

RESOLUTION NO. 25 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 24-0015 (DR2PH24-0015) TO CONSTRUCT A FOUR-UNIT APARTMENT BUILDING AT 531 SOUTH EUCLID STREET, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CEQA GUIDELINES

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

- A. The Applicant, Thanh Dang, on behalf of the property owner, Amelia Barragan, filed an application requesting approval of Design Review 24-0015 (DR2PH24-0015) to construct a four-unit apartment building (the "Project") at 531 South Euclid Street (the "Project Site").
- B. On August 25, 2025, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for approval of Design Review DR2PH24-0015.
- C. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32: "Infill Development Projects" of the CEQA Guidelines. Class 32 consists of projects characterized by in-fill development that meet the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. The Project meets the applicable conditions for a Class 32 exemption, as outlined below.

- (a) **The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.**

The Project consists of demolishing an existing single-unit dwelling and constructing a four-unit apartment building on a 0.26-acre site. The General Plan designates the Project Site for Residential Multi-Unit 1 land use, which allows for the development of apartments at a maximum density of 24 dwelling units per acre. Therefore, the 0.26-acre Project Site is permitted to be developed with a maximum of six dwelling units. The Project is also consistent with General Plan policies LU 1.2 Development Capacity, LU 2.1 Places to Live, LU 4.1 Development Compatibility, LU 4.4 Design Review, LU 6.4 Housing Type Distribution, LU 7.2 New Residential Development, LU 7.3 Housing Character and Design, Lu 9.1 Character and Design, LU 9.2 Amenities, LU 9.3 Development Transitions, H 1.3 Support Private Sector, Housing H 1.5 Market and Non-Market Housing Production Needs, and H 2.5 Adequate Housing Sites. The Project Site is within the R-4 (Multi-Unit Dwelling) Zone and the Planned Unit Development (PUD) Overlay Zone. As detailed in the staff report, the Project is consistent with the applicable zoning regulation and all applicable zoning regulations. Therefore, the Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

- (b) **The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.**

The Project Site is 0.26 acres and surrounded by urban uses, including residential developments and a small liquor store. Therefore, the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.

- (c) **The project site has no value as habitat for endangered, rare or threatened species.**

The Conservation/Natural Resources chapter of the General Plan does not identify the Project site as an area of biological sensitivity. As a result, the Project Site has no value as habitat for endangered, rare, or threatened species.

- (d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The Project was screened through the North Orange County Collaborative VMT (Vehicle Miles Traveled) Traffic Study Screening Tool. VMT measures the per capita number of car trips generated by a project and the distance

vehicles will travel to and from a project. The use of VMT for analyzing transportation impacts emphasizes the reduction in the number of vehicle trips and vehicle miles traveled to encourage the development of jobs, housing and commercial uses in proximity to each other and near public transportation. According to the screening tool, the Project is located within a Low VMT Generating Zone. Per the Office of Planning and Research (OPR), a small project can be screened from VMT analysis if it is determined that the daily net trips will be less than 110 trips. Based on the Project size, the net daily trips are expected to be 27 trips. Therefore, the Project is not subject to a VMT analysis. Lastly, the approval of the Project would not result in significant impacts to noise, air quality, or water quality, as the Project is a residential development proposed on a residentially zoned parcel and surrounded by existing residential developments on all sides and a small commercial liquor store to the south. Therefore, approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

Because this is a redevelopment project, the site can and will continue to be adequately served by all utilities and public services.

This Project is also not subject to any of the exceptions for exemption listed under Section 15300.2 of the CEQA Guidelines. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. In addition, the Applicant has submitted a historic resource assessment prepared by Galvin Preservation Associates, Inc. (GPA), which identifies that the Project Site, and the existing dwelling unit on the Project Site, do not qualify as a historic resource due to the alterations and additions that have already been made to the original structure. GPA's research of past records also indicates that neither the existing single-unit dwelling nor its association with previous occupants are significant contributors to the City's history. Staff do not expect any significant impacts or unusual circumstances related to the approval and construction of the Project. Therefore, the Project is categorically exempt from CEQA.

SECTION 2. NO NET LOSS OF DWELLING UNITS. In accordance with California Government Code section 66300.6(a), the City cannot approve a housing development project that will require the demolition of one or more residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished. The property currently consists of one residential dwelling unit. The Project consists of the

construction of four residential dwelling units. Therefore, the Project will create at least as many residential dwelling units as will be demolished.

SECTION 3. DESIGN REVIEW. The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the granting of Design Review 24-0015 (DR2PH24-0015) and approves Design Review 24-0015 (DR2PH24-0015) based on the following findings required by Section 18.68.050 of the La Habra Municipal Code and subject to the conditions attached hereto as **Exhibit A.**

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

The General Plan designates the Project Site for Residential Multi-Unit 1 land use. This designation allows for the development of apartments and condominiums/townhouses at a maximum density of 24 dwelling units per acre (du/ac). Based on the permitted density, the 0.26-acre Project Site is permitted to be developed with a maximum of six dwelling units. The proposed Project will demolish a single-unit dwelling in order to develop a four-unit apartment building. In addition, the subject property is not identified in the General Plan Housing Element as a site to meet the City's Regional Housing Needs Assessment (RHNA) allocation (Chapter 4, Section B), the Conservation/Natural Resources chapter of the General Plan does not identify the Project Site as an area of biological sensitivity (Chapter 6, Section A), and the Community Development chapter of the General Plan (Chapter 2, Section D) does not identify the site as an area of notable archaeological resources.

This proposed Project implements the following policies of the La Habra General Plan 2035: LU 1.2 (Development Capacity) by accommodating the type and density of land use depicted in the Land Use Diagram, LU 2.1 (Places to Live) by adding rental housing in La Habra, LU 4.1 (Development Compatibility) by 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, LU 4.4 (Design Review) by requiring design review that focuses on achieving appropriate form and function to assure compatibility with community character, while promoting creativity, innovation, and design quality, LU 6.4 (Housing Type Distribution) by allowing the establishment of market-rate apartments, LU 7.2 (New Residential Development) by establishing new residential development, LU 7.3 (Housing Character and Design) by promoting the renovation of the existing housing stock to maintain their distinguishing characteristics and qualities, LU 9.1 (Character and Design) by providing a high level of architectural design and quality of life for residents, LU 9.2 (Amenities) by the Applicant providing a communal landscaped area, community garden planter boxes, and barbecue, H 1.3 (Support Private Sector Housing) by

facilitating the production of new housing for the community, and H 1.5 (Market and Non-Market Housing Production Needs) by allowing the establishment of market-rate apartments for the community.

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

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

The Project Site is within the R-4 (Multi-Unit Dwelling) Zone and the Planned Unit Development (PUD) Overlay Zone. The Project is not subject to the requirements of Chapter 18.52 (PUD Overlay Zone) of the LHMC because the Project involves less than six units. Instead, the Project is subject to review and approval of a Design Review pursuant to LHMC Section 18.52.040.B.4. In addition, since the Project involves fewer than 10 residential units, the Project is also not subject to LHMC Chapter 18.82 (Inclusionary Housing Units); and therefore, is not required to provide housing affordable to very low, low or moderate income households or pay an in-lieu fee. The proposed Project meets or exceeds all applicable requirements of the R-4 Zone as well as LHMC Chapter 18.09 (Objective Design Standards for Multi-Unit Development) including parking (14 spaces required, 14 spaces provided); private/common usable open space (1,000 square feet required, 1,004 square feet provided); the City’s objective design standards for the modern architectural style; and the development standards shown in the table below:

	Required	Proposed
Building Height	Max. 36 feet	35 feet
Front Set	15 feet	20 feet
Side Setback, First 2 Stories (North, South)	5 feet	5'-6" feet
Side Setback, 3rd Story (North, South)	10 feet	10 feet
Rear Setback, First 2 Stories	10 feet	35.5 feet
Rear Setback, 3rd Story	15 feet	35.5 feet

Therefore, the proposed project is consistent with the City’s Zoning Ordinance.

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

The Zoning Ordinance and General Plan are tools that are available to ensure that all projects achieve goals that promote the public health, safety, and welfare of the community. The proposed Project is in harmony with both the Zoning Ordinance and the policies of the General Plan. The design of the proposed Project takes into consideration the property’s location and size to accommodate the four units in a thought-out manner. The proposed

Project provides adequate on-site access, circulation and on-site parking to minimize impacts to the surrounding area. Also, the proposed building has been designated in compliance with the required setbacks and building height limit. Further, the architectural style and building type follow the LHMC Chapter 18.09 objective design guidelines for multi-unit residential projects. The Project's design provides sufficient access for public safety personnel such as Fire and Police and will be serviced by sanitary sewers and storm drains. Therefore, by complying with the Zoning Ordinance and various policies of the General Plan, the proposed Project is in the best interests of the public health, safety, and welfare of the community.

D. For projects that are subject to the objective design standards set forth in Chapter 18.09 of this title, the proposed project is consistent with those standards.

Pursuant to Section 18.09.030.A (Applicability and Review) of Chapter 18.09 (Objective Design Standards for Multi-Unit Residential and Mixed-use Development) of the LHMC, the standards set forth in Chapter 18.09 of the LHMC apply to all multi-unit residential and mixed-used development in the City, as allowed by the base zone, unless the property is within a specific plan, overlay, and/or planned unit development that already implements design standards, in which case those standards shall prevail. Because the Project is a multi-unit residential project, the objective design standards apply to this Project. As outlined above, the proposed Project is consistent with the objective design standards for the modern architectural style, described in paragraph C.6 (Modern) of LHMC Section 18.09.060 (Architectural Styles). The proposed Project's design includes block forms stylized with white and clay-colored plaster, gray ash wood fiber cement siding, and a variety of accents that include contrasting metal louver canopies, modern metal railings on the second and third stories, and a zinc gray metal seam roof. The first story is detailed with iron-gray aluminum garage doors, matching decorative Heating, Ventilation and Air Conditioning (HVAC) screening gates, and rounded wall sconces for site illumination. The color of the front doors matches the proposed building façade and the doors have a modern design with a narrow, frosted fiberglass design detail. The second and third floors of the proposed units consist of various windows and private balconies. Additional pop-out accents along the sides of the building provide a varying perception of depth. The roof of the building features a modern shed-style roof with an approximately 10-degree pitch and will include solar panel arrays of predetermined sizes, as required by the California Energy Code.

Therefore, the proposed Project is consistent with the objective design standards set forth in Chapter 18.09 of the LHMC.

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

As outlined in Section 1 (California Environmental Quality Act) above, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32: "Infill Development Projects" of the CEQA Guidelines.

SECTION 4. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

The Applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposed Project will constitute the disturbance of more than 5,000 square feet of soil, a Priority WQMP will be required prior to the issuance of a building permit. A Preliminary Priority WQMP has been prepared and approved.

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

SECTION 6. RECORD. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record related 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 25th day of August, 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 August 25, 2025 by the following vote:

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

Veronica Lopez, Secretary

EXHIBIT A

DESIGN REVIEW DR2PH24-0015 CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

The Applicant/Developer/successor in interest 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 August 25, 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 and/or the City Council for possible revocation of Design Review 24-0015 (DR2PH24-0015).

Standard Condition 1.8 VIOLATION

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

Standard Condition 1.9 LANDSCAPE MAINTENANCE

The Applicant/Developer/successor in interest shall maintain landscaping in a healthy and well-kept manner at all times including the public right-of-way. Dead or damaged landscape material/ vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

Standard Condition 1.10 BUILDING REPAINTING

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

Standard Condition 1.11 PAVEMENT RESURFACING

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

Standard Condition 1.23 ON-SITE DRAINAGE

The Applicant/Developer shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

Standard Condition 1.41 INDEMNIFICATION

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

Prior to the issuance of preliminary or precise grading permits:

Standard Condition 1.24 MASTER PLAN OF DRAINAGE

The Applicant/Developer shall provide drainage facilities and easements in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

Standard Condition 3.1 EROSION CONTROL PLAN

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

Standard Condition 3.2 SLOPE EASEMENT/RIGHT-OF-ENTRY

The Applicant/Developer shall obtain either slope easements or right-of-entry letters from the adjacent property owner(s) for any grading outside of the project boundaries.

Standard Condition 3.3 HYDROLOGY STUDY

The Applicant/Developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer to the satisfaction of the City Engineer.

Standard Condition 3.4 SOILS REPORT

The Applicant/Developer shall provide a geotechnical investigation report prepared by a qualified engineer to the satisfaction of the Chief Building Official.

Standard Condition 3.5 DESIGN OF DRAINAGE FACILITIES

The Applicant/Developer shall design all drainage facilities in such a manner as to imitate the manner in which storm water is presently crossing said property line or a drainage acceptance letter shall be obtained from the downstream property owner to the satisfaction of the Chief Building Official and City Engineer.

Standard Condition 3.6 STORM WATER POLLUTION PREVENTION PLAN

The Applicant/Developer shall demonstrate that coverage has been obtained under the Construction General Permit (CGP) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer or designee. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.

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 3.11 GRADING

The Applicant/Developer shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Chief Building Official. A grading plan shall be submitted by the Applicant/Developer for review and approval. Grading security shall be posted to the satisfaction of the Chief Building Official and the City Attorney guaranteeing completion of grading within the project.

Standard Condition 4.9 PARK DEVELOPMENT FEES

The Applicant/Developer shall pay any applicable City of La Habra Park Development Fees to mitigate the potential impacts on local recreational facilities and recreation services as required by Chapter 15.48 (Residential Building Fees) of the La Habra Municipal Code.

Standard Condition 4.26 SEPARATE FIRE LINE CONNECTION

The Applicant/Developer shall provide plans for review by the City Engineer to install a separate fire-line connection with backflow assembly to service the on-site fire protection sprinkler system and submit a fire flow test from an independent company to ensure proper size of the fire line, to the satisfaction of the Public Works Director.

Prior to the issuance of building permits:

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

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

Standard Condition 4.3 FINAL WATER QUALITY MANAGEMENT PLAN

The Applicant/Developer shall submit a Final Priority WQMP to the City for review and approval. This plan shall be in conformance with all current NPDES requirements.

Standard Condition 4.8 WATER SUPPLY AND SEWER FACILITIES

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

Standard Condition 4.10 SITE PHOTOMETRIC PLAN

The Applicant/Developer shall submit a site photometric plan in conformance with City standards for review and approval by the Chief Building Official and the Director of Community and Economic Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Chief Building Official and the Director of Community and Economic Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spill-over onto adjacent properties. All outdoor fixtures shall be compatible with the modern architectural style of the project and comply with the requirements of LHMC Chapter 18.09 (Objective Design Standards for Multi-Unit Development).

Standard Condition 4.12 TRAFFIC STRIPING AND SIGNING PLAN

The Applicant/Developer shall provide an on-site and off-site traffic striping and traffic signing plan to the satisfaction of the City Engineer.

Standard Condition 4.14 PARKING LOT STRUCTURAL SECTIONS

The Applicant/Developer shall provide parking lot structural sections, which shall be based on recommendations of a soils engineer, for review and approval by the City Engineer.

Standard Condition 4.15 SERVICE TRUCK ACCESS

The Applicant/Developer shall provide access for service trucks across prepared surfaces suitable for continuous heavy truck usage, as determined by the City Engineer.

Standard Condition 4.16 STREET IMPROVEMENTS

The Applicant/Developer shall be responsible for rehabilitating the roadway pavement and parkway improvements between the street centerline to the right-of-way line which includes, but is not limited to, sidewalk, curb and gutter and street paving, to the satisfaction of the City Engineer. Plans shall be submitted before issuance of building permits and all work completed prior to issuance of Certificate of Occupancy.

Standard Condition 4.17 UNDERGROUND UTILITIES

The Applicant/Developer shall provide an approved utility company plan to the City Engineer showing that all on-site utilities within the project be installed underground in accordance with current utility practices prior to the issuance of building permits. Should aboveground equipment boxes be utilized, they shall be aesthetically enhanced to match the surrounding development as approved by the Director of Community Development in accordance with the requirements of the utility company. All on-site utilities shall be installed prior to Certificate of Occupancy and before final on-site paving and parkway improvements. All existing aerial utilities shall be removed and/or placed underground including street light wires and other overhead wires. The City Engineer shall have the right to comment, modify, approve or disapprove the utility plan for each utility. The Applicant/Developer shall contact the utility providers early in the project to determine undergrounding procedures.

Standard Condition 4.18 WATER AND/OR SEWER SERVICE

The Applicant/Developer shall submit development plans for the property to the Public Works Department so that the Utility Authority can establish the Terms and Conditions for Water and/or Sewer Service. The sewer and water facility will be maintained by the Applicant/Developer.

Standard Condition 4.19 ENHANCED CONCRETE DRIVEWAYS

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

Standard Condition 4.22 LANDSCAPE PLANS

The Applicant/Developer shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and the Director of Public Works. The plan shall include the use of a separate connection, backflow preventer and connection for future reclaimed water service. At a minimum, tree size shall be 24-inch box and shrubs shall be five (5) gallon size.

Standard Condition 4.23 PERIMETER WALL PLANS

The Applicant/Developer shall submit for review and approval a plan to enclose the property with a decorative masonry wall with decorative cap, the design to be approved by the Director of Community and Economic Development or designee.

Standard Condition 4.25 TRASH ENCLOSURE

The Applicant/Developer shall provide plans to install a six-foot tall decorative masonry block trash enclosure to City standards to contain a three-yard refuse bin and a ninety-six gallon recycling cart. Notwithstanding the foregoing, the Director of Public Works may require additional bins/carts. The enclosure shall be finished to match the color of the main building and shall exhibit a modern style as defined in LHMC Chapter 18.09 (Objective Design Standards for Multi-Unit Development). The enclosure shall include provisions for a solid roofed cover, hose bib, and an area drain connected to the sanitary sewer system. The design and location are subject to approval by the City Engineering and Director of Community and Economic Development or designee.

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 the issuance of Certificate of Occupancy.

Standard Condition 4.29 RECYCLING PLAN

The Applicant/Developer shall prepare construction and demolition waste recycling plans for review and approval by the Director of Public Works.

Standard Condition 4.33 TRAFFIC IMPROVEMENT FEES

The Applicant/Developer shall pay all fees related to the requirements of the Citywide Traffic Improvement Fee.

Standard Condition 4.34 FAIR SHARE TRAFFIC IMPACT FEES

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

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

Standard Condition 1.26 GAS MAINS

The Applicant/Developer shall install all proposed gas mains and services prior to final paving within tract boundaries as required by the City Engineer.

Standard Condition 4.6 NPDES - COVERAGE

The Applicant/Developer shall demonstrate that coverage under California's General Permit for Stormwater Discharges has been obtained for industrial facilities as defined by Standard Industrial Classification (SIC) code, prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy. A copy of the Notice of Intent (NOI), submitted to the State Water Resources Control Board notification through the issuance of a Waste Discharge identification (WDID) Number, shall be provided to the City Engineer or other proof of filing.

Standard Condition 5.3 INSTALLATION OF TRAFFIC STRIPING AND SIGNING

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

Standard Condition 5.7 LANDSCAPE INSTALLATION

The Applicant/Developer shall install all required landscaping and irrigation systems as per the approved plans to the satisfaction of the Director of Community and Economic Development or designee. Upon final inspection, staff will verify quantity, size, placement, and health of all plant material, at which time staff may require replacement or addition of landscaping material to ensure a high quality planting.

Standard Condition 5.8 STREET TREE INSTALLATION

The Applicant/Developer shall plant street trees per the City of La Habra Master Street Tree Planting Plan and provide metal tree grates and irrigation to each street tree to the satisfaction of the Public Works Director.

Standard Condition 5.10 FINAL WATER QUALITY MANAGEMENT PLAN – BEST MANAGEMENT PRACTICES

The Applicant/Developer shall demonstrate the following related to the WQMP to the satisfaction of the City Engineer or designee:

- a. All structural BMPs described in the Priority Project WQMP/ Non-Priority Project Water Quality Plan (WQP) have been constructed and installed in conformance with approved plans and specifications.
- b. The Applicant/Developer is prepared to implement all non-structural BMPs described in the WQMP.
- c. An adequate number of copies of the approved WQMP are available on-site and for the future occupiers.
- d. A mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operations, maintenance, repair, and/or replacement.

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.

Standard Condition 5.17 UP LIGHTING

The Applicant/Developer shall provide up lighting on all trees within the public right of way and front landscape area prior to the issuance of a Certificate of Occupancy to the satisfaction of the Director of Community and Economic Development and City Engineer.

Project Specific Conditions:

1. The proposed development shall require review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit prior to building permit issuance. The Fire Prevention Engineering Section may be contacted at (323) 890-4125 for additional information and EPICLA submittals. Additional water system requirements will be determined during the building plan check phase.
2. The Applicant/Developer shall remove and reconstruct drive approaches to meet Americans with Disabilities Act (ADA) standards.
3. The Applicant/Developer shall pay Traffic Development fees.

4. The Applicant/Developer shall include an energy efficient landscape design plan that reduces exterior heat gains and heat island effects through the installation of trees, reflective paving materials, and cool roofs to reduce energy demand within the project. The plan shall be submitted for review and approval by the Director of Community and Economic Development or designee prior to the issuance of building permits.
5. The Applicant/Developer shall place all mailboxes in accordance with U.S. Postal Regulations. Such placement shall be reviewed and approved by the Director of Community and Economic Development and the La Habra Postmaster prior to the issuance of a Certificate of Occupancy.
6. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the building's modern architectural design and shall comply with LHMC Chapter 18.09 (Objective Design Standards for Multi-Unit Development).
7. The Applicant/Developer shall provide a final trash pick-up plan to the Director of Community and Economic Development and City Engineer for review and approval prior to the issuance of any building permits.
8. In accordance with the Housing Crisis Act, the Applicant/Developer/successor in interest shall permit the existing occupants to occupy the unit until six months before the start of construction activities. At least six months before the date the existing occupants must vacate, the Applicant/Developer/successor in interest shall provide the existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under California Government Code section 66300.6. The Applicant/Developer/successor in interest shall provide copies of all notices provided to existing occupants to the Planning Division.
9. If the demolition does not proceed and the property is returned to the rental market, the Applicant/Developer/successor in interest shall allow the existing occupants that are required to leave their unit to return at their prior rental rate in accordance with the requirements of the Housing Crisis Act.