

RESOLUTION NO. 25 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING LOT LINE ADJUSTMENT 25-0001 (LLA 25-0001) TO CONSOLIDATE THREE EXISTING PARCELS INTO ONE, DESIGN REVIEW 25-0002 (DR2PH 25-0002) TO CONSTRUCT A 3,000-SQUARE-FOOT STORAGE BUILDING FOR AN EXISTING AUTOMOBILE SERVICE/REPAIR FACILITY, AND CONDITIONAL USE PERMIT 25-0003 (CUP 25-0003) TO ALLOW THE OPERATION OF AN AUTOMOBILE SERVICE/REPAIR BUSINESS AT 201-221 EAST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303, CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" OF THE CEQA GUIDELINES

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

- A. On February 11, 2025, Gaspar Belmar, on behalf of the Property Owner, Jorge Salinas, submitted a request for Lot Line Adjustment 25-0001 (LLA 25-0001) to consolidate three existing parcels into one, Design Review 25-0002 (DR2PH 25-0002) to construct a 3,000-square-foot storage building for an existing automobile service/repair business, and Conditional Use Permit 25-0003 (CUP 25-0003) to allow the operation of an automobile service/repair business (Salinas Tires and Wheels) at 201-221 East Whittier Boulevard (the "Project").
- B. On June 4, 2025, the Applicant resubmitted revised Project plans incorporating staff's comments and corrections.
- C. On July 28, 2025, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for LLA 25-0001, DR2PH 25-0002, and CUP 25-0003.
- D. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3: “New Construction or Conversion of Small Structures” of the CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The Project involves the construction of a 3,000-square-foot commercial building that will not exceed 10,000 square feet in floor area on a property zoned for commercial use. It will not involve the use of significant amounts of hazardous substances, is located where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of similar projects in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The Project will not cause a substantial adverse change in the significance of any historical resource because the property is not listed on any National, California, or Local Registers. Furthermore, the existing buildings have been modified several times over the years, resulting in the buildings having a lack of historic integrity. Staff does not anticipate any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA.

SECTION 2. LOT LINE ADJUSTMENT (LLA 25-0001). The Planning Commission finds that the proposed LLA 25-0001 conforms to the requirements set forth in Section 17.20.030 of the La Habra Municipal Code (LHMC) and approves LLA 25-0001, attached hereto as **Exhibits A, B, and C**, subject to the conditions attached hereto as **Exhibit D**.

A. Does not create an additional lot.

The proposed LLA would merge three existing parcels, APNs: 017-293-32, 017-293-37, and 017-293-39, into one lot; therefore, the LLA will not create an additional lot.

B. Does not reduce the area or width of any lot in any zone below the minimum area or width required in such zone.

The proposed LLA would merge three existing parcels, APNs: 017-293-32, 017-293-37, and 017-293-39, into one 1.62-acre lot that would have a maximum width of approximately 285 feet and a minimum width of approximately 200 feet. However, there is no required minimum lot area or width required in the C-2 Zone. Therefore, the LLA does not reduce the area or width of any lot in any zone below the minimum area or width required in such zone.

C. Does not cut off any lot from any frontage on a public street or alley access to a public utility easement, or create a need for utility easements.

The proposed LLA would merge three existing contiguous parcels into one 1.62-acre lot that can be accessed from two public streets, Orange Street and Whittier Boulevard. The City's Public Works Department evaluated the proposed Project and verified that there will be sufficient access to any and all existing public utility easements and no additional utility easements will be created. Therefore, the proposed Lot Line Adjustment does not cut off any lot from any frontage on a public street or alley access to a public utility easement, or create a need for utility easements.

D. Does not cut off any lot from any utility service available immediately prior to the lot line adjustment.

The Project site consists of three contiguous parcels currently occupied by an automobile service/repair business and a vehicle audio/stereo equipment sales and installation business. The proposed LLA would merge the three existing parcels into one 1.62-acre lot, eliminating the lot lines that the existing buildings and proposed expansion would traverse, but retain access to and from two public streets. The proposed Project will connect to existing utilities and not sever any current utility service existing prior to the lot line adjustment. Additionally, it is anticipated that sufficient utility service for the proposed 3,000-square-foot expansion can be provided. Therefore, LLA 25-0001 will not cut off any lot from any utility service immediately available prior to the lot line adjustment.

- E. Does not cause an existing building to be in violation of the zoning regulations of Title 18 of this code, the building code or state housing law by reason of its proximity to or encroachment on a proposed new lot line.**

The proposed LLA would merge three existing parcels into one 1.62-acre lot. The existing buildings on these parcels currently conform to the side setbacks of the C-2 Zone, where a zero-foot side setback is allowed, which would remain unchanged with the LLA. However, an existing Salinas Tires and Wheels building, located on APN 017-293-37, does not comply with the required front setback (15 feet required, 11 feet existing) for the C-2 Zone. While the proposed LLA will not correct the substandard setback, it will also not further reduce the setback provided for these buildings. In addition, the proposed storage building will comply with all setback requirements of the C-2 Zone. Therefore, the proposed Lot Line Adjustment does not cause an existing building to be in violation of the zoning regulations of Title 18 of the LHMC, the Building Code, or state housing law by reason of its proximity to or encroachment on a proposed new lot line.

- F. Does not create a new key lot in any zone.**

LHMC Section 18.04.030 defines a key lot as the first interior lot to the rear of a reversed corner lot. The proposed Lot Line Adjustment involves the merging of three parcels whereby the existing lot lines will be removed and no new key lot is created.

- G. That no new public street or easement or extension of any existing public street or easement will be required, nor will any public improvements.**

The proposed LLA would merge three existing parcels into one 1.62-acre lot. There are no new public streets or easements or extensions of existing public streets or easements required as part of the Project. The only change to the Whittier Boulevard frontage is the removal of the third driveway existing directly south of the Salinas Audio building, as the space will be used for four new parking spaces. The two other driveways along Whittier Boulevard will remain as-is. The proposed LLA does not require any public improvements. Therefore, no new public street or easement or extension of any existing public street or easement will be required, nor will any public improvements.

SECTION 3. DESIGN REVIEW (DR2PH 25-0002). The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of the proposed design review to construct a 3,000-square-foot storage facility at the existing automobile service/repair facility at 201-221 East Whittier Boulevard and approves DR2PH 25-0002 based on the following findings

required by Section 18.68.050 of the La Habra Municipal Code, subject to the conditions of approval attached hereto as **Exhibit E**.

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

The General Plan designates the Project Site for Corridor Mixed-Use 1 land use, which provides for the redevelopment of underutilized previously zoned commercial properties for a mix of multi-unit residential housing with supporting retail and service uses. Permitted uses and densities/intensities include: Multi-Unit Residential (Maximum density: 24 dwelling units per acre), Commercial (Maximum floor area ratio (FAR): 0.5), and Mixed-Use Projects (Maximum FAR: 1.5). Based on the size of the Project Site, the General Plan allows a maximum floor area of 35,284 square feet. The Applicant is proposing to construct a new 3,000-square-foot storage facility, which, when combined with the existing 6,119-square-foot service building (Salinas Tires and Wheels) and the 2,758-square-foot audio building (Salinas Audio), results in a total FAR of 0.17.

The Project implements the following policies of the La Habra General Plan:

- LU 1.2 Development Capacity: Accommodating the type and density of land use depicted in the Land Use Matrix. As outlined above, this Project provides for the type and density of land use depicted in the Land Use Matrix.
- LU 4.1 Development Compatibility: Requiring that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, access, and impacts of noise and lighting. The site development standards for the proposed 3,000-square-foot storage building are consistent with the C-2 (Commercial) zoning standards related to setbacks, parking, and landscaping. Further, the expansion of the facility will provide adequate space for business operations to take place fully within the buildings and not pose any excessive noise or light-related nuisances to the adjacent residences to the north.
- LU 4.4 Design Review: Requiring a design review that focuses on achieving appropriate form and function to assure compatibility with community character, while promoting creativity, innovation, and design quality. Within the C-2 Zone, all new development, major remodeling or structural rehabilitation of more than twenty-five percent of the building area, and additions which result in additional floor area, are subject to Design Review by the Planning Commission. The Applicant has proposed a white and blue exterior with a combination of stucco and

brick cladding, similar to the facades on the existing buildings, to ensure a consistent and cohesive visual aesthetic on the site.

Therefore, the proposed Project is consistent with the City's General Plan.

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

While an existing Salinas Tires and Wheels building extends into the required front setback area and is considered to be legal non-conforming, the proposed 3,000-square-foot storage facility will comply with the development standards for the C-2 Zone, including height, setbacks, and lot coverage. The parking lot that serves the Project has been reconfigured to provide 26 total parking spaces in order to accommodate the 3,000 square feet of additional storage. Therefore, the proposed Project is consistent with the Zoning Ordinance.

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

The Zoning Ordinance and General Plan are tools to ensure that all projects achieve goals that promote the public health, safety, and welfare of the community. The proposed 3,000-square-foot storage building is an expansion of the existing automobile service/repair business on the site that will house the excessive outdoor high-piled tires that currently occupy much of the rear lot of the site. The location on the site where the building is proposed will not affect the available parking, landscaping, or vehicle circulation. Staff have determined that the Project's design provides sufficient access for public safety personnel such as Fire and Police. Therefore, the Project is in the best interests of the public health, safety, and welfare of the community.

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

Pursuant to LHMC Section 18.09.030.A, the objective design standards are applicable to multi-unit residential and mixed-use development in the City, unless the property is within a specific plan, overlay, and/or planned unit development that already implements design standards. Because this Project is neither a multi-unit residential nor a mixed-use development project, the standards set forth in Chapter 18.09 do not apply.

The proposed 3,000-square-foot storage building will connect with the existing Salinas Audio building at the southwest corner and the existing Salinas Tires and Wheels building on the eastern frontage. The building is

designed to have a white and blue exterior with a combination of stucco and brick cladding, matching the facades on the existing buildings. Site access along Orange Street and Whittier Boulevard will also remain as-is. Therefore, the nature of the proposed land use and the design is appropriate for the proposed location and is compatible with surrounding uses and improvements.

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

The Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The Project involves the construction of a 3,000-square-foot commercial building that will not exceed 10,000 square feet in floor area on a property zoned for commercial use. It will not involve the use of significant amounts of hazardous substances, is located where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of similar projects in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The Project will not cause a substantial adverse change in the significance of any historical resource because the property is not listed on any National, California, or Local Registers. Furthermore, the existing buildings have been modified several times over the years resulting in the buildings having a lack of historic integrity. Staff does not anticipate any

significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA.

SECTION 3. CONDITIONAL USE PERMIT (CUP 25-0003). The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of the proposed Conditional Use Permit to allow the operation of an automobile service/repair business at 201-221 East Whittier Boulevard and approves CUP 25-0003 based on the following findings required by Section 18.66.070.C of the LHMC, subject to the conditions of approval attached hereto as **Exhibit F**.

- A. The granting of such conditional use permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.**

Salinas Tires and Wheels has been operating a tire retail/installation facility on the northwest corner of Whittier Boulevard and Orange Street, at 221 East Whittier Boulevard (APN 017-293-32 and APN 17-293-37) since 2004 and is considered a legal nonconforming use. In 2014, the Applicant acquired the neighboring property at 201 East Whittier Boulevard (APN 017-293-39), immediately west of Salinas Tires and Wheels, to operate Salinas Audio. The proposed 3,000-square-foot facility to be constructed between the two businesses on the site is for storage of tires and other vehicle servicing equipment in an effort to both secure and clean up the rear lot. The expansion of the existing use by adding a fifth service bay and the storage building triggers the requirement for Planning Commission review and approval of a CUP for automobile service/repair within the C-2 Zone. Therefore, the approval of the Conditional Use Permit will not be detrimental to the public welfare and will not interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the C-2 Zone.

- B. The subject site is physically suitable for the type of land use being proposed.**

The existing business on the site has been in operation since 2004. The proposed 3,000-square-foot storage building will be utilized for storage of tires and other vehicle servicing equipment currently stowed throughout the rear lot of the site. The addition of this storage area will not change the operational logistics of the existing business. The CUP will, however, bring the business into conformance with the entitlement requirement for the use in the C-2 Zone. Aside from the nonconforming front setback of 11 feet for the existing Salinas Tires and Wheels building, all other setbacks, onsite landscaping, lot coverage, parking count, and business operations are

consistent with the C-2 Zone. Therefore, the subject site is physically suitable for the land use proposed.

C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.

Per Table 18.06.040.A - Land Use Matrix of the LHMC, the operation of automobile service/repair within the C-2 zone requires the approval of a CUP. As aforementioned, the existing buildings on the site are occupied by Salinas Tires and Wheels and Salinas Audio, which have been in operation since 2004 and 2016, respectively. The expansion of the legal nonconforming use by adding a fifth service bay and a storage building requires the approval of a CUP. Approval of this CUP will bring this legal nonconforming automobile service/repair use into conformance with the development standards of the C-2 Zone. Vehicle repair services offered include tire changes, tire rotations, tire balancing, wheel/rim installations, oil changes, brakes, air-conditioning maintenance and navigation/audio system installations. No removal of vehicle body panels, painting, or major engine overhaul will occur on the site. Therefore, the use is conditionally permitted as an automobile service/repair use within the subject zone and complies with the intent of all applicable provisions of Title 18.

D. The granting of this conditional use permit is consistent with the comprehensive general plan.

The General Plan designates the Project Site for Corridor Mixed-Use 1 land use, which provides for the redevelopment of underutilized previously zoned commercial properties for a mix of multi-unit residential housing with supporting retail and service uses. Commercial uses are permitted, with a maximum floor area ratio (FAR) of 0.5. Based on the size of the Project Site, the General Plan allows a maximum floor area of 35,284 square feet. The proposed 3,000-square-foot storage facility combined with the existing 6,119-square-foot service building (Salinas Tires and Wheels) and the 2,758 square-foot audio building (Salinas Audio) results in a total FAR of 0.17.

The granting of the Conditional Use Permit is also consistent with the following General Plan policies:

- LU 3.2: Places to Meet Daily Needs: This Conditional Use Permit, which will bring the existing automobile service/repair facility into conformance with the C-2 development standards, will also legalize site improvements to a prominent automobile repair/service facility within the community.

- LU 4.1 Development Compatibility: While the existing Salinas Tires and Wheels building has a nonconforming front setback of 11 feet, all other elements such as building orientation and setbacks, buffering, visibility and privacy, access, and impacts of noise and lighting has been analyzed and found to be compatible with the surrounding uses. The Project involves an expansion of an existing automobile service/repair facility to provide adequate space for business operations to take place fully within the buildings and reduce excessive noise or light-related nuisances to the adjacent residences to the north.
- LU 11.5 Cohesive Development: The entitlement of the proposed expansion for this business will significantly reduce noise and sound impacts for adjacent residents while continuing to provide customers with auto repair services.

Therefore, the granting of the Conditional Use Permit is consistent with the City's General Plan.

SECTION 4. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

The Applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since a ground disturbance of less than 5,000 square-feet of soil will occur, the Project is exempted by the Water Quality Ordinance from the preparation of a WQMP.

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

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

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

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

PASSED, APPROVED, and ADOPTED this 28th day of July, 2025.

Maria Mahecha, Chair

I, Veronica Lopez, Secretary to the Planning Commission of the City of La Habra, do hereby certify that the foregoing Resolution No. 25 – _____ was adopted at a regular meeting of the City of La Habra Planning Commission held on July 28, 2025 by the following vote:

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

Veronica Lopez, Secretary

EXHIBITS A, B, AND C
LOT LINE ADJUSTMENT

EXHIBIT "A"
LOT LINE ADJUSTMENT
LL _____
LEGAL DESCRIPTION

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 1 OF 2 SHEETS

PARCEL 1:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO LA HABRA, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 7, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID EAST HALF DISTANT NORTH 329.95 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE CENTERLINE OF WHITTIER BOULEVARD, 100.00 FEET WIDE; THENCE SOUTH 89°55'57" WEST 127.00 FEET; THENCE SOUTH 329.87 FEET PARALLEL WITH SAID EASTERLY LINE TO SAID CENTERLINE; THENCE NORTH 89°58' EAST 127.00 FEET ALONG SAID CENTER LINE TO SAID EASTERLY LINE; THENCE NORTH 329.95 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 99.95 FEET THEREOF.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JUNE 16, 1959 IN BOOK 4759, PAGE 163 OF OFFICIAL RECORDS.

NOTE: A PORTION OF SAID LAND IS INCLUDED WITHIN TRACT NO. 2360, AS PER MAP RECORDED IN BOOK 67, PAGES 39

TOGETHER WITH PARCEL 2, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP FILED IN BOOK 54, PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN INTEREST IN ALL OIL, OIL RIGHTS, NATURAL GAS RIGHT, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE, AS EXCEPTED OR RESERVED BY DEED RECORDED AUGUST 4, 1935 IN BOOK 3175, PAGE 424 OF OFFICIAL RECORDS.

EXHIBIT "A"
LOT LINE ADJUSTMENT
LL _____
LEGAL DESCRIPTION

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 2 OF 2 SHEETS

PARCEL 1 (CONTINUATION):

ALSO TOGETHER WITH PARCEL 1, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING THE "LAND" AS DEFINED IN THE CONDITIONS AND STIPULATIONS OF THE GUARANTEE, EXCEPTING THEREFROM ANY AND ALL BUILDINGS AND IMPROVEMENTS AS CONVEYED BY DEED FROM KENGO TAKAHASHI, FUMIKO TAKAHASHI, KENICHIRO TAKAHASHI AND KIYOMI TAKAHASHI TO PAGODA GARDEN CENTER, A CALIFORNIA CORPORATION DATED DECEMBER 28, 1976 RECORDED DECEMBER 29, 1976 IN BOOK 1202, PAGE 831 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED BY HENRY KOOPMANS AND WIFE, BY DEED DATED AUGUST 4, 1955 AND RECORDED AUGUST 16, 1955 IN BOOK 3175, PAGE 424 OF OFFICIAL RECORDS.

CONTAINING A GROSS AREA OF 81,872.88 SQ. FT. OR 1.880 ACRES MORE OF LESS.

AS SHOWN IN EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION ON MAY 12, 2025.

Sam Soliven 5/12/25

SAM A. SOLIVEN
 PLS 8269



EXHIBIT "B"

LOT LINE ADJUSTMENT

MAP

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SCALE: 1" = 60'

SHEET 1 OF 1 SHEET

PREPARED BY:
SAM A. SOLIVEN, P.L.S.
 1211 W. IMPERIAL HIGHWAY, #206
 BREA, CA 92821
 714.376.7123
 EMAIL: SAM@THELANDSURVEYOR.COM

LEGEND:

- EXISTING LOT LINE TO BE REMOVED
- PROPOSED LOT LINE
- - - CENTERLINE
- APN ASSESOR'S PARCEL NUMBER
- PMB PARCEL MAP BOOK
- SQ. FT. SQUARE FEET

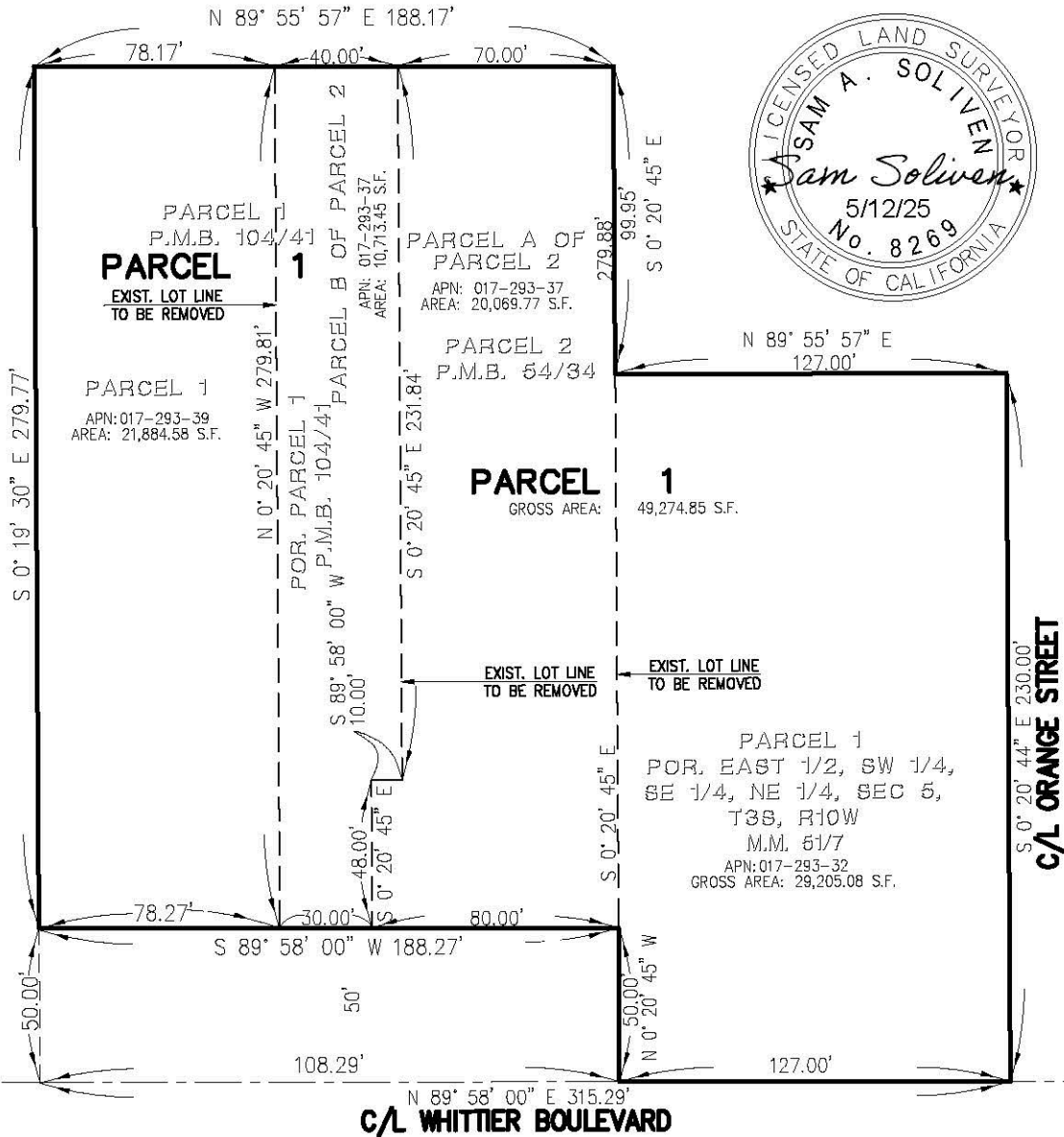


EXHIBIT "C" LOT LINE ADJUSTMENT

SITE PLAN

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SCALE: 1" = 60'

SHEET 1 OF 6 SHEETS

PREPARED BY:
SAM A. SOLIVEN, P.L.S.
 1211 W. IMPERIAL HIGHWAY, #206
 BREA, CA 92821
 714.376.7123
 EMAIL: SAM@THELANDSURVEYOR.COM

APPLICANT:
JORGE SALINAS
 221 E. WHITTIER BOULEVARD
 LA HABRA, CA 90631
 562.299.7548
 CLUNKY322@HOTMAIL.COM

EXISTING LEGAL DESCRIPTION:
 REFER TO SHEETS 2 AND 3

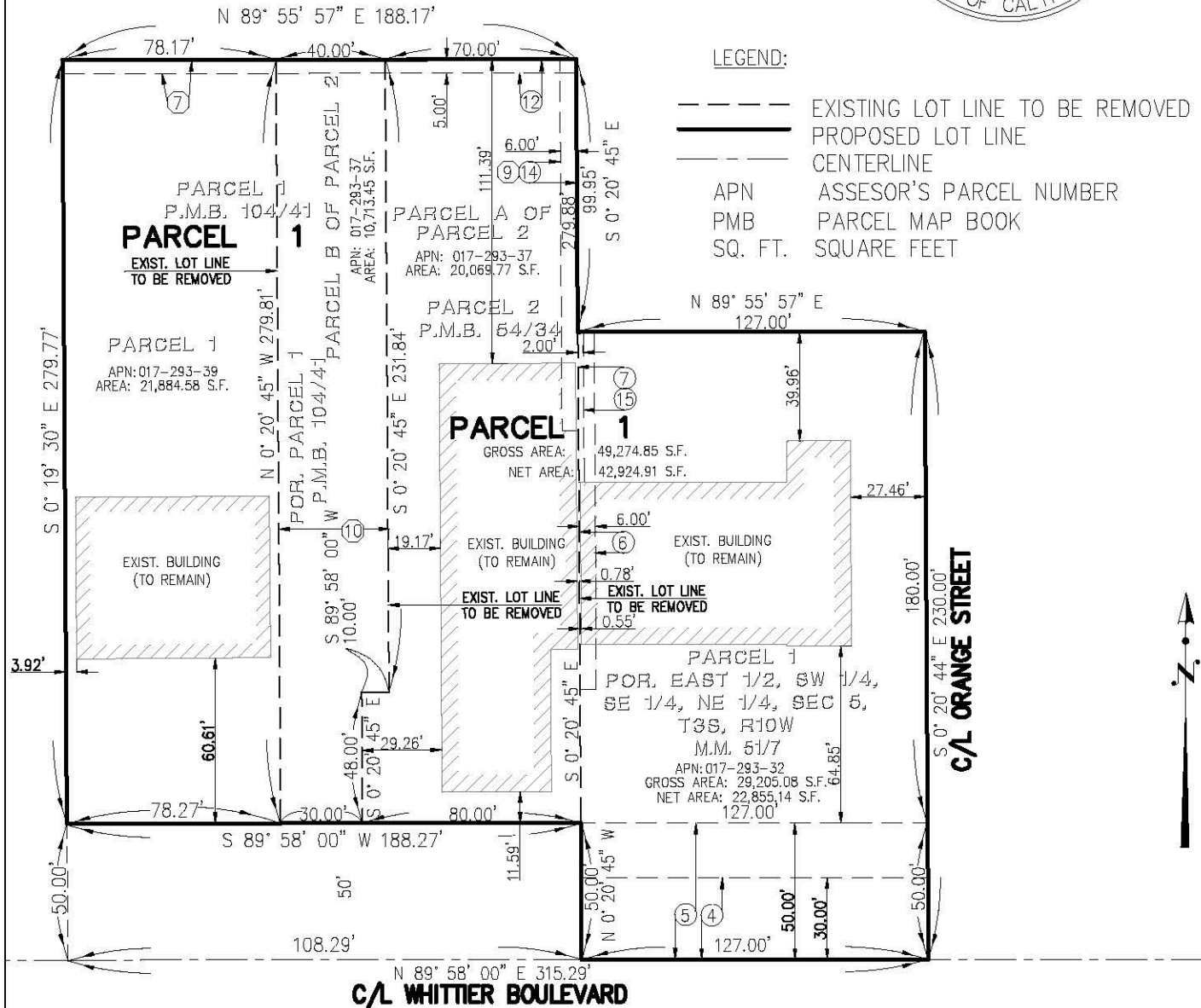
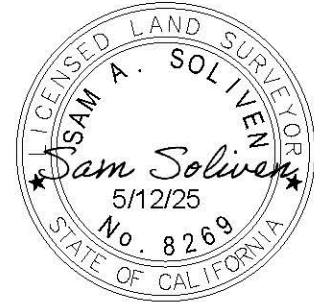


EXHIBIT "C"
LOT LINE ADJUSTMENT
LL _____
SITE PLAN

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 2 OF 6 SHEETS

EXISTING LEGAL DESCRIPTION

PARCEL 1: (017-293-32)

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO LA HABRA, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 7, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID EAST HALF DISTANT NORTH 329.95 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE CENTERLINE OF WHITTIER BOULEVARD, 100.00 FEET WIDE; THENCE SOUTH 89°55'57" WEST 127.00 FEET; THENCE SOUTH 329.87 FEET PARALLEL WITH SAID EASTERLY LINE TO SAID CENTERLINE; THENCE NORTH 89°58' EAST 127.00 FEET ALONG SAID CENTER LINE TO SAID EASTERLY LINE; THENCE NORTH 329.95 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 99.95 FEET THEREOF.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JUNE 16, 1959 IN BOOK 4759, PAGE 163 OF OFFICIAL RECORDS.

NOTE: A PORTION OF SAID LAND IS INCLUDED WITHIN TRACT NO. 2360, AS PER MAP RECORDED IN BOOK 67, PAGES 39 AND 40 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (017-293-37)

PARCEL A:

PARCEL 2, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP FILED IN BOOK 54, PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN INTEREST IN ALL OIL, OIL RIGHTS, NATURAL GAS RIGHT, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE, AS EXCEPTED OR RESERVED BY DEED RECORDED AUGUST 4, 1935 IN BOOK 3175, PAGE 424 OF OFFICIAL RECORDS.

PARCEL B:

AN IRREVOCABLE EASEMENT FOR THE PURPOSES OF ACCESS AND PARKING OVER THAT PORTION OF PARCEL 1 IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP FILED IN BOOK 104, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

EXHIBIT "C"
LOT LINE ADJUSTMENT
LL _____
SITE PLAN

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 3 OF 6 SHEETS

BEGINNING AT A POINT DISTANT THEREON FROM THE SOUTHWESTERLY CORNER OF PARCEL 1, NORTH 89°58'00" EAST 78.27 FEET; SAID POINT IS ALSO ON THE NORTHERLY SIDELINE OF WHITTIER BOULEVARD; THENCE LEAVING SAID POINT NORTH 00°20'45" WEST 279.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHERLY LINE OF PARCEL 1, NORTH 89°55'57" EAST 40 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 2 OF PARCEL MAP NO. 29720, AS PER MAP FILED IN BOOK 54, PAGE 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 29720, SOUTH 00°20'45" EAST 231.84 FEET; THENCE SOUTH 89°58'00' WEST 10 FEET; THENCE SOUTH 00°20'45" EAST 48 FEET TO A POINT BEING ON THE NORTH SIDELINE OF WHITTIER BOULEVARD; THENCE ALONG SAID NORTH SIDELINE SOUTH 89°58'00' WEST 30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN INTEREST IN ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE AS EXCEPTED OR RESERVED BY DEED RECORDED AUGUST 16, 1955 IN BOOK 3175, PAGE 424 OF OFFICIAL RECORDS.

PARCEL 1: (017-293-39)

PARCEL 1, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING THE "LAND" AS DEFINED IN THE CONDITIONS AND STIPULATIONS OF THE GUARANTEE, EXCEPTING THEREFROM ANY AND ALL BUILDINGS AND IMPROVEMENTS AS CONVEYED BY DEED FROM KENGO TAKAHASHI, FUMIKO TAKAHASHI, KENICHIRO TAKAHASHI AND KIYOMI TAKAHASHI TO PAGODA GARDEN CENTER, A CALIFORNIA CORPORATION DATED DECEMBER 28, 1976 RECORDED DECEMBER 29, 1976 IN BOOK 1202, PAGE 831 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED BY HENRY KOOPMANS AND WIFE, BY DEED DATED AUGUST 4, 1955 AND RECORDED AUGUST 16, 1955 IN BOOK 3175, PAGE 424 OF OFFICIAL RECORDS.

EXHIBIT "C"
LOT LINE ADJUSTMENT
LL _____
SITE PLAN

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 4 OF 6 SHEETS

EASEMENTS AS DISCLOSED IN WFG NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 24-204659, DATED OCTOBER 21, 2024:

- ④ AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO STATE OF CALIFORNIA, SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 29, 1913, IN BOOK 244, PAGE 86 OF DEEDS.

AFFECTS: OVER THE SOUTH 30 FEET OF SAID LAND

AND RECORDED: JUNE 10, 1914 IN BOOK 258, PAGE 86 OF DEEDS. (PLOTTED HEREON)
- ⑤ AN EASEMENT FOR STATE HIGHWAY PURPOSES TOGETHER WITH THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO THE STATE OF CALIFORNIA, SET FORTH IN A DOCUMENT RECORDED ON OCTOBER 2, 1931, IN BOOK 511, PAGE 132, OF OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY 50 FEET OF SAID LAND (PLOTTED HEREON)
- ⑥ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, SET FORTH IN A DOCUMENT RECORDED ON FEBRUARY 3, 1960, IN BOOK 5084, PAGE 421, OF OFFICIAL RECORDS.

AFFECTS: SAID LAND (PLOTTED HEREON)
- ⑦ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, SET FORTH IN A DOCUMENT RECORDED ON NOVEMBER 7, 1960, IN BOOK 5499, PAGE 402, OF OFFICIAL RECORDS.

AFFECTS: SAID LAND (PLOTTED HEREON)
- ⑨ AN EASEMENT FOR THE PRIVILEGE AND RIGHTS TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION SLOPES BEYOND THE LIMITS OF THE STATE HIGHWAY AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO STATE OF CALIFORNIA, SET FORTH IN A DOCUMENT RECORDED IN ON DECEMBER 29, 1913, IN BOOK 244, PAGE 86 OF DEEDS.

AFFECTS: PARCEL 2 AND 2A (NOT PLOTTED, EXACT LOCATION CANNOT BE DETERMINED)
- ⑪ AN EASEMENT FOR ELECTRIC LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, SET FORTH IN A DOCUMENT RECORDED IN BOOK 2666, PAGE 638, OF OFFICIAL RECORDS. (NOT PLOTTED, OUTSIDE OF SUBJECT PROPERTY)

AFFECTS: THE NORTH 5 FEET OF PARCEL A; THE NORTH 5 FEET OF THE WEST 60 FEET OF PARCEL 2A

EXHIBIT "C"
LOT LINE ADJUSTMENT
LL _____
SITE PLAN

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 5 OF 6 SHEETS

⑫ AN EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3081, PAGE 581, OF OFFICIAL RECORDS.

AFFECTS: THE NORTH 5 FEET OF THE EAST 133.17 FEET OF PARCEL 2A (PLOTTED HEREON)

⑬ AN EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3245, PAGE 511, OF OFFICIAL RECORDS.

AFFECTS: SAID LAND (NOT PLOTTED MISSING DOCUMENT)

⑭ AN EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5084, PAGE 422, OF OFFICIAL RECORDS.

AFFECTS: THE EASTERLY 6 FEET OF THE NORTHERLY 136 FEET OF PARCEL 2 (PLOTTED HEREON)

⑮ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, SET FORTH IN A DOCUMENT RECORDED ON NOVEMBER 7, 1960, IN BOOK 5499, PAGE 402, OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED HEREON)

⑯ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED ON FEBRUARY 10, 1954, AS INSTRUMENT NO. 10329, OF OFFICIAL RECORDS. (NOT PLOTTED, OUTSIDE OF SUBJECT PROPERTY)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EXHIBIT "C"
LOT LINE ADJUSTMENT
LL _____
SITE PLAN

Owners	Existing Parcels Assessors Parcel No.	Proposed Parcels Reference Number
SS WHITTIER INVESTMENTS, LLC	017-293-37	
SS WHITTIER INVESTMENTS, LLC	017-293-39	
SS WHITTIER INVESTMENTS, LLC	017-293-32	

SHEET 6 OF 6 SHEETS

EASEMENTS AS DISCLOSED IN WFG NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 24-213317, DATED NOVEMBER 20, 2024:

④ AN EASEMENT FOR PIPELINE AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO WHITTIER WATER COMPANY, A CORPORATION, SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 29, 1911, IN BOOK 204, PAGE 293 OF DEEDS. (NOT PLOTTED, EXACT LOCATION CANNOT BE DETERMINED)

⑥ AN EASEMENT FOR ELECTRIC LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, SET FORTH IN A DOCUMENT RECORDED IN BOOK 2666, PAGE 638, OF OFFICIAL RECORDS. (NOT PLOTTED, OUTSIDE OF SUBJECT PROPERTY)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑦ AN EASEMENT FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3081, PAGE 581, OF OFFICIAL RECORDS. (PLOTTED HEREON)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑧ AN EASEMENT FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3245, PAGE 511, OF OFFICIAL RECORDS. (NOT PLOTTED MISSING DOCUMENT)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑨ AN EASEMENT FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5084, PAGE 422, OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑩ AN EASEMENT FOR ACCESS AND PARKING AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON APRIL 2, 2004, AS INSTRUMENT NO. 2004000274211, OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EXHIBIT D

LOT LINE ADJUSTMENT 25-0001 (LLA 25-0001) – CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

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

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

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

Standard Condition 1.6 PLANS

This approval is for those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of July 28, 2025. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.27 DIVISION OF LAND

The Applicant/Developer shall meet all provisions of Title 17 (Subdivisions) of the La Habra Municipal Code as they relate to the division of land.

Standard Condition 1.41 INDEMNIFICATION

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

represent the City's interests, and Applicant shall indemnify City for all such costs incurred by the City.

Standard Condition 4.28 EXTERIOR STREET IMPROVEMENTS

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

Standard Condition 5.3 INSTALLATION OF TRAFFIC STRIPING AND SIGNING

The Applicant/Developer shall install all required traffic striping and signing to the satisfaction of the City Engineer.

Standard Condition 5.13 CATCH BASIN MARKING

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

Project Specific Conditions:

1. The Applicant/Developer shall remove and reconstruct drive approaches along N. Orange Street to meet Americans with Disabilities Act (ADA) standards, prior to the issuance of building permits.
2. The Applicant/Developer shall submit plans to remove the existing western drive approach along E. Whittier Boulevard and construct a curb on the project site along the south property line and also add a new sidewalk to the satisfaction of the City Engineer and California Department of Transportation (Caltrans), prior to the issuance of building permits.
3. The Applicant/Developer shall remove and reconstruct any cracked or broken sidewalk panels to the satisfaction of the City Engineer and California Department of Transportation (Caltrans).
4. The Applicant/Developer shall be responsible for ensuring that the site provides an ADA path-of-travel and has ADA compliant curb ramp to the satisfaction of the Building Official prior to the issuance of Certificate of Occupancy.
5. The Applicant/Developer shall record the Lot Line Adjustment with the Orange County Recorder's Office prior to the issuance of building permits.
6. The Applicant/Developer shall obtain an encroachment permit from the Engineering Division and pay permit fees for any construction in the City's right-of-way prior to Certificate of Occupancy.

EXHIBIT E

DESIGN REVIEW 25-0002 (DR2PH 25-0002) – CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

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

Standard Condition 1.2 BUILDING PERMITS

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

Standard Condition 1.3 GRAFFITI ABATEMENT

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

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

The Applicant/Developer/successor in interest shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

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

Standard Condition 1.6 PLANS

This approval is for those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of July 28, 2025. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.7 COMPLIANCE

The failure to comply with any of these conditions of approval by the Applicant/Developer/successor in interest shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Design Review 25-0002 (DR2PH 25-0002).

Standard Condition 1.8 VIOLATION

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

Standard Condition 1.10 BUILDING REPAINTING

The Applicant/Developer/successor in interest shall maintain the buildings in good condition at all times and shall repaint the approved buildings and accoutrements every eight (8) years at a minimum from the date of project approval, unless otherwise approved by the Director of Community and Economic Development. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.11 PAVEMENT RESURFACING

The Applicant/Developer/successor in interest shall re-slurry and re-stripe the driveways and parking areas every five (5) years at a minimum from the date of approval of this resolution. The Director of Community and Economic Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.

Standard Condition 1.39 TRAFFIC CONTROL MEASURES

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

Standard Condition 1.41 INDEMNIFICATION

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

Standard Condition 3.9 UTILITY PLANS

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

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

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

Project specific conditions:

1. The approval of Design Review 25-0002 (DR2PH 25-0002) shall be contingent upon the concurrent approval of Lot Line Adjustment 25-0001 (LLA 25-0001) and Conditional Use Permit 25-0003 (CUP 25-0003).
2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required prior to building permit issuance. The Applicant/Developer shall contact the Fire Prevention Engineering Unit at (323) 890-4125 for information regarding the EPICLA submittal requirements.
3. The Applicant/Developer shall maintain all fire lanes clear of all encroachments at all times in accordance with Title 32 of the County of Los Angeles Fire Code.
4. The Applicant/Developer shall provide for firefighting and rescue purposes a minimum 5-foot-wide firefighter access walkway leading from the Fire Department

access road to all required openings in the buildings' exterior walls as approved by the County of Los Angeles Fire Department in accordance with California Fire Code section 504.1.

5. The Applicant/Developer shall provide all new structures with automatic fire sprinkler systems that are designed and maintained in accordance with NFPA 13. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12 of the County of Los Angeles Fire Code.
6. All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
7. All ground mounted and wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the design of the automobile service/repair building.
8. All outdoor stacks/storage of tires in the rear lot shall be limited to a height of six-feet.
9. Onsite lighting shall not exceed 0.5-foot candles at the western property line and Whittier Boulevard and Orange Street frontages and 0.0-foot candles abutting the residential uses to the north. All floodlights shall be hooded with light-shields.
10. The Applicant/Property Owner shall submit a final Site Plan which includes details for the four new parking spaces in place of the existing driveway along Whittier Boulevard to the satisfaction of the Director of Community and Economic Development prior to the issuance of building permits.

EXHIBIT F

CONDITIONAL USE PERMIT 25-0003 (CUP 25-0003)– CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

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

Standard Condition 1.3 GRAFFITI ABATEMENT

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

Standard Condition 1.5 MINOR MODIFICATIONS

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

Standard Condition 1.7 COMPLIANCE

The failure to comply with any of these conditions of approval by the Applicant/Developer/successor in interest shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Conditional Use Permit 25-0003 (CUP 25-0003).

Standard Condition 1.8 VIOLATION

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

Standard Condition 1.15 OUTDOOR VENDING MACHINES

The property owner/business operator shall not operate or allow any outdoor vending machines on the site at any time.

Standard Condition 1.16 OUTDOOR DISPLAY OF MERCHANDISE

The property owner/business operator shall not display any merchandise outside of the building at any time unless approved by the Director of Community and Economic Development or designee through a Special Event Permit.

Standard Condition 1.18 LITTER

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

Standard Condition 1.41 INDEMNIFICATION

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

Standard Condition 7.16 NOISE/LOITERING PREVENTION

The property owner/business operator shall, at all times, display a sign of at least ten inches by ten inches at all exits and within all parking areas, requesting patrons to respect residents of adjacent residential neighborhoods by being quiet when leaving and by not loitering in the parking lot.

Standard Condition 7.18 CONTACT INFO FOR ON-SITE MANAGER

The property owner/business operator shall, at all times, post a sign in a clear and conspicuous location, listing a phone number at which a responsible on-site manager may be contacted during all hours which the business is open to address any complaints from the community. Said contact person's name and phone number shall be available through the staff at all times.

Project specific conditions:

1. The approval of Conditional Use Permit 25-0003 (CUP 25-0003) shall be contingent upon the concurrent approval of Lot Line Adjustment 25-0001 (LLA 25-0001) and Design Review 25-0002 (DR2PH 25-0002).
2. The hours of operation shall be 8 a.m. to 6 p.m. Monday through Saturday and 9 a.m. to 4 p.m. on Sundays, unless a modification to such hours is approved by the Director of Community and Economic Development.
3. All existing parking spaces onsite shall be re-stripped to create 26 standard (9'x18') parking spaces. Drive aisles behind parking spaces shall maintain a 25-foot width. The Applicant shall submit a Parking Lot Plan which shows the completion of the curb reconstruction along Whittier Boulevard and placement of all proposed parking spaces to the satisfaction of the Director of Community and Economic Development and the Building Official prior to issuance of building permits.
4. No vehicle servicing or repair work may occur within the 3,000-square-foot storage facility, within any dedicated outdoor parking space, or outside any of the onsite buildings. All work shall only occur inside the automobile service/repair building.
5. No major engine repairs or overhaul or the removal/painting of vehicle body panels may occur on the property.
6. The Applicant/Operator shall comply with the La Habra Noise Control Ordinance (Chapter 9.32 of the La Habra Municipal Code) at all times.