

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 24-0014 (DR2PH24-0014) TO REMODEL THE FAÇADE OF AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER SITUATED ON MULTIPLE PROPERTIES ADDRESSED AS 121-125 SOUTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-19), 131-231 SOUTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-17), AND 1100 EAST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-20) AND UPDATE THE MASTER SIGN PROGRAM FOR THE COMMERCIAL SHOPPING CENTER, 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 15301, CLASS 1: "EXISTING FACILITIES" OF THE CEQA GUIDELINES

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

- A. The Applicant, Bruce Manzer of Manger + Associates, on behalf of the property owner, Hargovind Patel, filed an application requesting approval of Design Review 24-0014 (DR2PH24-0014) to remodel the façade of an existing multi-tenant shopping located at 121-125 South Harbor Boulevard, 131-231 South Harbor Boulevard and 1100 East La Habra Boulevard and update the Master Sign Program for the shopping center (the "Project").
- B. On October 13, 2025, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for approval of Design Review 24-0014 (DR2PH24-0014), at which time is considered all material and evidence, whether written or oral.
- 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 Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt from the provisions of CEQA pursuant to Section 15301, Class 1: "Existing Facilities" of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of

existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Project consists of the remodeling the facades of four buildings within an existing shopping center and updating the Sign Program for the shopping center. No expansion of building square footage is proposed. The Project involves no expansion of use.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA guidelines. The cumulative impact of this Project, and the approval of 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 buildings and properties where they are located are not listed on any National, California, or local Registers. 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. DESIGN REVIEW 24-0014 (DR2PH 24-0014).** The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the granting of D2PH 24-0014 and approves DR2PH 24-0014 based on the following findings required by Section 18.68.050 (Findings) of the La Habra Municipal Code and subject to the conditions attached hereto as **Exhibit A**.

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

The proposed Project is consistent with the Mixed-Use Center 1 General Plan land use designation for the site. This designation is characterized by parcels developed exclusively for retail or office commercial, multi-unit residential, or for a mix of these uses distributed horizontally on the site or vertically in buildings with housing above ground level commercial uses. The General Plan specifies community shopping centers as an example use for the La Habra Boulevard Specific Plan (SP-1) Zone. The subject shopping center operates as a community shopping center.

The proposed Project also implements Policy LU 11.6: Enhanced Design Character, of General Plan Goal LU-11: Diverse Districts and Corridors. This policy encourages the renovation, infill, and redevelopment of existing commercial centers and corridors to improve their architectural design and quality, reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscapes. The remodeling of the facades of four existing buildings will visually enhance both the La Habra Boulevard and Harbor Boulevard corridors. The update to the Master Sign Program will also ensure signs complement the new facades. The proposed building enhancements, along with the proposed Sign Program, will create visual cohesiveness that will

revive the overall shopping center by incorporating Early California Spanish architectural features as contemplated by the La Habra Boulevard Specific Plan. The proposed Project will help beautify the site and surrounding area, making this shopping destination a more desirable place for the La Habra community to visit.

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 subject property is located within the SP-1 (La Habra Boulevard Specific Plan) Zone and the Mixed-Use (MX) Overlay Zone. Both implement the Mixed-Use Center 1 land use designation. Pursuant to LHMC Section 18.54.040.A, the regulations set forth in Chapter 18.54 (Mixed-Use Overlay Zones (MX)) of the LHMC are in addition to the regulations set forth in the base zone (SP-1 Zone). In the event of a conflict between provisions of the MX Overlay Zone and the provisions of the base zone (SP-1 Zone), the provisions of the MX Overlay Zone prevail. If the MX Overlay Zone is silent in relation to any development standard, the development standard identified in the base zone (SP-1 Zone) prevails. In this case, the Project involves facade and sign improvements, which will not affect existing building setbacks, onsite parking, and/or landscaping. The existing buildings and site were found to be consistent with the zoning standards and design guidelines for both the SP-1 Zone and the MX Overlay Zone. Moreover, both the SP-1 Zone and the MX Overlay Zone identify the existing land uses (retail and restaurant) as land uses either permitted by right or permitted with the approval of a conditional use permit (CUP). All uses within the subject shopping center that require a CUP have received prior approval through the Planning Division. There are no conflicts between the provisions of the SP-1 Zone and the MX Overlay Zone for the proposed development standards applicable to the Project.

Therefore, the proposed Project is consistent with the City's Zoning Ordinance.

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

The Zoning Ordinance and General Plan are tools to ensure that all projects achieve the City's goals of promoting the public health, safety, and welfare of the community. The proposed Project is harmonious with both the Zoning Ordinance and policies of the General Plan. Detailed building plans for the proposed facade remodel and Sign Program will be reviewed for conformance with all Building Code requirements and confirm that the improvements to the shopping center will be structurally sound and meet all

electrical, plumbing and mechanical requirements to ensure a safe environment. Therefore, by complying with the Zoning Ordinance and various policies of the General Plan, as well as being subject to the Building and Safety review and inspection processes, the proposed 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.**

The Project involves an existing multi-tenant shopping center that is being remodeled, which will enhance both the La Habra Boulevard and Harbor Boulevard corridors. The proposed facade remodel and Sign Program will be a significant upgrade to this existing shopping center. The SP-1 Zone and MX Overlay Zone implement the Mixed-Use Center 1 General Plan land designation and permit commercial development of the Project site, as permitted by the General Plan. Additionally, the General Plan establishes goals and policies for the development of various projects in the City based on the particular land use designation. These goals are implemented through development standards in supporting documents such as Title 18 (Zoning) of the La Habra Municipal Code. In this case, the General Plan land use designation is Mixed-Use Center 1, which allows commercial developments up to 0.5 FAR. The total square footage of all existing buildings that are a part of this Project is 30,324 square feet while the lot size is 138,700 square feet. This equates to a Project FAR of 0.22. Further, the Project has been reviewed against the development standards and design guidelines for the SP-1 Zone and the MX Overlay Zone and satisfies the requirement for Early California Spanish style architecture with appropriate façade treatments, accent materials, colors, and roof materials and form. This shopping center complex provides a space for nearby residents to shop and eat, making the existing uses compatible with the surrounding uses. The visual update to the facade of the buildings will be consistent with the design requirements of the La Habra Blvd Specific Plan. All new buildings and remodeled buildings within this zone are required to adhere to the same design guidelines, creating consistency and architectural compatibility throughout the specific plan area. Therefore, the nature of the proposed land use and design is appropriate for the proposed location and compatible with the surrounding land uses and improvements.

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

The Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt from the provisions of CEQA pursuant to Section 15301, Class 1:

“Existing Facilities” of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Project consists of remodeling the facades of four buildings within an existing shopping center and updating the Sign Program for the shopping center. No expansion of building square footage is proposed. The Project involves no expansion of use.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA guidelines. The cumulative impact of this Project, and the approval of 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 buildings and properties where they are located are not listed on any National, California, or local registers. 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. 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 no disturbance of soil will occur, the Project is exempted by the Water Quality Ordinance from the preparation of a WQMP.

**SECTION 4. 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 5. 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 6. EFFECTIVE DATE.** This Resolution shall take effect immediately.

**SECTION 7. CERTIFICATION.** The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, AND ADOPTED this 13th day of October, 2025.

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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 October 13, 2025 by the following vote:

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

\_\_\_\_\_  
Veronica Lopez, Secretary

## **EXHIBIT A**

### **DESIGN REVIEW 24-0014 (DR2PH24-0014) CONDITIONS OF APPROVAL**

#### **GENERAL CONDITIONS:**

##### **Standard Condition 1.1                      CODE COMPLIANCE**

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

##### **Standard Condition 1.2                      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 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                      LOS ANGELES COUNTY FIRE DEPARTMENT**

The property owner/business operator shall comply with the County of Los Angeles Fire Code and the Los Angeles County 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 approved by the City of La Habra Planning Commission at its meeting of October 13, 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 24-0014 (DR2PH24-0014).

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. 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 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 the project approval, unless otherwise approved by the Director of Community and Economic Development. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.11                      PAVEMENT RESURFACING

The applicant/developer/successor in interest shall re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community and Economic Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.

Standard Condition 1.12                      SIGN MAINTENANCE

The applicant/developer shall maintain signs in good condition at all times and shall repaint/remodel the freestanding signs every eight (8) years at a minimum. The Director

of Community and Economic Development may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.18                      LITTER

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

Standard Condition 1.41                      INDEMNIFICATION

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

**PRIOR TO THE ISSUANCE OF 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 4.10                      SITE PHOTOMETRIC PLAN

The applicant/developer shall submit a final photometric plan in conformance with City standards for review and approval by the Chief Building Official and the Director of Community and Economic Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) employ illumination in a manner that meets the approval of the Chief Building Official and the Director of Community and Economic Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner

that does not allow spill-over onto adjacent properties. All outdoor fixtures shall be compatible with the architectural theme of the project.

Standard Condition 4.24                      SECURITY AND CAMERA PLANS

The applicant/developer shall submit a security camera system design plan with proposed locations to the Chief of Police for approval. All tapes shall be kept on file for a minimum of 30 days and be available to the City upon request. Additionally, signage shall be placed in the parking lot indicating that security cameras are in use.

Standard Condition 4.33                      TRAFFIC IMPROVEMENT FEES

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

**PROJECT SPECIFIC CONDITIONS:**

1. The applicant/developer shall submit final design plans for all façade improvements to the satisfaction of the Director of Community and Economic Development and Building Official.
2. The applicant/developer shall obtain permits and enter into any agreement required by the City for the new transit system passenger shelter along Harbor Boulevard prior to installation/construction. The location, design and specifications for the new transit system passenger shelter shall be to the satisfaction of the City Engineer.
3. 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.
4. The applicant/developer shall repair all broken sidewalk, and grind down all lifted sidewalk on Harbor Boulevard along the full project frontage to the satisfaction of the City Engineer.
5. 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.
6. All rooftop mounted mechanical equipment shall be fully screened from public view using a rooftop parapet or similar screening method to the satisfaction of the Director of Economic and Community Development or designee. This can be

accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment or similar architectural screen.

7. The applicant/developer shall submit final design plans for the freestanding pylon sign to the satisfaction of the Director of Community and Economic Development. The final design shall not exceed 20 feet in height, and substantially conform to the Sign Program color renderings per the approved plans.