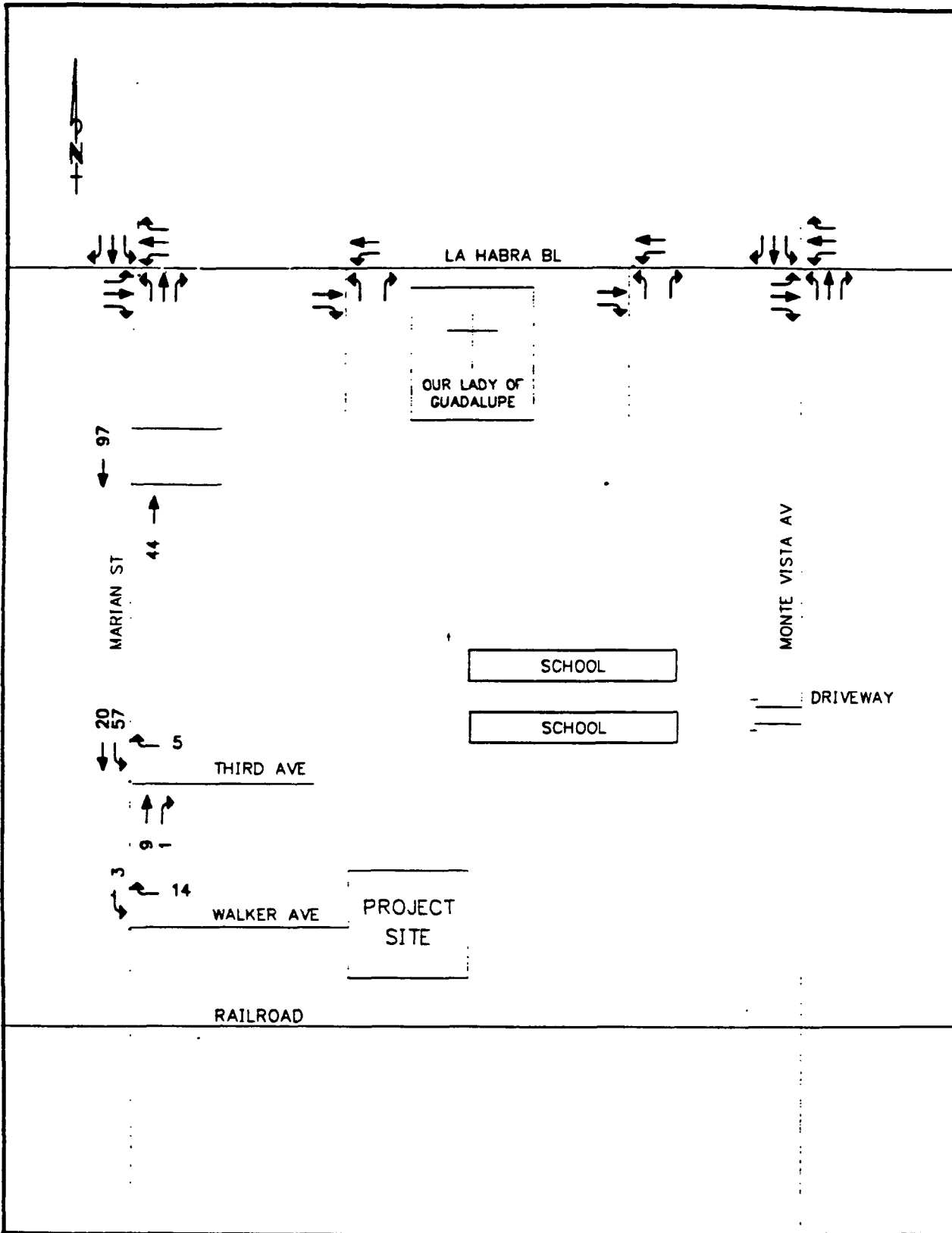


Figure IV-1
EXISTING TURNING MOVEMENTS
MARIAN ST & THIRD AVE
SCHOOL PM DEPARTURE
(2:15-2:45 PM)

MARIAN STREET PARKING CONDITIONS

During the weekends, approximately 13-20 residents park their vehicles on South Marian St. Another four-six residents park their vehicles on Third Ave.

Field observations taken during the peak Sunday masses, last May 12th, 1991, Mother's Day, showed that 28-40 vehicles parked on Marian St, particularly nearest the Marian driveways. (Worse case scenario). Further observations on-site revealed that during the 8:00 am and 9:30 am services, the southern parking lot was 75 percent utilized. This lot provides 94 marked parking stalls, therefore approximately 24 spaces were available for these street parked vehicles to use.

In general, during the Sunday 8:00 am and 9:30 am masses, 20 to at most 30 vehicles (of which at least one-third are residents), park on Marian, while the existing southern lot is only 50% to no more than 67% utilized. Those that park on Marian, nearest the church's driveway, do so for walking convenience.

WESTERNMOST LA HABRA DRIVEWAY TRAFFIC IMPACTS

As discussed earlier, this driveway is used as an exit only. Prior to May, 1991, signing prohibited exiting left-turn movements from this driveway on La Habra Bl. As of May, 1991, that signing has been removed. The existing driveway is controlled by "STOP" sign, permitting both right and left-turn movements on La Habra Bl. Part of the justification for this change is that the city has recently modified the signals along La Habra Bl, from Idaho Street to the easterly limits, to include "coordination" during weekday periods which produces more gaps in east/west traffic. The signals at Idaho Street and Monte Vista are semi-actuated with 90-second cycle lengths effective weekdays between 6:00-9:00 am, and 80-second cycle lengths, effective 9:30 am to 3:00 pm. During school afternoons, the eastbound traffic platoons are concurrent with the westbound platoons approximately one-third the distance west of Monte Vista St.

Field observations show that more frequent gaps along La Habra Bl have been created, facilitating exiting motorists entering the traffic stream, with less traffic delay.

EASTERNMOST LA HABRA DRIVEWAY TRAFFIC IMPACTS

As mentioned earlier, this driveway is used as an entrance only. During Sundays and school peak periods, an average of two to three vehicles (at most five), stack in the westbound left turn queue while entering this driveway. (The existing storage capacity for this westbound left turn pocket is seven to eight vehicles).

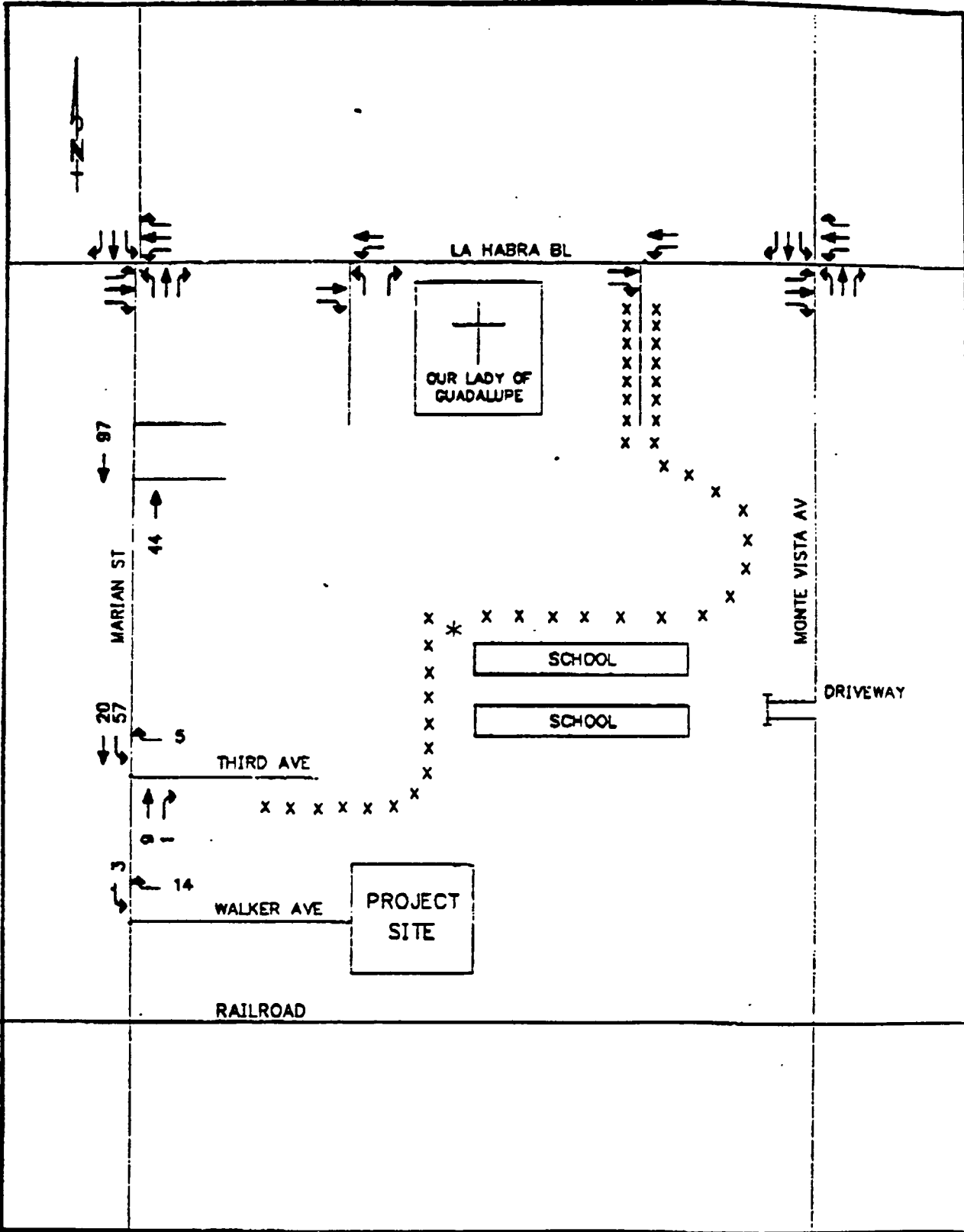
During school periods, carpool motorists queue into the driveway forming two lines. These two lines merge into one single progression queuing clockwise along the main school grounds, north of the school site. Figure IV-2 illustrates the existing storage capacity for this entire northern queue as 28-30 vehicles. In the event that project traffic should increase beyond the storage capacity of the driveway's westbound left turn queue, the existing clockwise progression will be directed to form a serpentine progression along the main school grounds. This would increase storage by at least 50%, permitting 45-50 vehicles to queue on site, and reduce potential queuing on La Habra.

ALTERNATIVE CHURCH PARKING LOT

The church property is comprised of: the church, school, hall, rectory, and convent. The table below summarizes the city code parking requirements. Table IV-1 summarizes the city code parking requirements.

There are 328 marked parking stalls, which include 23 handicapped spaces, in addition to two covered garage spaces, for a total of 330 available parking spaces for all of the combined land uses on-site. Generally, two to three activities may occur simultaneously (while at any given time, three to six nuns reside) on-site.

The existing school field, south of the southern school grounds, and north of the project site is utilized during the occasion of "spill-over" traffic generated by the church's special events. This alternative parking lot is used particularly during Easter Sunday, when at most 40 cars are necessarily parked to accommodate excess traffic. During an average weekend, the field is closed by gate, while during the weekdays students play on the field.



Legend
 x Vehicle

Figure IV-2
 EXISTING TRAFFIC CIRCULATION
 CARPOOL STORAGE QUEUE
 SCHOOL PM DEPARTURE
 (2:15-2:45 PM)

Table IV-1

CITY CODE PARKING REQUIREMENTS

LAND USE	AREA UNITS	PARKING SPACES	
		REQUIRED	PROPOSED
Church	1,041 Seats	(1 sp/5 seats) (1 seat = 15") 208	328 spaces 2 covered
School	449 Students 20 Staff	1 sp/5 students 90	
Hall	600 max. persons 4,950 S.F.	1 sp/5 persons 120	
Convent	9 bedrooms	1 sp/bedr 9	
Rectory	4 bedrooms	1 sp/bedr 4	
TOTAL		431	330

The grass field is comparable in area to the southern school grounds, which carries 94 marked parking stalls. If converted to parking standards this alternative lot would accommodate 70 to 90 additional parking spaces.

PROPOSED JOINT PARKING

In the event that the proposed project should demand additional parking, in excess of its present proposal for 48 spaces, the church would consider utilizing this grass field as an alternative parking lot accessible for both the church and proposed project. The field would be upgraded to city parking lot standards, with the church proposing "grass-turf" as a feasible consideration.

The following proposes to mitigate the existing traffic problem at Marian Street and La Habra Boulevard, and to improve the surrounding street conditions impacted by church and school generated traffic.

PROPOSED MITIGATION: CLOSURE OF CHURCH'S MARIAN DRIVEWAYS

Both the inbound and outbound driveways along Marian will be "chained off", eliminating all church and school related traffic access. (The driveways can be utilized for emergency vehicle purposes). All other existing access points to the church and school property will be retained. However, the Third Avenue driveway will permit ingress traffic only. The easternmost La Habra driveway will serve as an "entrance only" while the westernmost driveway will serve as an "exit only." The church property will be re-stripped to reflect new traffic flow patterns. In addition, the westernmost La Habra driveway will be re-stripped with most of the existing handicapped parking spaces relocated to facilitate the flow of egress traffic. The revised circulation patterns will be enforced during:

School Days - morning student drop-offs and afternoon pick-ups

- The school will require that parents and carpool motorists arrive for afternoon student pick-ups no earlier than ten minutes prior to class dismissal time. Presently, motorists

arrive near the southern access as early as 20 - 30 minutes before class dismissal, queuing along Third Avenue with occasional back-up along Marian Street. Figure IV-3 illustrates the revised school traffic circulation. Striping in addition to on-site staffing will direct the new traffic flow.

- Ingress only traffic will be restricted to two access points:
 1. Third Avenue driveway - motorists will serpentine through southern school grounds (traversing easterly, then northwesterly), in order to accommodate any projected increase in queuing diverted from the closure of the Marian driveways, and to remove the extended queuing on Third and Marian.
 2. Easternmost La Habra driveway - the mitigation will retain the existing circulation: motorists will ingress forming two queue lines, along the upper lot, merging into single file circulating clockwise along the center grounds. In the event that additional queuing is necessary to mitigate any projected back-ups along La Habra Boulevard, an alternative considered would be to queue motorists single file into a serpentine see (Figure IV-4) permitting additional queuing storage on-site.
- Both ingress queues will converge to one central pick-up point, located northwest of the school site.
- All egress traffic will queue northerly and exit at the westernmost driveway, permitting both left and right turn movements onto La Habra Boulevard (Optional queuing if necessary, will be directed clockwise along the northwest lot to facilitate traffic egress at the westernmost driveway.)

Sunday Masses

- The church parish will direct parishioners, through announcements and bulletins, not to park along Marian Street during Sunday masses.
- Ingress only traffic will be restricted to two access points with traffic flow patterns similar to the revised school circulation. Figure IV-5 illustrates the revised Sunday mass traffic circulation.
 1. Third Avenue Driveway - striping and arrows will direct ingress traffic flow.
 2. Easternmost La Habra Driveway - will retain the capacity for two in-bound traffic lanes.
- Traffic will primarily egress at the westernmost La Habra Driveway. During Sundays only, egress traffic will be permitted at the Monte Vista Street driveway. All ingress traffic will be prohibited at this driveway.

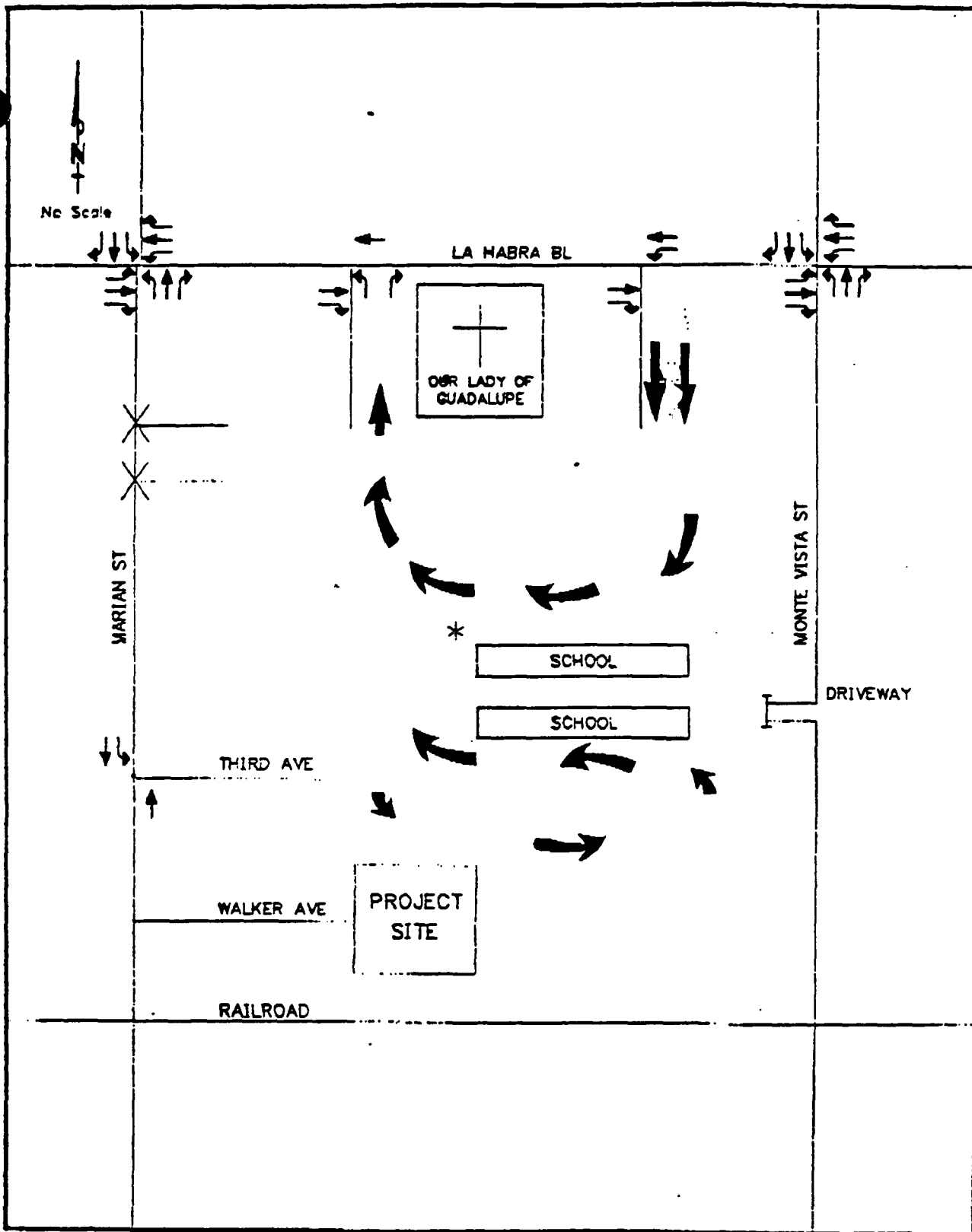
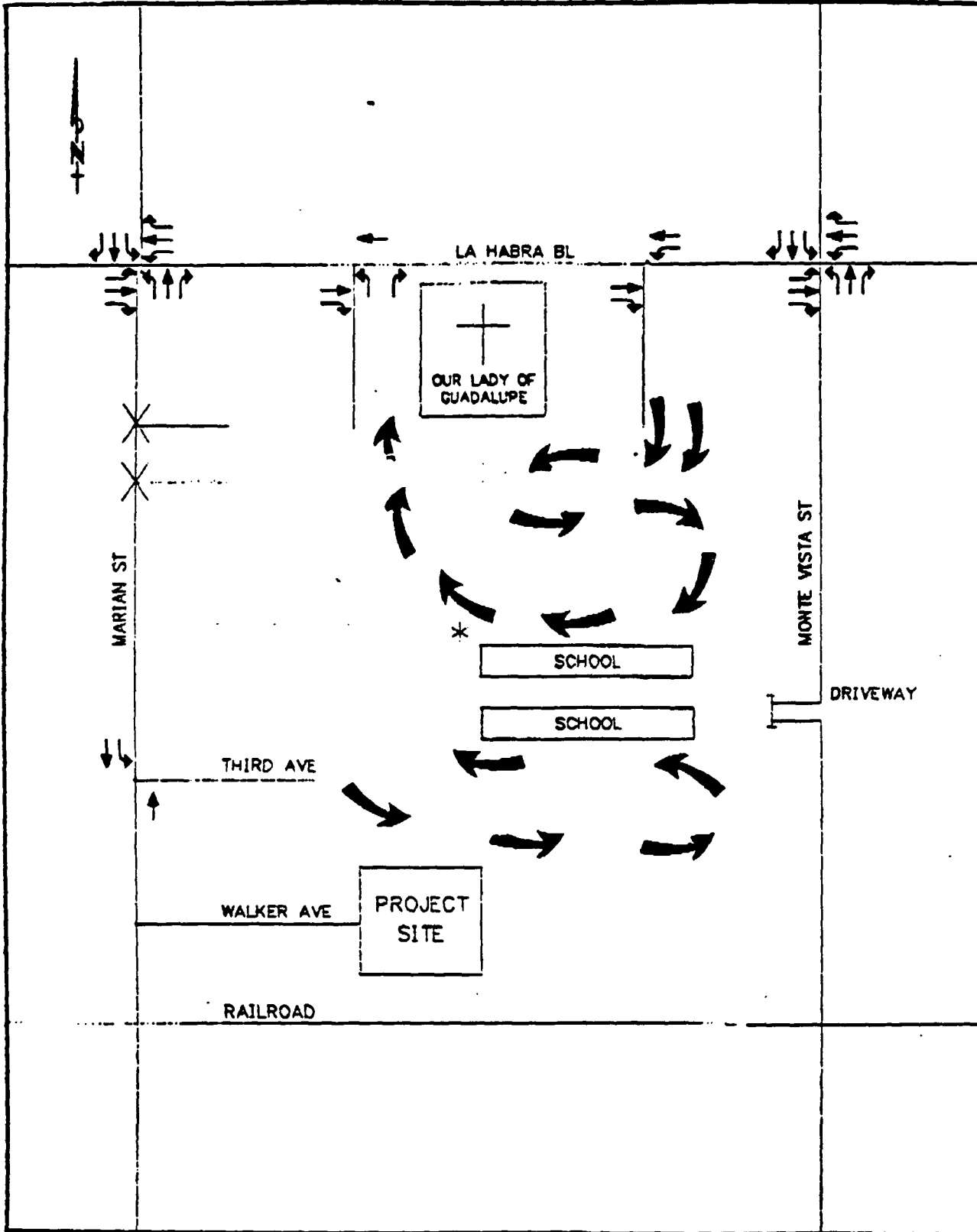
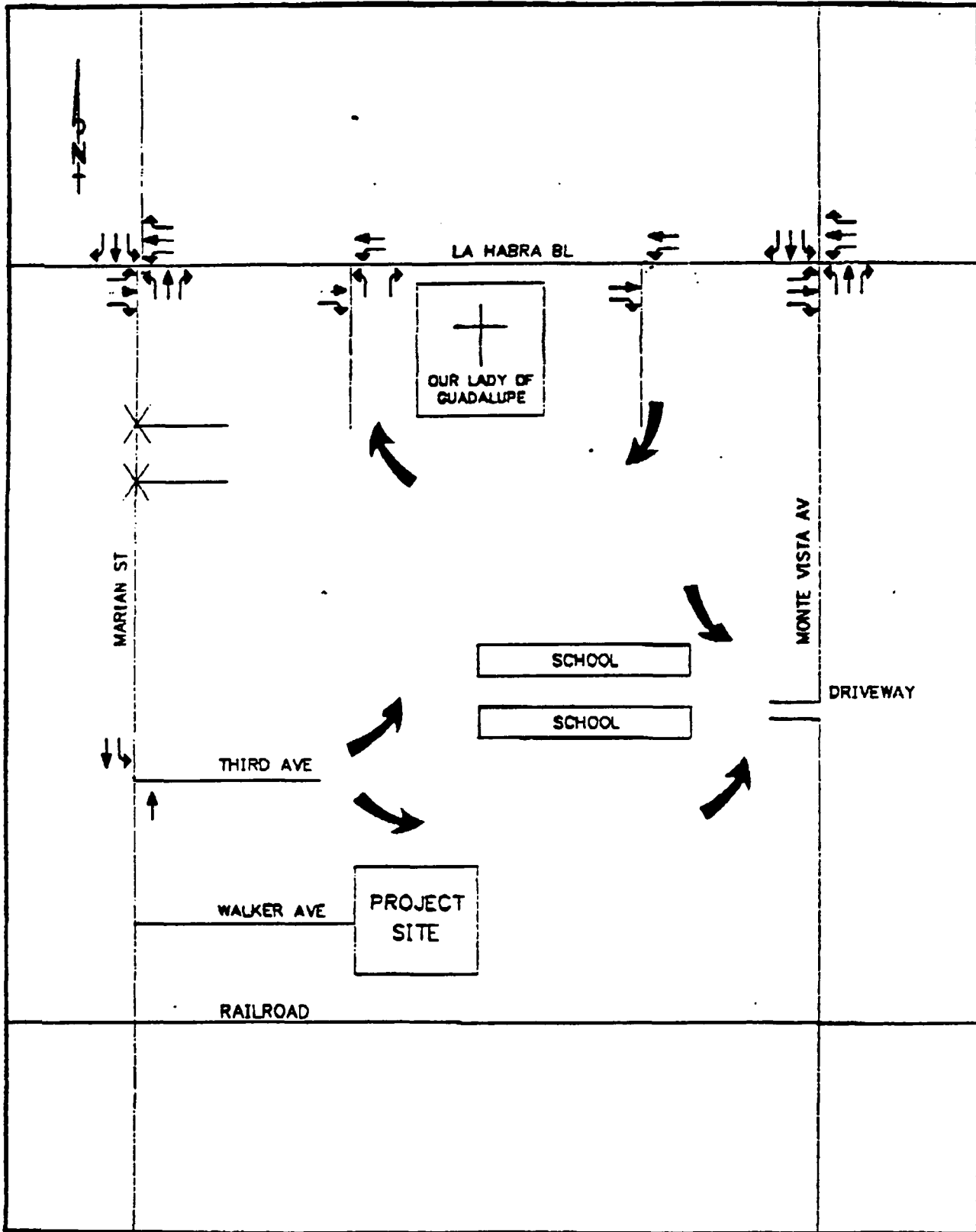


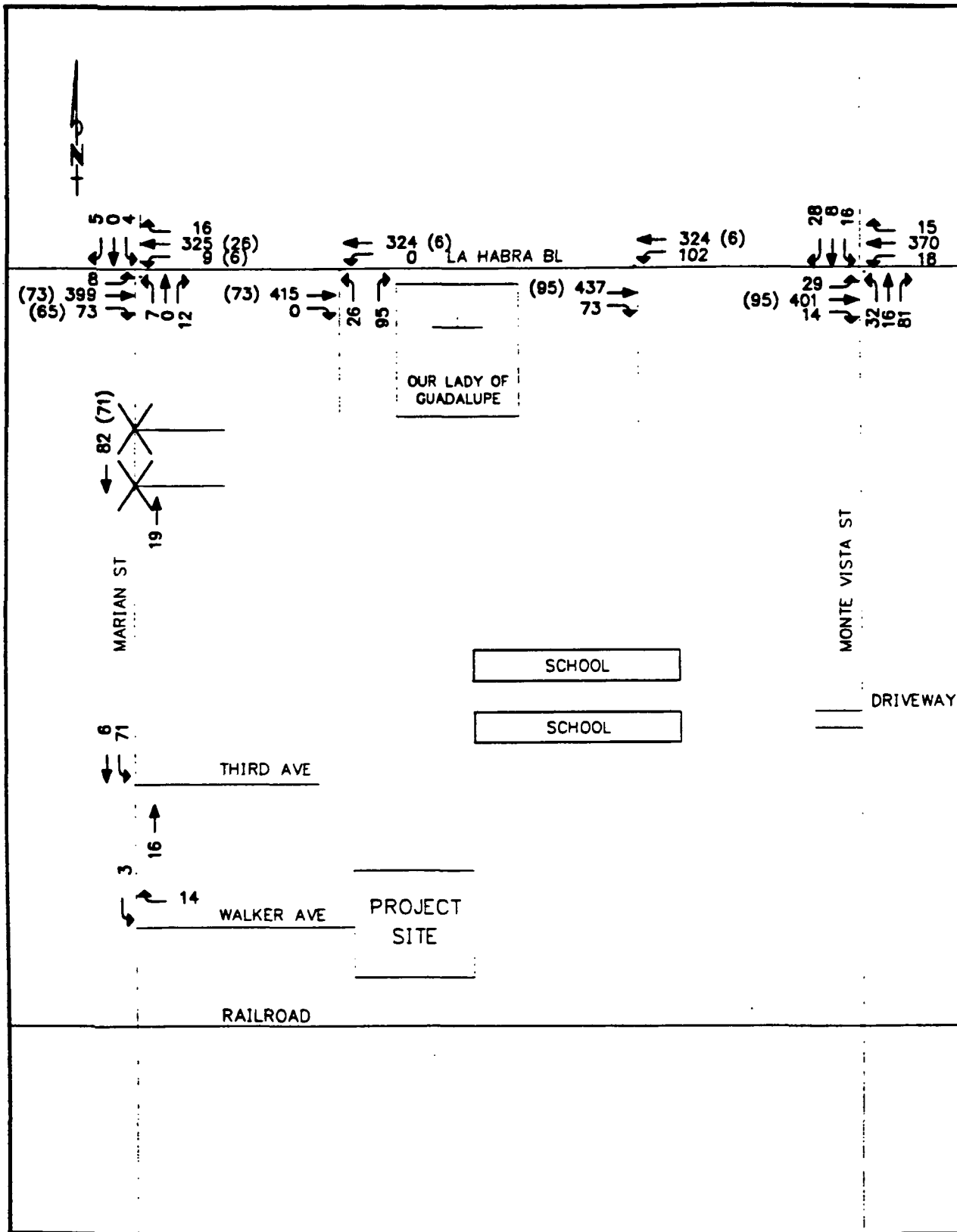
Figure IV-3
REVISED SCHOOL CIRCULATION
MARIAN DRIVEWAYS CLOSURE



**Figure IV-4
ALTERNATIVE SCHOOL CIRCULATION
CENTER GROUNDS SERPENTINE
MARIAN DRIVEWAYS CLOSURE**

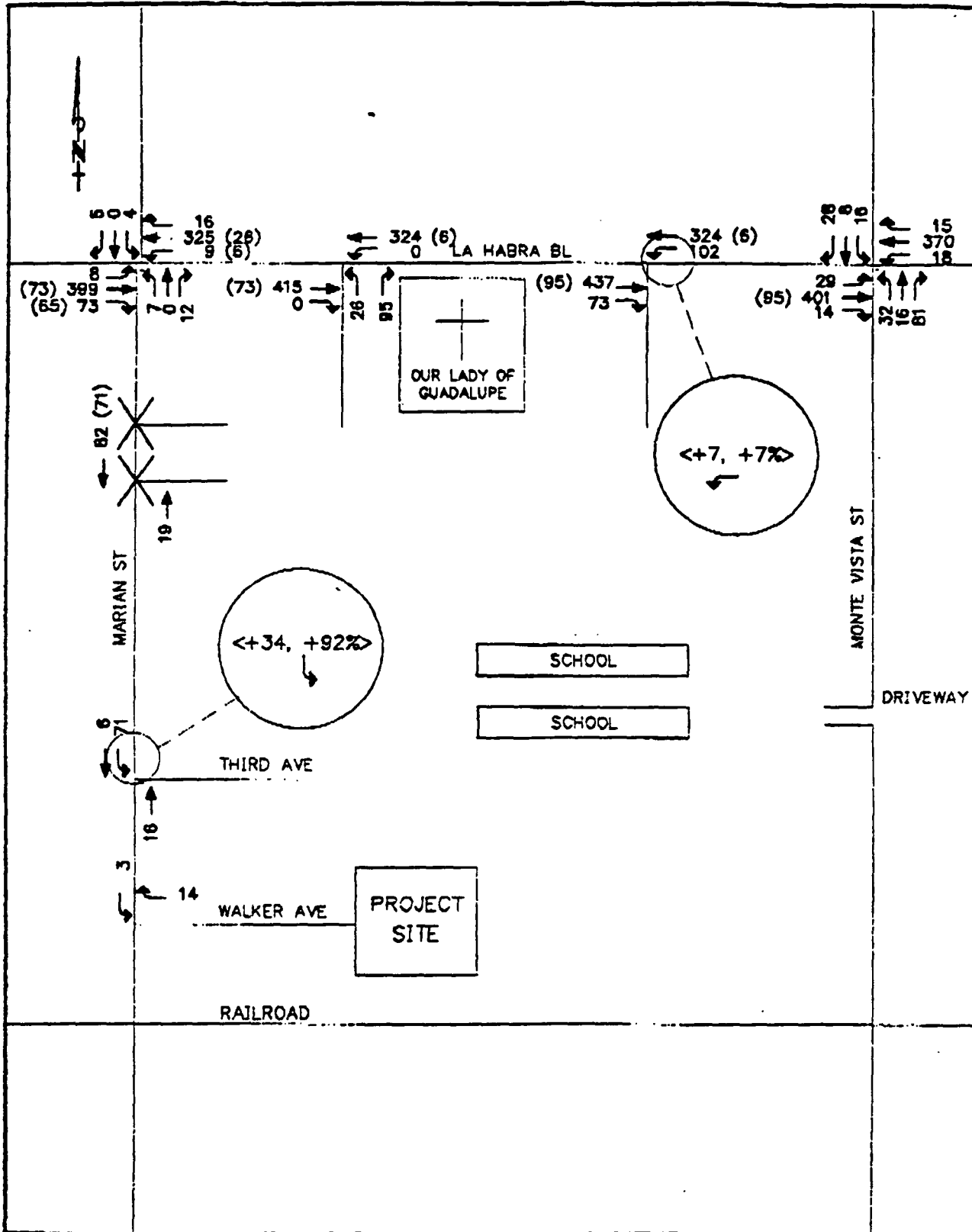


**Figure IV-5
REVISED SUNDAY CIRCULATION
MARIAN DRIVEWAYS CLOSURE**



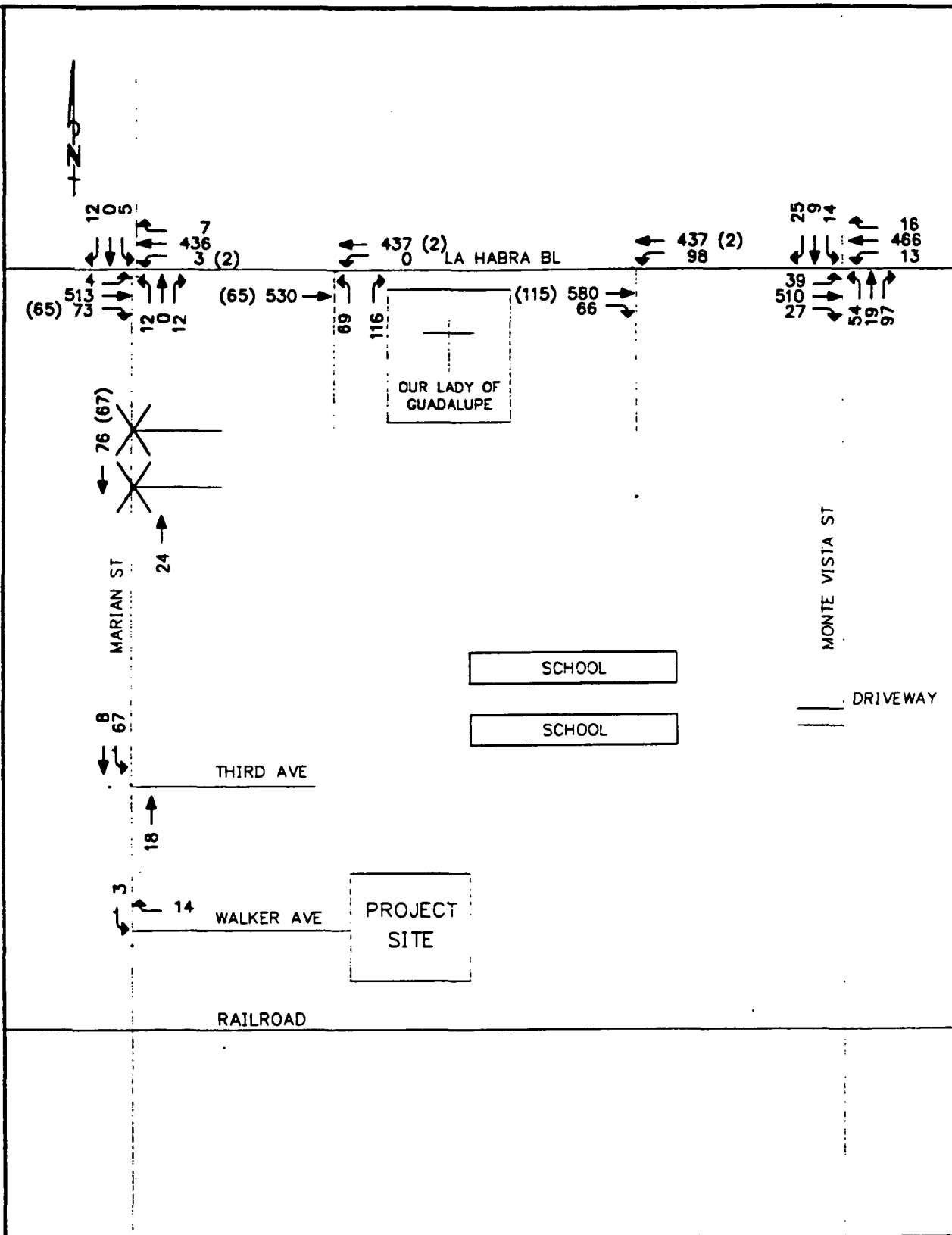
Legend
 (##) = portion of church volumes

Figure IV-6
 EXISTING + PROJECT VOLUMES
 W/ MIT: MARIAN DWYS CLOSURE
 SUNDAY POST 8:00 AM MASS
 (9:00-9:45 AM)



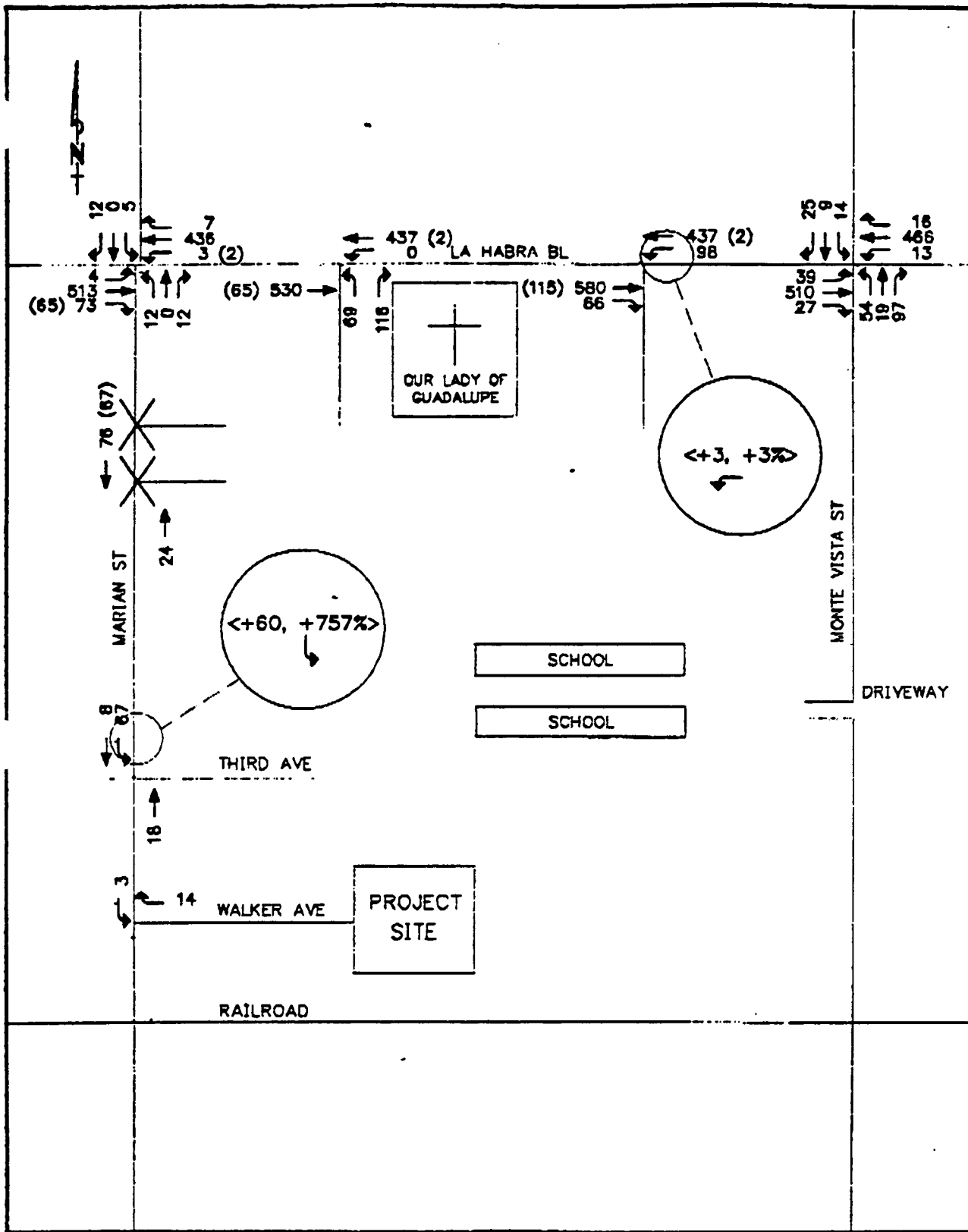
Legend
 (##) - portion of church volumes

Figure IV-6A
 EXISTING + PROJECT W/MIT.
 INCREMENTAL CHANGE
 SUNDAY POST 8:00 AM MASS
 (9:00-9:45 AM)



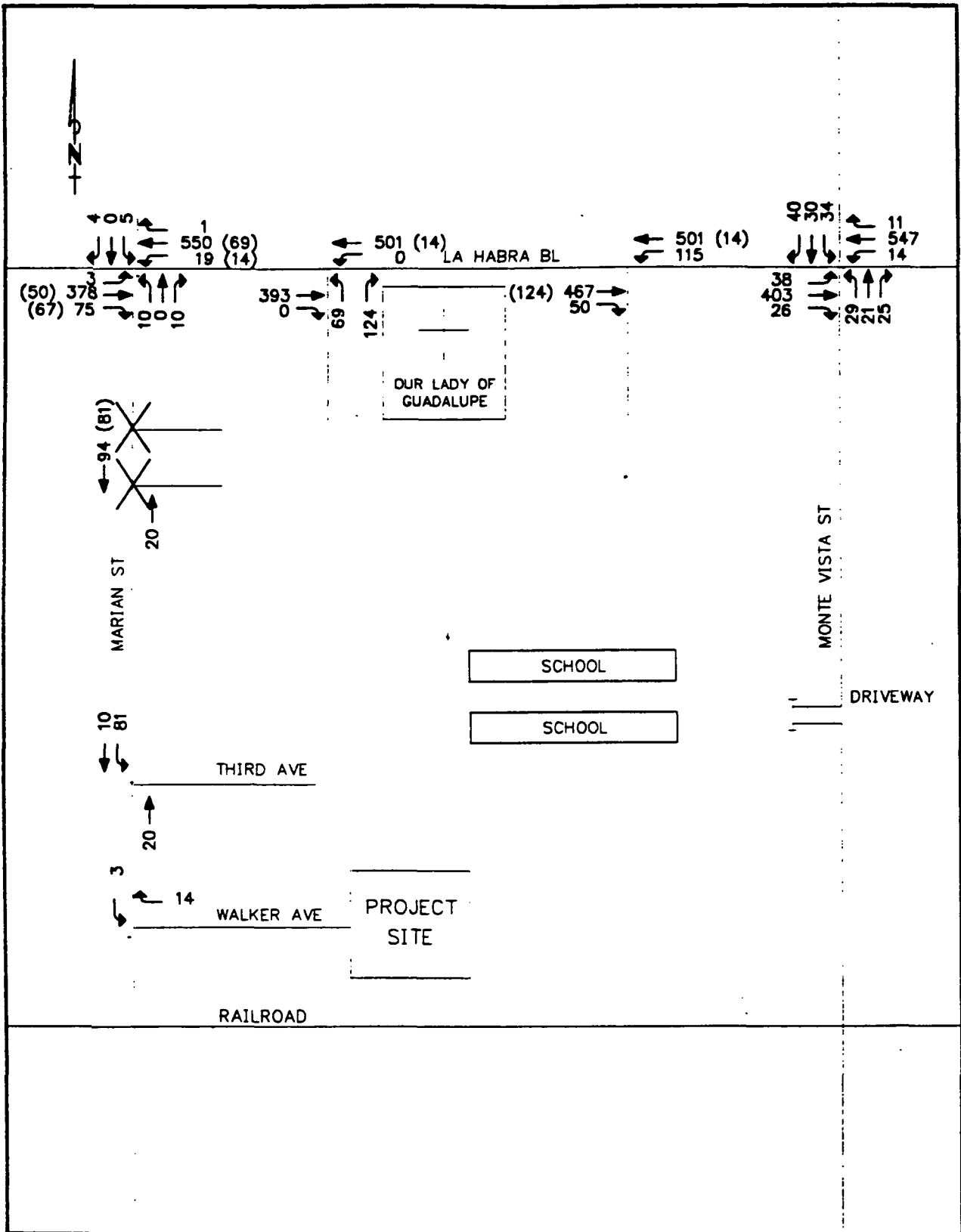
Legend
 (##) = portion of church volumes

Figure IV-7
 EXISTING + PROJECT VOLUMES
 W/MIT: MARIAN DWYS CLOSURE
 SUNDAY POST 9:30 AM MASS
 (10:30-11.15 AM)



Legend
 (#) = portion of church volumes

Figure IV-7A
 EXISTING + PROJECT W/MIT.
 INCREMENTAL CHANGE
 SUNDAY POST 9:30 AM MASS
 (10:30-11:15 AM)

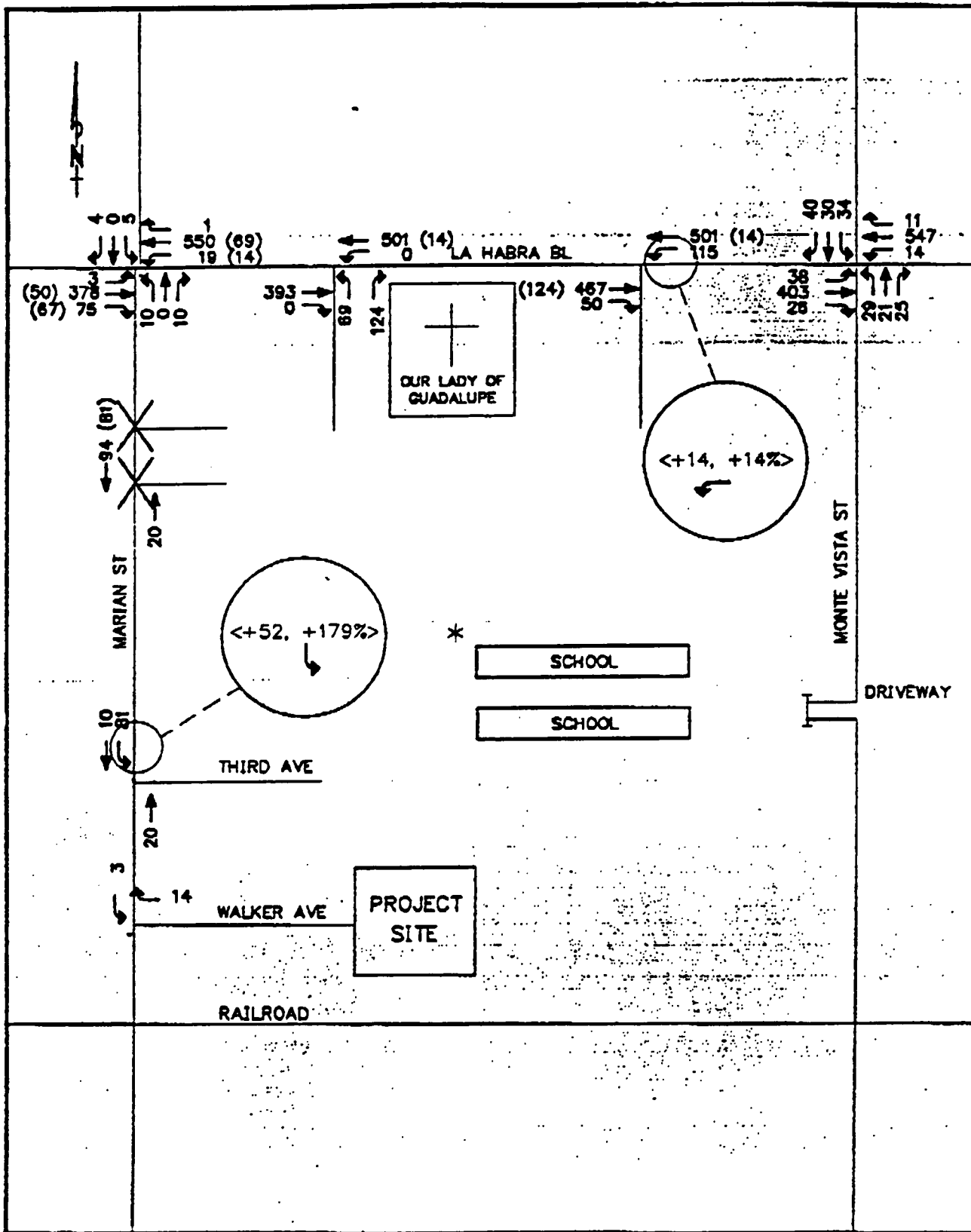


Legend

- (##) = portion of school volumes
- * = carpool drop-off/pick-up

Figure IV-8

EXISTING + PROJECT VOLUMES
 W/MIT: MARIAN DWYS CLOSURE
 SCHOOL AM ARRIVAL
 (7:45-8:15 AM)

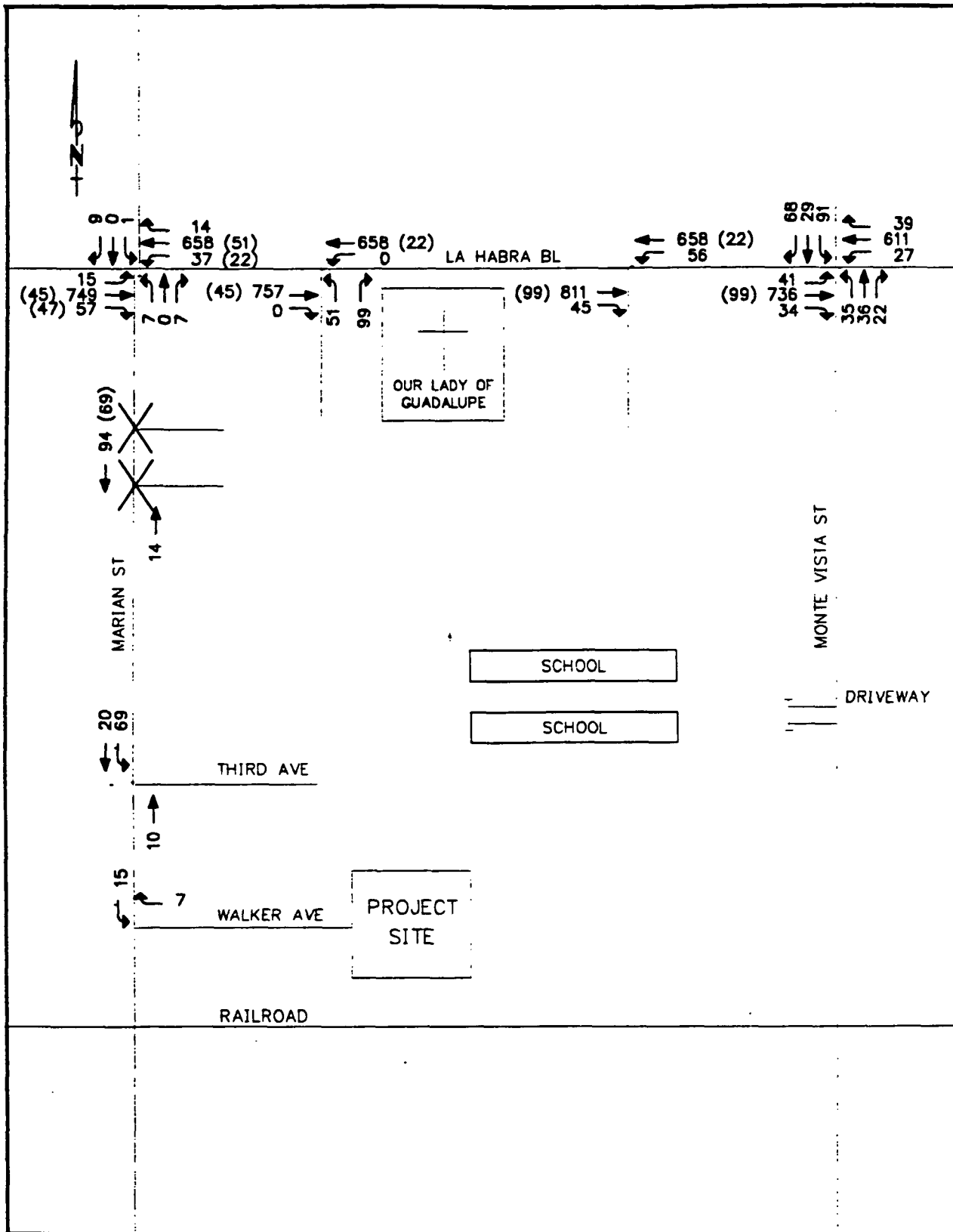


Legend

(##) = portion of school volumes

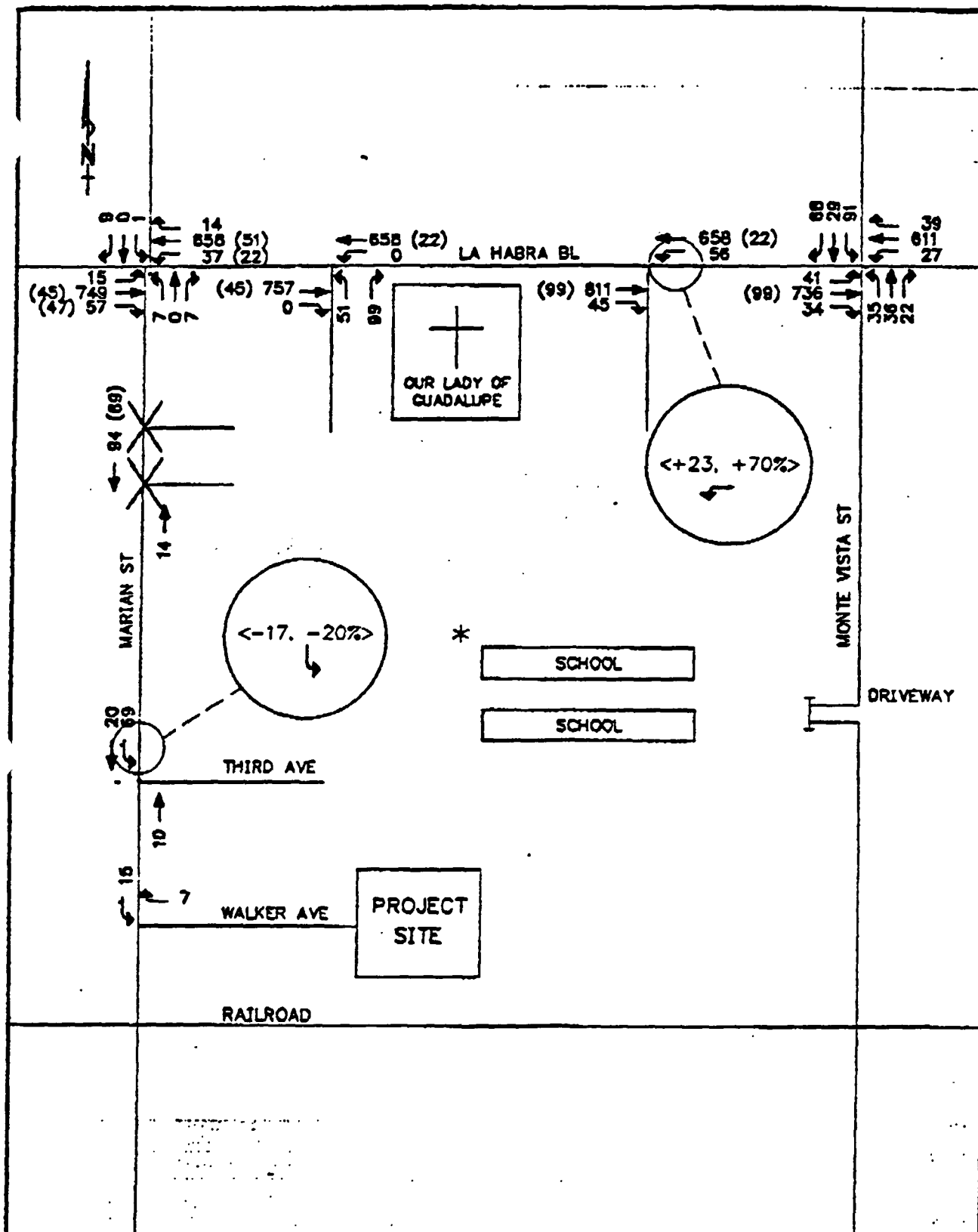
* = carpool drop-off/pick-up

Figure IV-8A
 EXISTING + PROJECT W/MIT.
 INCREMENTAL CHANGE
 SCHOOL AM ARRIVAL
 (7:45-8:15 AM)



Legend
 (##) = portion of school volumes
 ✕ = carpool drop-off/pick-up

Figure IV-9
 EXISTING + PROJECT VOLUMES
 W/MIT: MARIAN DWYS CLOSURE
 SCHOOL PM DISMISSAL
 (2:15-2:45 PM)



Legend
 (##) = portion of school volumes
 * = carpool drop-off/pick-up

Figure IV-9A
 EXISTING + PROJECT W/MIT.
 INCREMENTAL CHANGE
 SCHOOL PM DISMISSAL
 (2:15-2:45 PM)

Table IV-2

HCS: UNSIGNALIZED INTERSECTION ANALYSIS
 Existing-Plus-Project With Mitigation Capacity Summary
 Mitigation Closure of Church's Marian Driveways

Intersection (Minor & Major St)	LEVEL OF SERVICE										OVERALL
	MINOR STREET								MAJOR STREET		
	NB				SB				EB	WB	
	L	T	R	TTL	L	T	R	TTL	L	L	
1. Marian & La Habra											
- Sunday											
- Post 8:00 AM Mass	C	B	A	A	C	C	A	A	A	A	A
- Post 9:30 AM Mass	D	C	A	C	D	C	A	B	A	A	B
- School Days											
- 7:45 - 8:15 AM	D	C	A	C	D	C	A	C	A	A	B
- 2:15 - 2:45 PM	E	D	A	D	E	B	A	A	A	B	B
2. Church's westernmost La Habra driveway											
- Sunday											
- Post 8:00 AM Mass	C		A	A					A		A
- Post 9:30 AM Mass	D		A	D					A		C
- School Days											
- 7:45 - 8:15 AM	D		A	C					A		B
- 2:15 - 2:45 PM	E		A	B					A		C
3. Church's easternmost La Habra driveway											
- Sunday											
- Post 8:00 AM Mass	D		A	A					A		A
- Post 9:30 AM Mass	D		A	A					A		A
- School Days											
- 7:45 - 8:15 AM	D		A	A					A		A
- 2:15 - 2:45 PM	E		A	A					B		A

LEVEL OF SERVICE CRITERIA

RESERVE CAPACITY PCPH	LEVEL OF SERVICE	EXPECTED DELAY TO MINOR STREET TRAFFIC	STOPPED DELAY PER VEHICLE (SEC)
400 +	A	Little or no delay	< 5.0
300 - 399	B	Short traffic delays	5.1 TO 15.0
200 - 299	C	Average traffic delays	15.1 TO 25.0
100 - 199	D	Long traffic delays	25.1 TO 40.0
0 - 99	E	Very long traffic delays	41.0 TO 60.0
.	F	.	> 60 Sec

*When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing (queue - a line of vehicles waiting a turn) which may cause severe congestion affecting other movements in the intersection. This condition usually warrants improvements to the intersection.

PCPH = Passenger cars per hour.

Reserve Capacity = The capacity of a lane at an unsignalized intersection minus the demand for that lane (unused capacity).

Table IV-3

HCS: SIGNALIZED INTERSECTION ANALYSIS
Existing-Plus-Project With Mitigation Capacity Summary

Intersection (Minor & Major St)	LEVEL OF SERVICE				OVERALL
	MINOR STREET		MAJOR STREET		
	NB LTR	SB LTR	EB LTR	WB LTR	
4. Monte Vista & La Habra					
- Sunday					
- Post 8:00 AM Mass	C	B	A	A	B
- Post 9:30 AM Mass	C	B	A	A	B
- School Days					
- 7:45 - 8:15 AM	C	C	B	B	B
- 2:15 - 2:45 PM	C	C	B	B	B

LEVEL OF SERVICE CRITERIA

RESERVE CAPACITY PCPH	LEVEL OF SERVICE	EXPECTED DELAY TO MINOR STREET TRAFFIC	STOPPED DELAY PER VEHICLE (SEC)
400 +	A	Little or no delay	< 5.0
300 - 399	B	Short traffic delays	5.1 TO 15.0
200 - 299	C	Average traffic delays	15.1 TO 25.0
100 - 199	D	Long traffic delays	25.1 TO 40.0
0 - 99	E	Very long traffic delays	41.0 TO 60.0
•	F	•	> 60 Sec

- When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing (queue - a line of vehicles waiting a turn) which may cause severe congestion affecting other movements in the intersection. This condition usually warrants improvements to the intersection.

PCPH = Passenger cars per hour.

Reserve Capacity = The capacity of a lane at an unsignalized intersection minus the demand for that lane (unused capacity).

Monte Vista Avenue and La Habra Boulevard

Overall, this signalized intersection will maintain a satisfactory level of service "B," during Sunday masses and school peak periods.

ADDITIONAL COMMENTS

To mitigate the traffic congestion during Sundays, the church is modifying the present Sunday mass schedule in efforts to prolong the gaps between peak masses.

SUNDAY MASSES	
<u>CURRENT</u>	<u>PROPOSED</u>
6:30 AM	6:15 AM
8:00 AM	7:45 AM
9:30 AM	9:45 AM
11:00 AM	11:30 AM
1:00 PM	1:15 PM
6:00 PM	6:00 PM
	8:00 PM

The recent acquisition of the church patio, a southerly extension of the church building, has helped to reduce the onset of traffic congestion following Sunday mass services. The patio serves as a rest area providing the motorist the option to depart at a more convenient time.

The proposed mitigation closure of the Marian driveways is supported by the Church of Our Lady of Guadalupe. A meeting held the evening of April 29th, 1991, by the church, addressed the traffic concerns of the surrounding residents, only those directly impacted by both church and school traffic. (No discussion was made with regard to the proposed project). After exhausting through a number of alternatives, a general consensus favored that the above proposal would satisfactorily alleviate the existing traffic problem. (Approximately 40-50 residents were present, comprised of those residing along South Marian, Third Avenue, Walker Avenue and Monte Vista Street. See Appendix B.)

Marian Street and La Habra

The results of the HCS analysis indicate that eliminating all egress traffic along Marian Street generated by the church and school will significantly improve the overall level of service at the intersection of Marian Street and La Habra Boulevard during the departure of the 8:00 AM mass from LOS "B" to "A." This is due to the improvement in the northbound approach, from a LOS "B" to a LOS "A."

During the departure of the 9:30 AM mass, the overall level of service at Marian Street and La Habra retains a LOS "B". Closure of the church's Marian driveways will improve the northbound approach at this intersection from LOS "D" to "C."

During school days, the intersection overall will be improved from LOS "C" to "B" during both morning arrivals and afternoon pick-ups.

The northbound approach will be improved from LOS "D" to "C" during morning student drop-offs and from LOS "E" to "D" during afternoon student pick-ups.

Westernmost La Habra Driveway

Overall, the driveway will have a LOS "A" and LOS ^{"C"}~~"B"~~, after the 8:00 AM and the 9:30 AM masses, respectively.

During the morning student drop-offs, the driveway will have a LOS "B," while the afternoon student pick-ups will generate a level of service "C."

Easternmost La Habra Driveway

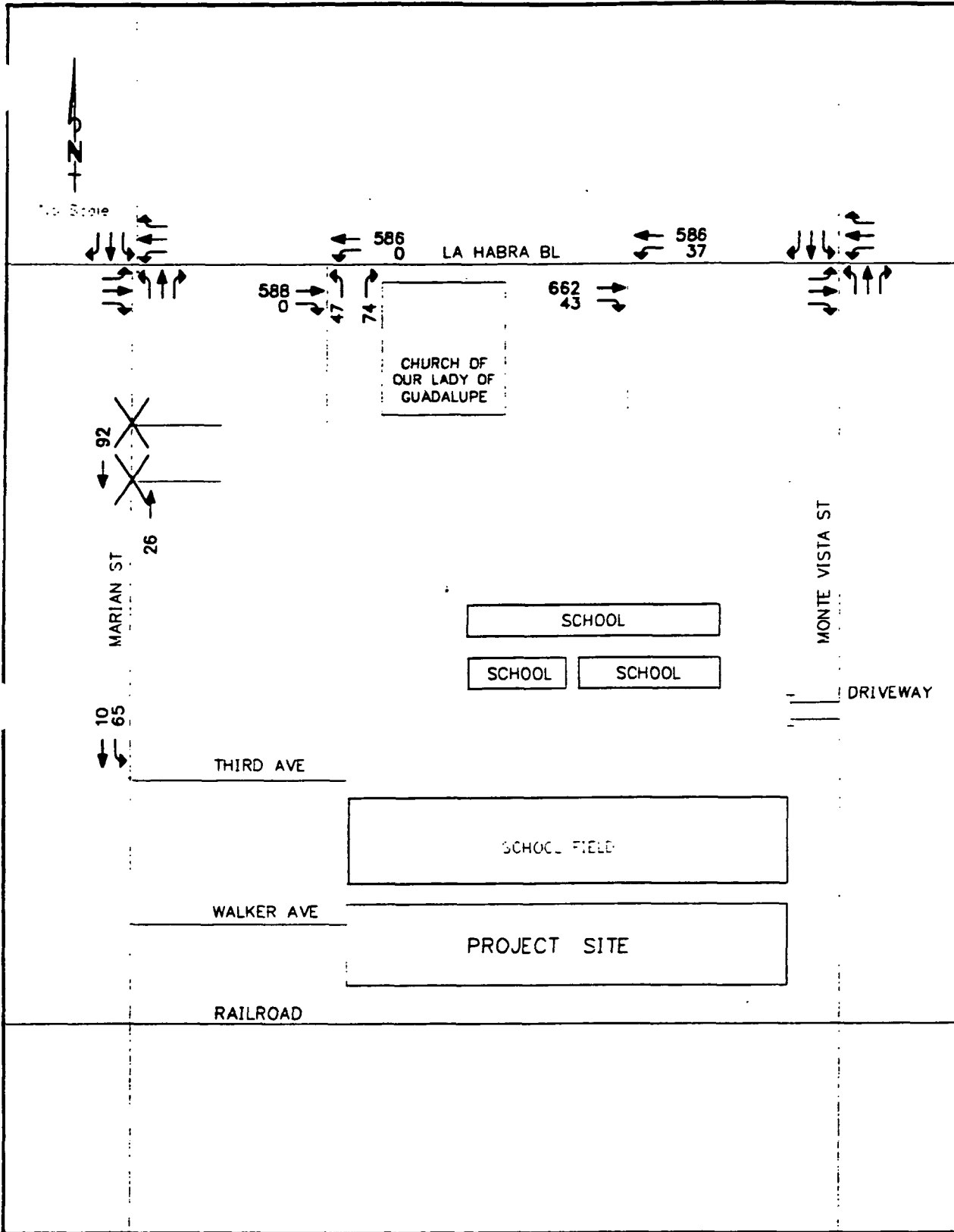
The driveway will maintain an LOS of "A."

New directives for the afternoon school pick-ups were implemented June 3, 1991. Figure IV-10 illustrates the existing volumes with mitigation. Field observations indicate that traffic congestion has substantially reduced at Marian and La Habra Boulevard. The Third Avenue driveway did not have any significant queuing (2-3 cars queue on Third with only half the serpentine queue utilized). Extending the serpentine the entire southern grounds should eliminate any projected queuing on Third Avenue.

The westernmost driveway permitted left-turns, with more gaps created in the main traffic stream. The average delay between cars was 8-10 seconds at most.

The easternmost driveway queued with 16 vehicles in the northern lot. Two-three cars queued momentarily in the westbound left-turn pocket, while waiting to enter this driveway. (Average wait is 5-10 seconds).

New church directives will be implemented when new striping on the property has been completed (see Appendix C).



Legend
 (##) = portion of school volumes
 * = carpool drop-off/pick-up

Figure IV-10
 JUNE 4, 1991 EXISTING
 W/MIT: MARIAN DWYS CLOSURE
 SCHOOL PM DISMISSAL
 (2:00-2:45 PM)

V. ALTERNATIVE MEASURES ANALYZED

Several other alternatives have been analyzed but have proven to be infeasible in view of the traffic circulation patterns of the church and residents affected. These alternatives are summarized below:

1. **Closure of all of Church's Marian and Third Avenue Driveways/Reverse Circulation:** All inbound and outbound traffic would be directed to the La Habra Boulevard driveways only. (However, the Monte Vista driveway would be retained on Sundays only.) Without manual traffic control, serious delays would occur as exiting motorists wait to turn left to enter the traffic stream along La Habra. Police Department opposes manual traffic control.
2. **Closure of Third Avenue Driveway/Reverse Circulation:** Ingress only traffic would be permitted at the church's Marian driveways and the westernmost La Habra driveway. (Tire shredders can be utilized for one-way traffic.) On-site stacking distance deemed insufficient by church/school personnel.
3. **Closure of Church's Marian Driveways/Reverse Circulation:** Prohibiting outbound left-turns at the easternmost driveway would divert all Sunday mass traffic to make U-turns elsewhere along La Habra Boulevard. Church property would be re-stripped to reflect revised flow.
4. **Utilizing Monte Vista Street Driveway during School Days:** This roadway is narrow and poses student and motorists safety concerns, lacking adequate storage for right-turn clearance along the southern school grounds. Local neighbors object to this option.
5. **Alternative Project Access Through Church Property:** Project trips would enter and exit at the Third Avenue driveway with additional inbound and outbound access to the La Habra Boulevard driveways. School carpool motorists entering the Third Avenue driveway would conflict with project traffic.
6. **Open Access from Project Site through Monte Vista or Idaho:** This roadway construction would eliminate the existing bike trail running through Guadalupe Park. Consequently, proposal for this alternative may have serious environmental impacts to utilize a portion of dedicated park lands for private access purposes. This would require preparation of an environmental assessment and which normally necessitates the preparation of an EIR document. Exclusive of an EIR, the elimination of a public facility for use as a private development would have to undergo public hearings and be investigated as to any conditions on the underlying fee title. In short, the city may not be able to make use of this property for private access purposes.

7. **Entry Only Restriction on Marian Driveways and Third Avenue Driveway:** There would be a minor improvement in the LOS at Marian and La Habra with reduction of traffic egressing along Marian. However, this may not be sufficient to offset the complaints generated by motorists who violate the no-exit restriction. (Tire shredders may be used.)

VI. SUMMARY

The proposed project will be developed with 32 multi-family units which purposes to assist low-income families in periods of transition. The project will generate traffic trips of somewhat larger magnitude than would a retirement community, but of considerably lesser magnitude than that of a high-density multi-family community since many of the residents will not own vehicles (70% at most) as demonstrated from existing facilities.

This study has analyzed conditions for project traffic generated as a medium-density multi-family community to represent the "worst case" scenario for this project in the event if is ever converted to multi-family uses.

The following conclusions are made:

1. Under existing conditions, the key intersection analyzed, Marian and La Habra, will operate at LOS "C" or better. The traffic along Marian is modest with general traffic generated by residents in a cul-de-sac neighborhood and occasional U-turns from La Habra Boulevard.
2. There exists some traffic congestion in the form of motorist delay in the northbound approach at Marian and La Habra. This delay is short lived, occurring specifically during the egress of peak traffic periods generated by the church and school. These peak traffic periods occur during:
 - A. Sunday masses - after the 8:00 AM and 9:30 AM mass.
 - B. School peaks - during morning arrival and afternoon departure.
3. The duration of traffic delay in the northbound approach occurs for a period of 20-30 minutes (LOS "B" and "D") during Sunday morning masses and 15-20 minutes (LOS "D" and "E") during school peak periods.
4. It is recognized that the events of project generated trips (occurring weekdays from 7:00-9:00 AM and 4:00-6:00 PM) would not overlap with the event of traffic congested periods observed. However, this study has superimposed the two events for worst case scenario purposes.
5. The addition of project-generated trips to existing traffic conditions at the key intersection of Marian Street and La Habra Boulevard will not have any significant additional impact. Overall, the intersection will maintain a LOS "B" during Sunday peak masses and LOS "C" during school mornings and afternoons.

6. Further analysis of the existing traffic problem indicates that additional consideration is necessary to mitigate church and school traffic impacts along Third Avenue and Marian. (As motorists ingress at the southwest driveway during school afternoons, vehicles stack and queue along Third Avenue with occasional back-up along Marian Street.)
7. A proposal to mitigate the existing traffic congestion at Marian Street and La Habra Boulevard, in addition to improve the existing traffic conditions along Marian and Third Avenue, is as follows:

CLOSURE OF CHURCH'S MARIAN DRIVEWAYS

- All church and school traffic would be eliminated effectively from access to both in-bound and out-bound Marian driveways. (The driveways would be chained off permitting emergency vehicle access only.)
 - The Third Avenue driveway would be restricted for ingress traffic only. Signing and striping will prohibit egress traffic.
 - The easternmost La Habra driveway would serve as an "entrance only," while the westernmost La Habra driveway would serve as an "exit only."
 - The Monte Vista driveway would be utilized for egress traffic purposes only on Sundays. During school days, access to this driveway will remain prohibited by gated closure.
 - During student afternoon pick-ups, motorists will be instructed not to arrive within the vicinity no earlier than ten minutes prior to class dismissal (therefore reducing lag time for queuing along Third Avenue and Marian Street). Those arriving will be required to drive directly on site.
 - All traffic ingress at the Third Avenue driveway will be directed to serpentine the southern grounds.
 - All traffic ingress at the easternmost La Habra driveway will be directed to queue along center school grounds maintaining existing school queue patterns.
 - An alternative to eliminate any excess ingress queuing along La Habra Boulevard, would be to direct the existing easternmost driveway queue to serpentine the center school grounds.
 - All egress traffic would be directed to exit at the westernmost La Habra driveway. (Handicapped spaces will be removed) to facilitate traffic flow.
8. The results of proposing the above mitigation measures would improve the intersection at Marian Street and La Habra overall from LOS "C" to "B" during school peak periods and from LOS "B" to "A" during Sunday masses for existing-plus-project conditions.

9. The proposed mitigation is in accord with the church of Our Lady of Guadalupe. Further discussion and agreement was met by those residents directly impacted by church and school traffic (see Appendix B). Full implementation of the revised traffic circulation plans for the school is scheduled to begin June 3, 1991. New traffic directives are scheduled to affect church circulation patterns following the completion of new striping on-site.

10. In conclusion, the key intersection at Marian Street and La Habra Boulevard will have a better level of service of LOS "A" and "B", under existing-plus-project with mitigation conditions, than it would as it is with existing traffic conditions, LOS "B" and "C".



APPLICATION FOR A ZONE CHANGE

CITY of LA HABRA PLANNING DEPARTMENT
201 East La Habra Blvd., PO Box 337, La Habra, CA 90633-0337

For official use only
ZC 90-04
PCM 11-28-90

Please Type or Print

APPLICANT
Property Owner(s) mailing address
Name The Roman Catholic Bishop of Orange
Address 2811 East Villa Real Drive
Orange, California 92667
Phone: Home (Attn) Don Crough
Work (714) 974-7120
Person to be contacted other than the property owner
Name Bob Hana
Address 579 West La Habra Boulevard
La Habra, California 90631
Phone (213) 690-4663
Affiliation

INFORMATION
Location of Property 950 West Walker Avenue, La Habra, California 90631
Legal Description of Property Tract No. 1375 Lot No. 27 or Attached ()
Assessors Parcel Number same
Present Use vacant lot Present Zoning R-1-C

REQUEST
Zone Change Requested for Subject Property
From R-1-C
To R-2 PD

PROPERTY OWNERS AFFIDAVIT
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LA HABRA)
The Roman Catholic Bishop of Orange, a Corporation Sole
I, (We) Diocese of Orange, being duly sworn, depose and say that I am (we are) the owner(s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge.
SIGNED [Signature] Most Reverend Norman F. McFarland, D.D., J.C.D.
SIGNED Incumbent Bishop of Orange
Subscribed and sworn to before me this 2nd day of NOVEMBER 19 90
[Signature] Virginia L. Loper
Notary Public in and for said County and State
OFFICIAL SEAL VIRGINIA L. LOPER NOTARY PUBLIC-CALIFORNIA NOTARY BOND FILED IN ORANGE COUNTY My Commission Expires Mar 19, 1993
* Power of attorney must accompany affidavit if signed by other than the actual owner of record. OVER

ATTACHMENT 21

REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact", based upon the following findings and answers and such other evidence as may be established at public hearing. Granting of a Zone Change is dependent upon proof that all four conditions have been met. In your explanation of proposal in the space below or on an attached sheet, please respond to these findings.

- A. That the granting of such Zone Change will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.
- B. That the granting of such Zone Change will not adversely affect the Comprehensive General Plan.
- C. That no deed restrictions or easements prohibit reclassification and/or any uses permitted under the proposed zoning on the property in question.
- D. That this particular property is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone.

EXPLANATION OF PROPOSAL

The property on which we would like to construct "Mary's Home", a multi-family dwelling, is now zoned R-1-C. The zoning which would best facilitate the objectives of the Mary's Home program would be R-4, which is permitted under additional uses. Since the project is most like a condominium in use, we ask that the zoning change be granted. Also, adjacent uses are compatible with the requested zone change. As proposed, this project will begin to satisfy a need of affordable, temporary housing for those residents of Orange County who demonstrate the need and are selected for this specific family-oriented housing project.

NOTICE

The zone applied for by the applicant permits all uses included in that zone, as stated by the Zoning Ordinance of La Habra. A conceptual site plan of development may be required upon submittal of Zone Change report.

A Zone Change requires a minimum of one public hearing before the Planning Commission. Following action on the case, the Planning Commission will announce their findings and will include an explanation of their action. The Planning Commission will then submit a Resolution to the City Council, who shall hold a final hearing thereon.

FOR OFFICIAL USE ONLY :

Application and Fee Received By [Signature] Date 11-2-90
 Amount \$ 2650

15 MEMORANDUM



APPLICATION FOR CONDITIONAL USE PERMIT

CITY OF LA HABRA PLANNING DEPARTMENT
201 East La Habra Blvd., PO Box 337, La Habra, CA 90633-0337

For official use only
CUP 90-23
PCM 11-76-90

Type or Print

APPLICANT

Property Owner(s) mailing address
Name The Roman Catholic Bishop of Orange
Address 2811 East Villa Real Drive
Orange, California 92667
Phone: Home (Attn) Don Crough
Work (714) 974-7120

Person to be contacted other than the property owner
Name Bob Hana
Address 579 West La Habra Boulevard
La Habra, California 90631
Phone (213) 690-4663
Affiliation

INFORMATION

Location of Property 950 West Walker, La Habra, California 90631
Legal Description of Property Tract No. 1375 Lot No. 27 or Attached ()
Assessors Parcel Number same
Present Use vacant lot Present Zoning R-1-C

REQUEST

State what is intended to be done with the property which does not comply with the provisions of the zoning code.

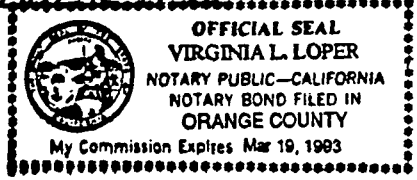
PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LA HABRA) The Roman Catholic Bishop of Orange, a Corporation Sole
I, (We) Diocese of Orange, being duly sworn, depose and say that I am (we are) the owner(s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and the I (we) have the intention to proceed with the actual construction work in accordance with these plans within six (6) months from the date of granting of the Conditional Use Permit and understand that this Conditional Use Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within six (6) months from the granting of this Conditional Use Permit.

SIGNED [Signature]
SIGNED Most Reverend Norman F. McFarland, D.D., U.C.D.
Incumbent Bishop of Orange

Subscribed and sworn to before me this 2nd day of NOVEMBER 19 90

[Signature]
Notary Public in and for said County and State



* Power of attorney must accompany affidavit if signed by other than the actual owner of record. OVER

REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met.

- A. That the granting of such Conditional Use Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.
- B. That the granting of such conditional Use Permit will not adversely affect the Comprehensive General Plan.
- C. That no deed restrictions or easements prohibit the proper use of the Conditional Use Permit in question.
- D. That the Conditional Use Permit applied for is authorized by the Zoning Ordinance of La Habra.

EXPLANATION OF PROPOSAL

The granting of a Conditional Use Permit for the term of the lease, approximately 51 years, will benefit the public welfare. The intent of the Mary's Home project will be to provide housing for families who are presently in need and unable to pay for suitable living quarters. The situation is temporary; therefore, the welfare of the family and community will be improved when this project is complete. The City of La Habra's General Plan specifies a need for appropriate public or low income housing. Mary's Home will fulfill a part of this identified goal. All deed restrictions have been identified and will not encumber this application. All requested variances are within the province and normal practice of the Planning Commission.

NOTICE

Approval of your plot plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested conditional use under a section of the City of La Habra Zoning Code.

FOR OFFICIAL USE ONLY :

Application and Fee Received By _____
Amount \$ 700 2650

Date 11-2-90



APPLICATION FOR CONDITIONAL USE PERMIT

CITY OF LA HABRA PLANNING DEPARTMENT
201 East La Habra Blvd., PO Box 337, La Habra, CA 90633-0337

For official use only
CUP 90-73
PCM 7-22-91

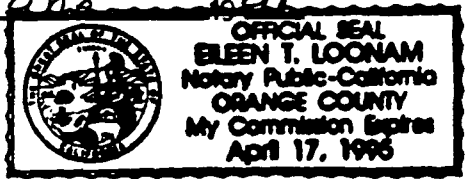
Please Type or Print

APPLICANT	Property Owner(s) mailing address Name <u>The Roman Catholic Bishop of Orange, a Corporation Sole</u> Address <u>2811 East Villa Real Drive</u> <u>Orange, California 92667</u> Phone: Home (Attn) <u>Don Crough</u> Work (714) <u>974-7120</u>	Person to be contacted other than the property owner Name <u>Bob Hana</u> Address <u>579 West La Habra Boulevard</u> <u>La Habra, California 90631</u> Phone <u>(213) 690-4663</u> Affiliation _____
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INFORMATION	Location of Property <u>950 West Walker, La Habra, California 90631</u>
	Legal Description of Property <u>Tract No. 1375 Lot No. 27 or Attached ()</u>
	Assessors Parcel Number <u>same</u>
	Present Use <u>vacant lot</u> Present Zoning <u>R-1-C</u>

REQUEST	State what is intended to be done with the property which does not comply with the provisions of the zoning code. <u>DAY CARE FACILITY</u>
---------	---

PROPERTY OWNERS AFFIDAVIT	STATE OF CALIFORNIA) COUNTY OF ORANGE) ss. CITY OF LA HABRA)
	I, (We) <u>NORMAN F. MCFARLAND</u> , being duly sworn, depose and say that I am (we are) the owner(s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and the I (we) have the intention to proceed with the actual construction work in accordance with these plans within six (6) months from the date of granting of the Conditional Use Permit and understand that this Conditional Use Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within six (6) months from the granting of this Conditional Use Permit.
	SIGNED <u><i>Norman F. McFarland</i></u> Most Reverend Norman F. McFarland, D.D. U.C.I. SIGNED <u>Incurbent Bishop of Orange</u>
	Subscribed and sworn to before me this <u>20th</u> day of <u>June</u> <u>1991</u> <u>Eileen T. Loonam</u> Notary Public in and for said County and State



* Power of attorney must accompany affidavit if signed by other than the actual owner of record. OVER

REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met.

- A. That the granting of such Conditional Use Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.
- B. That the granting of such conditional Use Permit will not adversely affect the Comprehensive General Plan.
- C. That no deed restrictions or easements prohibit the proper use of the Conditional Use Permit in question.
- D. That the Conditional Use Permit applied for is authorized by the Zoning Ordinance of La Habra.

EXPLANATION OF PROPOSAL

We are applying for a Conditional Use Permit for a Child Care Facility. The Child Care Facility, for 32 children is for residents of Mary's Home only. The Facility will be licensed and comply with all regulations. This granting of this Conditional Use Permit will not be detrimental to the public welfare nor injurious to property or adversely affect the Comprehensive General Plan. There are not any deed restrictions or easements that prohibit the use and it is permitted by Zoning Ordinance.

NOTICE

Approval of your plot plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city ordinance or state laws except for the above specifically requested conditional use under a section of the City of La Habra Zoning Code.

FOR OFFICIAL USE ONLY

Application and Fee Received By Patricia L. Willkom Date 6/21/91
Amount \$ 450.



APPLICATION FOR ZONE VARIANCE

CITY OF LA HABRA PLANNING DEPARTMENT
201 East La Habra Blvd., PO Box 337, La Habra, CA 90633-0337

For official use only
ZV 90-56
PCM 11-26-90

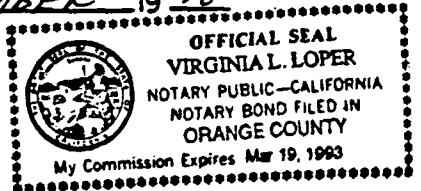
Please Type or Print

APPLICANT	Property Owner(s) mailing address Name <u>The Roman Catholic Bishop of Orange</u> <u>a Corporation Sole</u> Address <u>2811 E. Villa Real Drive</u> <u>Orange, CA 92667</u> Phone: Home Attn: <u>Don Crough</u> Work (714) <u>974-7120</u>	Person to be contacted other than the property owner Name <u>Bob Hana</u> Address <u>579 West La Habra Boulevard</u> <u>La Habra, CA 90631</u> Phone <u>(213) 690-4663</u> Affiliation _____
------------------	---	---

INFORMATION	Location of Property <u>950 W. Walker</u>
	Legal Description of Property Tract No. <u>1375</u> Lot No. <u>27</u> or Attached ()
	Assessors Parcel Number <u>same</u>
	Present Use <u>vacant lot</u> Present Zoning <u>R-1-C</u>

REQUEST	State what is intended to be done with the property which does not comply with the provisions of the zoning code.
	<u>To change parking requirements from 1 space/bedroom to 1 space/unit (families usually have 1 car or less) and provide 1 space/250 sq. ft. of net common/ad. bldg.</u>

PROPERTY OWNERS AFFIDAVIT	STATE OF CALIFORNIA) COUNTY OF ORANGE) ss. CITY OF LA HABRA) <u>The Roman Catholic Bishop of Orange, a Corporation Sole</u> I, (We) <u>Diocese of Orange</u> , being duly sworn, depose and say that I am (we are) the owner(s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the actual construction work in accordance with these plans within six (6) months from the date of granting of the Zone Variance and understand that this Zone Variance if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within six (6) months from the granting of this Zone Variance.
	SIGNED <u><i>Norman F. McFarland</i></u> Most Reverend Norman F. McFarland, D.D., J.C.D. SIGNED <u>Incumbent Bishop of Orange</u>
	Subscribed and sworn to before me this <u>2nd</u> day of <u>NOVEMBER</u> 19 <u>90</u>
	<u><i>Virginia L. Loper</i></u> Notary Public in and for said County and State



* Power of attorney must accompany affidavit if signed by other than the actual owner of record. **OVER**

REQUIRED FINDINGS

The law states that no variance shall be granted which would have the affect of granting a special privilege not shared by other property owners in the same zone or vicinity. Answers to these findings are essential. In your explanation of the proposal in the spaces below or on an attached sheet, please respond to these findings.

- A. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended use of the property that do not apply generally to the property or class of use in the same zone or vicinity.
- B. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such area or vicinity in which the property is located.
- C. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property owners in the same zone or vicinity.
- D. That the granting of such variance will not adversely affect the Comprehensive General Plan.

EXPLANATION OF PROPOSAL

Extraordinary circumstances do exist; it has been proven that Mary's Home families tend to have only one car or less. Therefore, it would be excessive to provide 2 automobile spaces per family. The reduced parking area will be a benefit to the project, because it will reduce traffic in the area. Parking spaces beyond 1 per family would be wasted areas in addition to substantially limiting the project's buildable area. The variance still provides parking for every family on site which is the goal of the comprehensive General Plan.

NOTICE

Approval of your plot plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and or City Council.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested zone variance from a section of the city of La Habra Zoning Code.

FOR OFFICIAL USE ONLY :

Application and Fee Received By [Signature] Date 11-2-90

Amount \$ 2650

Patrick Sullivan Associates

110 Harvard Avenue

• Claremont, California 91711

• Telephone (714) 624-4051

November 2, 1990

City of La Habra
City Council
201 East La Habra Boulevard
La Habra, California 90631

Re: Mary's Home

Dear Members of the City Council:

Mary's Home, a transitional home for families, will be located at 950 West Walker Avenue in La Habra. This multi-family dwelling is now zoned for low density residential.

Since the project is similar to a condominium, high density is formally requested. In addition to being compatible with adjacent uses, this zoning would best facilitate the objectives of the Mary's Home program.

Thank you for your consideration.

Sincerely,



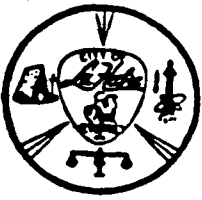
Patrick M. Sullivan, AIA
Principal

Dan Harney, Executive Director
Society of Saint Vincent de Paul

Bob Hana, Chairman
Mary's Home

cs:11-21aha.1tr

Attachments: Planning Department Application
Legal Description
Parking Comparison Case Study
Light Fixture Submittal



APPLICATION FOR PLANNED UNIT DEVELOPMENT

For official use only
PUD 90-02
PCM 11-26-90

CITY OF LA HABRA PLANNING DEPARTMENT
201 East La Habra Blvd., PO Box 337, La Habra, CA 90633-0337

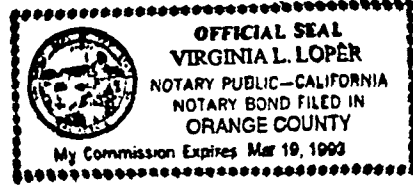
Use Type or Print

APPLICANT	Property Owner(s) mailing address Name <u>The Roman Catholic Bishop of Orange</u> Address <u>2811 East Villa Real Drive</u> <u>Orange, California 92667</u> Phone: Home (Attn) <u>Don Crough</u> <u>Work (714) 974-7120</u>	Person to be contacted other than the property owner Name <u>Bob Hana</u> Address <u>579 West La Habra Boulevard</u> <u>La Habra, California 90631</u> Phone <u>(213) 690-4663</u> Affiliation _____
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INFORMATION	Location of Property <u>950 West Walker Avenue, La Habra, California 90631</u>
	Legal Description of Property Tract No. <u>1375</u> Lot No. <u>27</u> or Attached ()
	Assessors Parcel Number <u>same</u>
	Present Use <u>vacant lot</u> Present Zoning <u>R-1-C</u>

REQUEST	State what is intended to be done with the property, including Size of parcel <u>66,000 square feet (1.5 ac.)</u> Density per Acre <u>5.3 units or 21.3 families</u> Number of Buildings <u>11</u> Number of Units [by type] <u>8 four-family units</u> <u>and 3 attached community buildings</u>
----------------	--

PROPERTY OWNERS AFFIDAVIT	STATE OF CALIFORNIA) COUNTY OF ORANGE) ss. CITY OF LA HABRA) The Roman Catholic Bishop, a Corporation Sole I, (We), <u>Diocese of Orange</u> , being duly sworn, depose and say that I am (we are) the owner(s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the actual construction work in accordance with these plans within twelve (12) months from the granting of the Planned Unit Development Permit and understand that this Planned Unit Development Permit if granted, becomes null and void if I (we) do not proceed with actual construction work in accordance with these plans within twelve (12) months from the granting of this Planned Unit Development Permit.
	SIGNED <u>[Signature]</u> Most Reverend Roman F. McFarland, D.D., J.C.D.
	SIGNED <u>Incumbent, Bishop of Orange</u>
	Subscribed and sworn to before me this <u>2nd</u> day of <u>NOVEMBER</u> 19 <u>90</u>
	<u>[Signature]</u> Notary Public in and for said County and State



* Power of attorney must accompany affidavit if signed by other than the actual owner of record. **OVER**

REQUIRED FINDINGS	<p>The City Planning Commission and City Council are required to make a "Finding of Fact", based upon the following findings and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met. In your explanation of proposal in the space below or on an attached sheet, please respond to these findings.</p> <ul style="list-style-type: none"> A. That the granting of such Planned Unit Development Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located. B. That the granting of the Planned Unit Development Permit will not adversely affect the Comprehensive General Plan. C. That no deed restrictions or easements prohibit the proper use of the Planned Unit Development Permit in question. D. That the standards of the development applicable to the Planned Unit Development are subject to all of the standards of the appropriate zone which would permit the requested land use.
EXPLANATION OF PROPOSAL	<p><u>The project will be beneficial to the neighboring community because Mary's Home will be completely self-reliant and the project improvements will add value to the existing neighborhood. Mary's Home does not adversely affect the General Plan because the use is very similar to the existing designation. All restrictions/easements do not hinder the project's proposed use. The standards established by the General Plan have been reviewed and implemented. The standards were viewed as minimum requirements. Wherever possible, Mary's Home exceeds minimum standards. For example, open space is greater than requested by the General Plan.</u></p> <p>_____</p> <p>_____</p> <p>_____</p>
NOTICE	<p>Approval of your plot plans and specifications is subject to all conditions and requirements which may be imposed by the city of La Habra Planning Commission and City Council.</p> <p>The approval of your plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws, except for the above specifically approved conditions of the Planned Unit Development Permit for this parcel.</p>

FOR OFFICIAL USE ONLY :

Application and Fee Received By *[Signature]* Date 11-2-90
Amount \$ 2050



CITY of *La Habra*

CIVIC CENTER
P.O. BOX 337
201 E. LA HABRA BLVD.
LA HABRA, CALIFORNIA 90633-0337
(213) 905-9700
FAX (213) 905-9719

NOTICE TO PROPERTY OWNERS

This notice is to inform you that the Planning Commission of the City of La Habra will be holding a public hearing on the following item:

Consideration of requests by The Roman Catholic Bishop of Orange for a Zone Change from R1C (One Family Dwelling) to R-2 PUD (Multiple Family Dwellings, Planned Unit Development), an amendment to the General Plan Land Use Designation from Low Density Residential (1-8 families per acre) to Medium Density Residential (9-14 families per acre), a Conditional Use Permit to establish a transitional housing project for a maximum of 32 families, a Conditional Use Permit to establish a Day Care facility, a Zone Variance to reduce the amount of required on-site parking from 111 spaces to 48 spaces, a Planned Unit Development Precise Plan for the construction of the transitional housing project and a Negative Declaration of Environmental Impact for the rear portion of the lot which measures 200 feet by 300 feet at 950 West Walker Avenue.

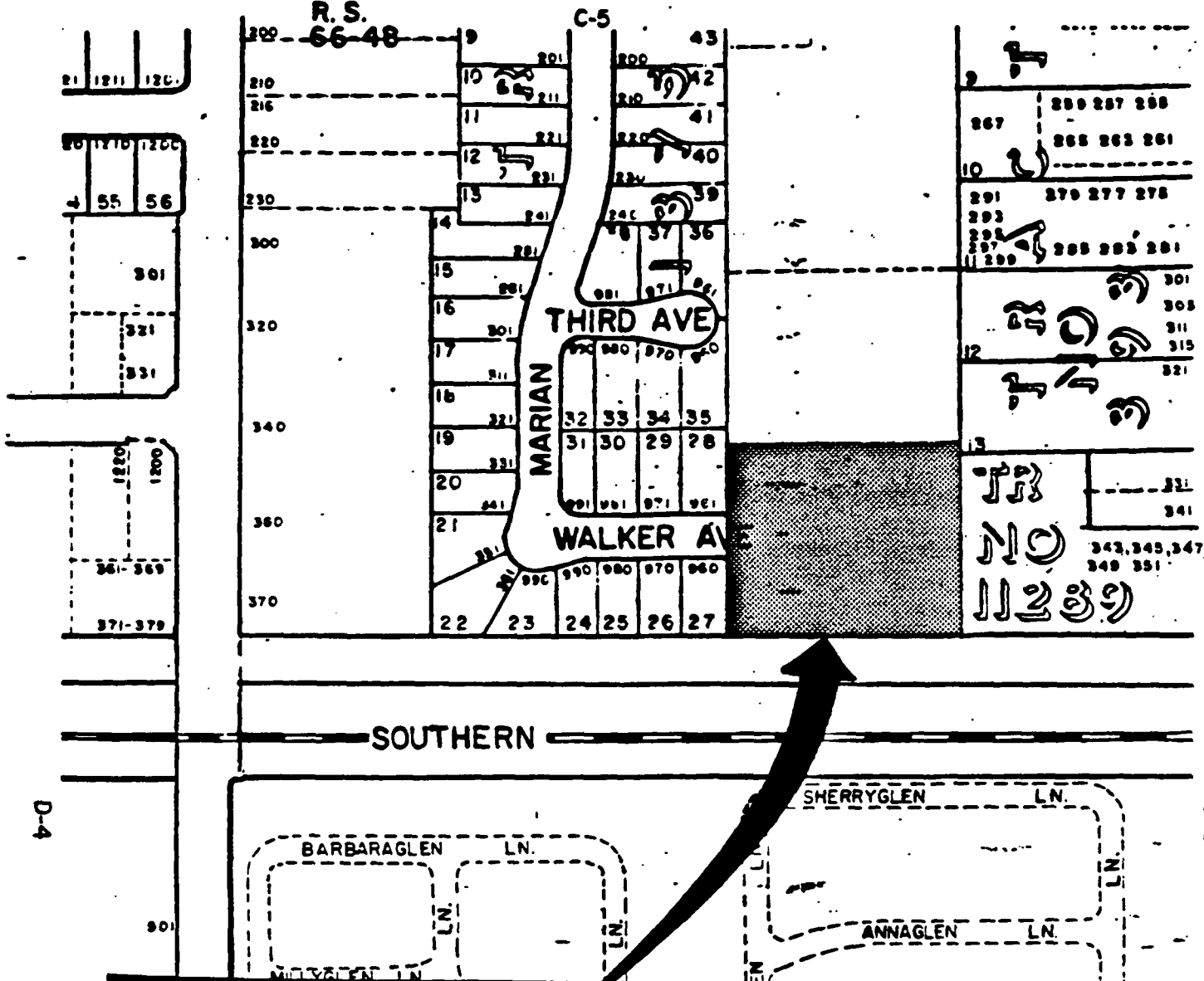
Our records indicate that you are the owner of property located within 300 feet of this parcel. You are invited to attend the public hearing and to express your views, either in favor or in opposition to the proposal.

The hearing will be held on Monday evening, July 8, 1991, at 7:00 pm in the Council Chambers of the Administration Building at 201 East La Habra Boulevard.

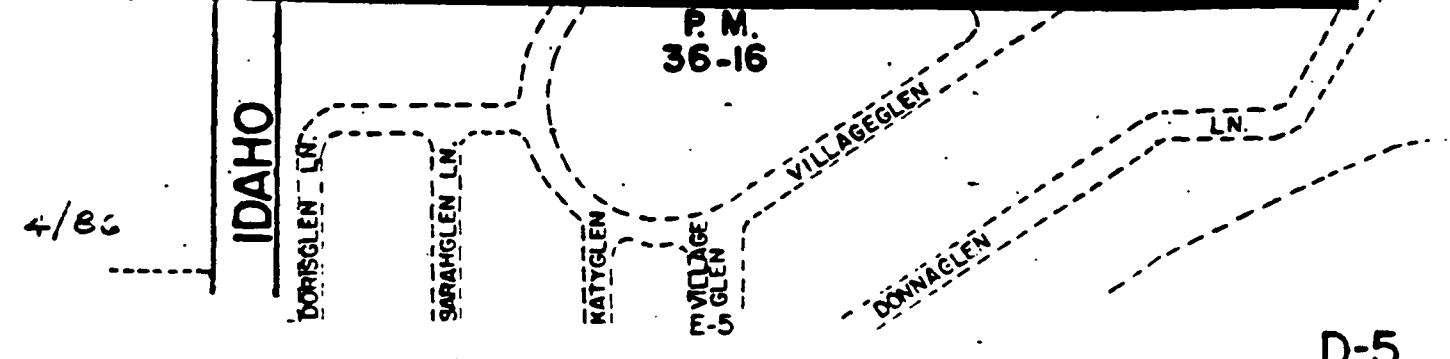
You may wish to note that the proposed project is: an existing building
an addition to an existing building a new building, it is one story two stories
three or more stories in height, and is a single family residential multi-family residential commercial industrial development.

If you wish further information or would like to view the proposed plans, please call the City Planning Department at (213) 905-9724. Also, if you plan to attend the meeting, please call the Planning Department on the Friday prior to the meeting to be sure the item has not been continued to a later date.

Pursuant to State of California Government Code Section 65009.B.2, if you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of La Habra Planning Commission at, or prior to the public hearing.



Consideration of requests by The Roman Catholic Bishop of Orange for a Zone Change from R1C (One Family Dwelling) to R-2 PUD (Multiple Family Dwellings, Planned Unit Development), an amendment to the General Plan Land Use Designation from Low Density Residential (1-8 families per acre) to Medium Density Residential (9-14 families per acre), a Conditional Use Permit to establish a transitional housing project for a maximum of 32 families, a Conditional Use Permit to establish a Day Care facility, a Zone Variance to reduce the amount of required on-site parking from 111 spaces to 48 spaces, a Planned Unit Development Precise Plan for the construction of the transitional housing project and a Negative Declaration of Environmental Impact for the rear portion of the lot which measures 200 feet by 300 feet at 950 West Walker Avenue.



298-011-21
Diocese of Orange Ed &
Welfare Corp
900 W. La Habra Blvd.
La Habra CA 90631

298-011-22
Roman Catholic Bishop of
Orange
900 W. La Habra Blvd.
La Habra CA 90631

298-011-01/298-011-02
Gardner, Raymond TR
1351 N Greenview Dr.
La Habra, CA 90631

298-011-03/298-011-04
City of La Habra
City Hall
La Habra, CA 90631

298-011-05
City of La Habra
P.O. Box 337
La Habra, CA 90631

298-011-06
Gardner, Raymond TR
1351 N. Greenview Dr.
La Habra, CA 90631

298-011-07/298-011-09
Lollman, Lawrence L TR
4159 Cheshire Dr.
Cypress, CA 90630

298-011-08
Boyer, George A
201 S. Monte Vista Ave.
La Habra, CA 90631

298-011-10/298-011-11
Fink, Robert C
13019 Edward St.
La Mirada, CA 90638

298-011-12
Dominguez, Guadalupe M TR
267 Monte Vista
La Habra, CA 90631

298-011-13/298-011-14/298-011-15
Caldwell, William A JR
3974 Alder Pl
Chino, CA 91710

298-011-16
Turley, Frank G
1373 N Miller St.
Anaheim, CA 92806

298-011-17
Ramirez, Vivian Lynn
331 S. Monte Vista
La Habra, CA 90631

298-011-18
Williams, Seelig
2647 W. Hill Ave.
Fullerton, CA 92633

939-920-01
Hill, William E
351 S. Monte Vista
La Habra, CA 90631

939-920-02
Masanis, Delia B
351 -2 S Monte Vista Ave.
La Habra, CA 90631

939-920-03
Cervantes, David
351 S. Monte Vista Ave.
La Habra, CA 90631

939-920-04
Sodini, Reynold E
351 S. Monte Vista Ave. #4
La Habra, CA 90631

939-920-05
Howe, Steven P
326 Spinnaker Way
Seal Beach, CA 90740

939-920-06
Hupp, George
801 Dorothea Rd
La Habra, CA 90631

939-920-07
Powers, Kathleen
351 -7 S Monte Vista Ave.
La Habra, CA 90631

939-920-08
Robertson, John L
Darcy, Michael Thomas
351 #8 Monte Vista Ave.
La Habra, CA 90631

939-920-09
Usrey, Betty
351 Monte Vista Ave. #9
La Habra, CA 90631

939-920-10
Gomez, Gary
351 S. Monte Vista Ave. #10
La Habra, CA 90631

939-920-11
Buzenes, Richard
351 S. Monte Vista Ave. #11
La Habra, CA 90631

939-920-12
Flint, Virginia L
351 W. Monte Vista Ave. #12
La Habra, CA 90631

939-920-13
Buller, Terry
343 S. Monte Vista #1
La Habra, CA 90631

939-920-14
Fryxell, Raymond J
343 Monte Vista #2
La Habra, CA 90631

939-920-15
Niles, Douglas B
343 -3 Monte Vista Ave.
La Habra, CA 90631

939-920-16
La Freniere, Robert J
343 S. Monte Vista #3
La Habra, CA 90631

939-920-17
Miller, Martin L
349 S. Monte Vista Ave. #6
La Habra, CA 90631

939-920-18
Drzanek, Edward
349 S. Monte Vista Ave. #4
La Habra, CA 90631

939-920-19
Fredericks, Nancy
349 Monte Vista #3
La Habra, CA 90631

939-920-20
Scott, Jay Cleve 2nd
349 -2 Montevista
La Habra, CA 90631

298-121-06
Padilla, Manuel F
150 S. Monte Vista Ave.
La Habra, CA 90631

298-121-17
Jurovich, Kathryn R
970 W 3rd St.
La Habra, CA 90631

939-920-21
Christopherson, Mary Lynn
349 Monte Vista #1
La Habra, CA 90631

298-121-07
Perez, Jose P
160 S. Marian Ave.
La Habra, CA 90631

298-121-18
Aguilera, Jose G
980 W 3rd St.
La Habra, CA 90631

939-920-22
Folliott, Laurel A
345 Monte Vista Ave. #4
La Habra, CA 90631

298-121-08
Engstrom, Paul E
200 S Marian St.
La Habra, CA 90631

298-121-19
Hull, Martin J
990 W. 3rd Ave.
La Habra, CA 90631

939-920-23
Van De Putte, George R
345 S. Monte Vista #3
La Habra, CA 90631

298-121-09
McMahon, John Josphe 3rd
210 S. Marion St.
La Habra, CA 90631

298-121-20
Gutierrez, Genard P
991 W. Walker Ave.
La Habra, CA 90631

939-920-24
Johnson, Patsy L
345 S. Monte Vista Ave. #2
La Habra, CA 90631

298-121-10
Russell, Edward
220 S. Marion St.
La Habra, CA 90631

298-121-21
Hernandez, Jesus Z
981 W. Walker Ave.
La Habra, CA 90631

939-920-25
Snyder, Josiane L
345 S. Monte Vista Un 1
La Habra, CA 90631

298-121-11
Dismuke, Clarence M
230 S. Marian St.
La Habra, CA 90631

298-121-22
Mapula, Arthur R
971 W. Walker St.
La Habra CA 90631

298-121-01
Roman Catholic Bishop of
Orange
900 W. La Habra Blvd.
La Habra, CA 90631

298-121-12
Ondo, Flora Belle
240 S. Marion St.
La Habra, CA 90631

298-121-23
Spaulding, Thomas
961 Walker Ave.
La Habra CA 90631

298-121-02
Porter, Maudie L
980 W. La Habra Blvd.
La Habra, CA 90631

298-121-13
Bonales, ana
620 S. Euclid
La Habra, CA 90631

298-122-01
Hlavacs, Julius A
1010 W. La Habra Blvd.
La Habra, CA 90631

298-121-03
Ayala, Epimenio M
10232 Valley View Ave.
Whittier, CA 90604

298-121-14
Fujikawa, Louis K
971 W. 3rd Ave.
La Habra, CA 90631

298-122-02
Palacio, Guillermo
1000 W. La Habra Blvd.
La Habra, CA 90631

298-121-04
Roman Catholic Bishop of
Orange
900 W. La Habra Blvd.
La Habra, CA 90631

298-121-15
Lawton, Robert P TR
1000 N. Harbor Blvd.
La Habra, CA 90631

298-122-03
Hammond, John A
111 So. Marian St.
La Habra, CA 90631

298-121-05
Diocese of Orange Ed &
Welfare Corp
2811 Villa Real Dr
Orange, CA 92667

298-121-16
Gonzalez, Antonia
2052 S. Monte Vista Ave.
La Habra, CA 90361

298-122-04
Perez, Jose P
121 S. Marian St.
La Habra, CA 90631

Mary's
2 of 3

298-122-05
Corral, Frank Albert
131 S. Marian St.
La Habra, CA 90631

298-122-06
Corral, Willie D
141 S. Marion
La Habra, CA 90631

298-122-07
Razo, Jose Luis
151 S. Marian St.
La Habra, CA 90631

298-122-08
Catalano, Cataldo
Francisco
161 S. Marian St.
La Habra CA 90631

298-122-09
Zug, Donald L TR
201 S. Marian St.
La Habra, CA 90631

298-122-10
Vern Mizener, Robin G K
S. Marian St.
La Habra, CA 90631

298-122-11
Gandara, Fernando V
221 S. Marian
La Habra, CA 90631

298-122-12
Hernandez, Armando
231 S. Marian St.
La Habra, CA 90631

298-122-13
Rodriguez, Mariano S
241 S. Marian
La Habra, CA 90631

298-122-14
Corral, Magdalena
251 S. Marian St.
La Habra, CA 90631

298-122-15
Bregoff, Bradley Jay
261 S. Marion St.
La Habra, CA 90631

298-122-16
Pedersen, Carmen C
301 S. Marian St.
La Habra, CA 90631

298-122-17
Urquides, Robert T
311 S. Marian St.
La Habra, CA 90631

298-122-18
Adamson, John Stephen
2212 W. Beverly
Orange, CA 92668

298-122-19
Becerra, Pedro C
331 S Marian St.
La Habra, CA 90631

298-122-20
Dept of Vets Affairs of
State of Cal/Cota, Michael M
341 S. Marian St.
La Habra, CA 90631

298-122-21
Hernandez, Senon G
351 Marian St.
La Habra, CA 90631

298-122-22
Dunn, Kelly Cloward
361 S. Marian St.
La Habra, CA 90631

298-122-23
Serna, Oscar P
996 Walker Ave.
La Habra, CA 90631

022-445-37
Gallegos, Michael
1410 Pinetree Ct.
La Habra, CA 90631

022-445-38
Lin, Chi Shyan
16751 E. Rocky Knoll
Hacienda Hieghts, CA 91745

022-445-39
Conte, Robert S
1801 Pacific Ave.
Manhattanbeach, CA 90266

298-111-02
Friendly Village La Habra
Mobile Home Park LTD
%Vedder Park Mgmt
1521 W. Glenoaks Blvd
Glendale, CA 91201

298-122-24
Betham, James L
990 Walker Ave.
La Habra CA 90631

298-122-25
Cain, Larry James
980 W. Walker Ave.
La Habra, CA 90631

298-122-26
Serna, Efrain
970 Walker St.
La Habra, CA 90631

298-122-27
Castro, Juan N
960 W. Walker Ave.
La Habra, CA 90631

S.P.R.R.
1200 Corporate Center Dr.
Monterey, CA 91754

298-011-20/022-122-28
City of La Habra

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