

## RESOLUTION NO. 25-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0012 (CUP 25-0012) TO ALLOW THE ESTABLISHMENT AND OPERATION OF A GENERAL BUSINESS OFFICE LOCATED AT 2100 EAST LAMBERT ROAD, 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, James Sandoval, on behalf of the Property Owner, Aram Grigoryan, filed an application requesting the approval of Conditional Use Permit 25-0012 (CUP 25-0012) to allow a general business office (All Town Ambulance) at an existing building and site located at 2100 East Lambert Road (the "Project").
- B. On December 8, 2025, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for CUP 25-0012.
- 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 15301(e), 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 subject site contains an existing 2,078-square-foot building, previously used as a nursery school, and an associated 400-square-foot garage used for storage. The Project does not include any major modifications or additions to these existing structures, exterior remodeling, and/or structural rehabilitation. Use of the property for a general business office is a negligible expansion of the existing 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 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. The Project will not cause a substantial adverse change in the significance of any historical resource as there have been several improvements to the structure and modifications to the lot over the years that have resulted in an inability for the building and site to convey any historic significance. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of the Project. Therefore, the Project is categorically exempt from CEQA.

**SECTION 2. CONDITIONAL USE PERMIT 25-0012 (CUP 25-0012).** The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of CUP 25-0012 to allow a general business office for a non-emergency medical transportation company at 2100 East Lambert Road and approves CUP 25-0012 based on the following findings required by Section 18.66.040.B of the La Habra Municipal Code (LHMC), subject to the conditions of approval attached hereto as **Exhibit A**.

- A. The proposed use 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.**

The Project Site is located in the M-1 Zone, which is “intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be termed obnoxious or offensive to persons residing in or conducting business in either this or any other zone.” From 1963-2024, the Project site was occupied by various educational institutions serving young children, including Kiddie Kastle Preschool, Miss Lucy’s Schoolyard, and Colleen’s Cuddle Bugs Child Care. The proposed general business office use (All Town Ambulance) would occupy the same two existing buildings as the previous educational institutions. The 2,078-square-foot-main building would be used as a call center, where two dispatchers would speak with clients/customers and direct EMTs/paramedics/nurses to each service location and oversee daily operations. The 400-square-foot detached garage would be used to store medical tools and equipment, which includes transportation (scoop stretchers and stair chairs), breathing and oxygen support (oxygen tanks, bag-valve-masks, ventilators, suction units), cardiac equipment (AEDs, defibrillator/monitor, ECG machines), monitoring devices (multi-parameter patient monitors, pulse oximeters), and wound care (bandages, gauze, tourniquets, trauma shears). The existing playground area would

be replaced with a parking lot for the business's employees and ambulances, and additional exterior landscaping and interior building improvements would also occur with the proposed Project. The proposed general business office use will not be obnoxious or offensive to surrounding properties because it provides enough parking to accommodate employees and ambulances that provide non-emergency medical transportation. Further, the proposed business will not create any excessive smoke, gas, odor, dust, sound, or vibration, etc. as there will be nothing manufactured on the site. The parking lot will be used to store company vehicles that only feature company livery and lights but no sirens. Therefore, there would not be any significant noise impact on the surrounding properties. The hours of operation for the business will be 24 hours a day, 7 days a week, with a shift manager on duty from 9:00 a.m. to 5:00 p.m. daily that could respond to any operational complaints during business hours. No clients or customers will be visiting the site. Therefore, the proposed use will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties or impair the character of the M-1 Zone.

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

The CUP does not necessitate any modifications to the footprint size of the existing buildings. However, the portion of the Project site that is currently used as a playground will be demolished, graded, and paved to create a new parking lot with 17 parking spaces. The proposed parking lot will accommodate the number of spaces (seven) required by LHMC Section 18.14.060 (Number of [Parking] Spaces Required) for a general business office use, as well as 10 parking spaces for the 10 company ambulances (Mercedes Sprinters or Ford Transits) that are used by the business. One parking space will be designated as an ADA parking space with a dedicated path-of-travel. While the City does not have established dimensions for parking spaces for "oversized" vehicles, the Applicant has proposed 10'x20' parking spaces as opposed to the standard 9'x18' parking spaces to provide slightly more space for maneuverability of the large vans. In addition, no clients or customers will be visiting the site. The proposed Project also includes landscape improvements and a new CMU block wall at the southern boundary of the property, which will both further enhance the Project Site. Therefore, the subject site is physically suitable for the type of 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.**

The Project site is located within the M-1 Zone. Per Table 18.06.040.A (Land Use Matrix) of the LHMC, a general business office use is subject to the approval of a CUP in the M-1 Zone. Staff reviewed the Project plans and Letter of Business Operations and determined that the proposed use complies with all applicable LHMC requirements and the development standards of the M-1 Zone, as outlined in the table below:

**Site Development Standards**

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
<b>Front Setback (min)</b>	15 Feet	17 Feet
<b>Side Setback (min)</b>	0 Feet	5 Feet / 22 Feet
<b>Rear Setback (min)</b>	0 Feet	75 Feet
<b>Building Height (max)</b>	75 Feet	14 Feet
<b>Floor Area Ratio (max)</b>	80%	15%
<b>Landscaping (min)</b>	549 SF (7%)	1,184 SF (15%)

Therefore, the proposed use is conditionally permitted within the M-1 Zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

**D. The proposed use is consistent with the comprehensive general plan.**

The General Plan designates the Project site for Light Industrial land use, which is characterized by manufacturing, wholesale, and warehouse uses with off-street parking that can be developed in close proximity to residential uses without serious conflict due to development standards that regulate things such as noise, vibration, setbacks, and landscaping. The proposed general business office use would not be obnoxious or offensive to surrounding properties because it provides enough parking to accommodate employees and ambulances that provide non-emergency medical transportation. The vehicles only feature company livery and lights but no sirens. There will be no excessive vibrations caused by the business as no manufacturing will occur onsite. The existing building is also consistent with the required setbacks for the M-1 zone. Lastly, 15% of the Project site (1,184 square feet) is proposed to be landscaped and planted with eleven trees, satisfying the City's minimum requirement of seven percent (549 square feet) for this Project. The hours of operation for the business will be 24 hours a day, 7 days a week, with a shift manager on duty from 9:00 a.m. to 5:00 p.m. daily that could respond to any operational complaints during business hours.

The proposed Project is consistent with the following General Plan policies:

- LU 3.2: Uses to Meet Daily Needs: Encourage uses that meet daily needs such as grocery stores, local-serving restaurants, and other businesses and activities within walking distance of residences to reduce the frequency and length of vehicle trips.

The proposed general business office use will involve the reuse of an existing building and site to provide local residents with non-emergency medical transportation services for early-morning appointments, interfacility transports, transitions to specialized care facilities, and late-night discharges that often do not align with a standard business schedule. These residents will no longer need to contact transportation service providers from neighboring cities.

- LU 4.1: Development Compatibility: Require that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, automobile and truck access, impacts of noise and lighting, landscape quality, and aesthetics.

The proposed general business office use will utilize existing buildings on a site that had been occupied by educational institutions for young children for over 60 years. The proposed Project is consistent with the development standards of the M-1 Zone related to setbacks, parking, and landscaping. Further, business operations will take place fully within the enclosed buildings and not pose any excessive noise or light-related nuisances to the adjacent properties.

- LU 11.1: Diversity of Uses: Provide for and encourage the development of a broad range of uses in La Habra's commercial centers and corridors that reduce the need to travel to adjoining communities, and capture a greater share of local spending.

The proposed general business office use would be located within an existing building along a primary thoroughfare that already features a variety of light manufacturing uses, restaurants, light-industrial warehouses, and automobile service/repair facilities, but no similar non-emergency medical transportation businesses.

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

**SECTION 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 8th day of December, 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. 25-26 was adopted at a regular meeting of the City of La Habra Planning Commission held on December 8, 2025 by the following vote:

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

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

**EXHIBIT A**  
**CONDITIONAL USE PERMIT 25-0012 (CUP 25-0012) –**  
**CONDITIONS OF APPROVAL**

**General Conditions:**

Standard Condition 1.1      CODE COMPLIANCE

The Applicant/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/property owner/business operator 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/property owner/business operator/any 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/property owner/business owner/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 on December 8, 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/property owner/business operator/successor in interest shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Conditional Use Permit 25-0012 (CUP 25-0012).

#### Standard Condition 1.8 VIOLATION

In the event that the Applicant/property owner/business operator/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 (Modified)

The Applicant/Developer/successor in interest shall maintain the buildings in good condition at all times and shall repaint the buildings and accoutrements every eight (8) years at a minimum from the date the Certificate of Occupancy is issued, 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 (Modified)

The Applicant/Developer/successor in interest shall re-slurry and re-stripe the driveway and parking area every five (5) years at a minimum from the date the Certificate of Occupancy is issued. 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 1.18 LITTER (Modified)

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

#### 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 4.1 CONDITIONS ON CONSTRUCTION PLANS

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

#### **Prior to the issuance of grading permits:**

#### Standard Condition 1.23 ON-SITE DRAINAGE

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

#### Standard Condition 3.1 EROSION CONTROL PLAN

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

#### Standard Condition 3.3 HYDROLOGY/HYDRAULIC STUDY

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

#### Standard Condition 3.4 SOILS REPORT

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

#### Standard Condition 3.5 DESIGN OF DRAINAGE FACILITIES

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

#### Standard Condition 3.8 PLANS SUBMITTAL

The Applicant/Developer shall provide street improvement plans prepared on standard size sheets by a licensed Civil Engineer and submit such plans for review and approval to the City Engineer. Standard plan check and inspection fees shall be paid by the Applicant.

#### Standard Condition 3.9 UTILITY PLANS

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

#### Standard Condition 4.8 WATER SUPPLY AND SEWER FACILITIES

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

#### **Prior to the issuance of building permits:**

#### Standard Condition 4.10 SITE PHOTOMETRIC PLAN

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

#### Standard Condition 4.14 PARKING LOT STRUCTURAL SECTIONS

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

#### Standard Condition 4.16 STREET IMPROVEMENTS

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

#### Standard Condition 4.22 LANDSCAPE PLANS

The Applicant/Developer shall submit for review and approval a detailed landscape and irrigation plan prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and the Director of Public Works. The plan shall include the use of a separate connection, backflow preventer and connection for future reclaimed water service. The irrigation system shall also provide water to any street trees along the property street frontage within the public right-of-way.

#### Standard Condition 4.23 PERIMETER WALL PLANS (Modified)

The Applicant/Developer shall submit for review and approval a plan to remove the existing chain-link fence and construct a 6-foot tall CMU block wall along the southern boundary and install a six-foot tall wrought iron fence/gate at the northern property entrance. This final fencing/wall plan shall be approved by the Director of Community and Economic Development or designee. An acceptable type of masonry block shall be split face, slump stone, or stucco-coated block.

#### Standard Condition 4.25 TRASH ENCLOSURE

The Applicant/Developer shall provide plans to install a 6-foot tall decorative masonry block trash enclosure to City standards. The enclosure shall be finished to match the main building and shall include provisions for a solid roofed cover, hose bib, and an area drain connected to the sanitary sewer system. The design and location are subject to approval by the City Engineer and Director of Community and Economic Development or designee.

#### Standard Condition 4.26 SEPARATE FIRE LINE CONNECTION

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

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

Standard Condition 1.23 ON-SITE DRAINAGE

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

Standard Condition 5.7 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 5.13 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 shall obtain building permits to construct a 6-foot tall CMU wall along the southern property line of the site.
2. The Applicant/Operator shall remove the existing 5-foot tall vinyl fence/gate at the entrance to the site from Lambert Road and install a 6-foot tall wrought iron electronic swing open gate with a Knox box for emergency access prior to the issuance of occupancy. The gate shall be positioned 20 feet back from right-of-way to ensure adequate vehicle queuing.
3. The Applicant shall submit a Parking Lot Plan which shows the dimensions of all 17 new parking spaces in the rear of the site, as proposed, to the satisfaction of the Director of Community and Economic Development and the Building Official prior to issuance of building permits.
4. All interior improvements must comply with Americans with Disabilities Act (ADA) requirements.
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 shall contact the Fire Prevention Engineering Unit at (323) 890-4125 for information regarding the EPICLA submittal requirements.

6. The Applicant shall provide for firefighting and rescue purposes a minimum 5-foot-wide firefighter access walkway leading 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.
7. The Applicant shall ensure automatic fire sprinkler systems are designed and maintained in accordance with NFPA 13.
8. All new or existing rooftop mounted mechanical equipment shall be screened from public view.
9. All trees in planter islands, or within six feet of hardscape, shall be planted with root barriers.
10. All non-lawn landscape areas shall be supplemented with a three-inch (3") layer of wood mulch or decorative gravel/cobble material, so that no bare soil is left exposed on site.
11. Landscape planters shall be surrounded by masonry or concrete curbs and arranged to prevent motor vehicles from driving onto or over them.
12. 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.
13. The final landscape plan shall be submitted for review and approval by the Planning Department prior to the Issuance of Occupancy. Enhanced paving treatments and the use of decorative pottery or other structured methods may be used to further protect plant materials.
14. Onsite lighting shall not exceed 0.5 foot-candles along any of the property boundaries.
15. The Applicant/Operator shall not conduct any vehicle maintenance or repairs to company vehicles onsite.
16. Aside from providing staff parking, the Applicant/Operator shall only store company vehicles onsite, and shall store no more than 10 company fleet vehicles.
17. The Applicant/Operator shall comply with the La Habra Noise Control Ordinance (Chapter 9.32 of the La Habra Municipal Code) at all times.