

RESOLUTION NO. 26-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0014 (CUP 25-0014) TO ALLOW THE CONTINUED OPERATION OF AN AUTOMOBILE SERVICE/REPAIR BUSINESS WITHIN AN EXISTING BUILDING LOCATED AT 501 EAST LA HABRA BOULEVARD AND DESIGN REVIEW 25-0008 (DR2PH 25-0008) TO REMODEL THE EXISTING BUILDING'S FACADE AND ADD A 524 SQUARE-FOOT STORAGE ROOM AT THE REAR OF THE PROPERTY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(c), CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" OF THE CEQA GUIDELINES

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

- A. On September 25, 2025, the Applicant, Carlos Perez, on behalf of the Property Owner, Rene Sotelo, submitted a request for a Conditional Use Permit 25-0014 (CUP 25-0014) to allow the operation of an automobile service/repair business at 501 East La Habra Boulevard (the "Project Site") and Design Review 25-0008 (DR2PH 25-0008) to remodel the building facade and add a 524 square-foot storage room (the "Project").
- B. On December 17, 2025, the Applicant resubmitted revised Project plans incorporating staff's comments and corrections.
- C. On February 9, 2026, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for CUP 25-0014 and DR2PH 25-0008.
- D. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines.

Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The Project involves the continued operation of an automobile service/repair use within an existing building, the remodeling of the building's facade, and the addition of a 524 square-foot storage room at the rear of the property located within an urbanized area. It will not involve the use of significant amounts of hazardous substances.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of similar projects in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The Project will not cause a substantial adverse change in the significance of any historical resource because the property is not listed on any National, California, or Local Registers. Furthermore, while the original building was constructed in 1950, the building has undergone several modifications over the years, resulting in a lack of historic integrity. Staff does not anticipate any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA.

SECTION 2. CONDITIONAL USE PERMIT (CUP 25-0014). The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the approval of the proposed Conditional Use Permit to allow the operation of an automobile service/repair business at 501 East La Habra Boulevard and approves CUP 25-0014 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 within the La Habra Boulevard Specific Plan (SP-1) Zone. This zone implements the La Habra Boulevard Specific Plan, which was adopted by City Council in 1988, amended thereafter in 1999, and codified in 2007 as LHMC Chapter 18.44 (SP-1 La Habra Boulevard Specific Plan Zone). LHMC Section 18.44.050.D (Vehicle Repair Standards) requires all automotive service/repair uses that existed within the SP-1 Zone on December 6, 1999, and continue to operate, to obtain a

Conditional Use Permit (CUP) by December 6, 2009. In addition, pursuant to Section 18.44.050.D.1, the uses must meet the following requirements:

1. All operations shall be conducted within an enclosed building.
2. All areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property.
3. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from any street or surrounding property.
4. All repair activities as described in LHMC Section 18.44.050.D shall be confined to the hours between seven a.m. and seven p.m. daily.
5. No damaged or wrecked vehicles shall be stored for purposes other than repair and shall not constitute an automobile impound yard.
6. Dismantling of vehicles for purposes other than repair or the sale of used parts is prohibited.
7. No goods for sale shall be displayed outside of the building.
8. Outdoor storage of recreational vehicles or construction equipment is not permitted.

J & D Tire Barn previously occupied the Project Site from 1976 to 2024, and did not obtain a CUP within the above timeframe required by the Chapter 18.44; neither did Rene's Tire Service when they began operating at the Project Site in 2024. On September 25, 2025, the Applicant submitted an application for the approval of a CUP to allow the continued operation of an automobile service/repair (Rene's Tire Service) and a Design Review to remodel the building's facade and add a 524 square-foot storage room to the existing building. The CUP will bring the existing automobile service/repair facility into conformance with design and development standards for the SP-1 Zone and also legalize the use and site improvements to a prominent automobile repair/service facility in a primary commercial corridor of the City. Therefore, the proposed use will not be detrimental to the public welfare and will not interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the SP-1 Zone.

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

The site has been utilized by automobile service type uses for over 75 years as it was previously occupied by a Union Oil service station from 1950 to 1976 and J & D Tire Barn from 1976 to 2024. Rene's Tire Service, the current automobile service/repair business on the site, has been in operation since 2024. The proposed 524 square-foot storage room will be utilized for the storage of tires and other vehicle servicing equipment currently stowed throughout the rear lot of the site. The addition of this storage area will not change the operational logistics of the existing business. The CUP will bring the business into conformance with the

entitlement requirement for the use in the SP-1 Zone. Aside from the nonconforming rear setback of 11 feet for the existing building, the setbacks for the 524 square-foot addition, onsite landscaping, lot coverage, parking count, and business operations are consistent with the SP-1 Zone. Therefore, the subject site is physically suitable for the land use proposed.

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

Per Table 18.06.040.A - Land Use Matrix of the LHMC, the operation of automobile service/repair within the SP-1 Zone requires the approval of a CUP. As aforementioned, the site is currently developed with an existing commercial building that was originally constructed in 1950 and has been operating as an automotive service/repair use ever since. As outlined above, LHMC Section 18.44.050.D (Vehicle Repair Standards) requires all automotive service/repair uses that existed within the SP-1 Zone on December 6, 1999, and continue to operate, to obtain a CUP by December 6, 2009. However, the operator at that time, J & D Tire Barn, did not obtain a CUP. Thus, approval of this CUP will bring this automobile service/repair use into conformance with the development standards of the SP-1 Zone. The rear lot may still be used to store any surplus vehicle servicing equipment, however, to limit visibility of outdoor storage, a condition of approval has been included requiring that all outdoor storage to be fully screened and not exceed six feet in height. Vehicle repair services offered include tire changes, tire rotations, tire balancing, wheel/rim installations, and calibration. No removal of vehicle body panels, painting, or major engine overhaul will occur on the site. Therefore, the use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of Title 18.

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

The General Plan designates the Project Site for Corridor Mixed-Use 2 land use, which provides for the redevelopment of underutilized previously zoned commercial properties for a mix of multi-unit residential housing with supporting retail and service uses. Permitted uses and densities/intensities include: Multi-Unit Residential (Maximum density: 36 dwelling units per acre), Commercial (Maximum floor area ratio (FAR): 0.5), and Mixed-Use Projects (Maximum FAR: 1.5). Based on the size of the Project Site, the General Plan allows a maximum floor area of 4,468.5 square feet. The Applicant is proposing to construct a new 524 square-foot storage room, which, when combined with the existing 1,440-square-foot commercial building, results in a total floor area of 1,964 square feet, or an FAR of 0.22.

The proposed use is also consistent with the following General Plan policies:

- LU 3.2 Places 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 Conditional Use Permit will legalize the existing automobile service/repair use and bring the facility into conformance with design and development standards for the SP-1 Zone and also authorize site improvements to a prominent automobile repair/service facility, located along a primary commercial corridor of the City, that provides tire service and maintenance to local La Habra residents.
- LU 4.1 Development Compatibility: Requiring that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, access, and impacts of noise and lighting.
 - While the existing 1,440 square-foot building is non-conforming with respect to the SP-1 Zone's requirement for a 20-foot rear setback, the proposed 524 square-foot addition is consistent with the SP-1 Zoning standards related to setbacks, parking, and landscaping. Further, the expansion of the facility will provide adequate space for business operations to take place fully within the buildings and not pose any excessive noise or light-related nuisances to the adjacent residences to the north and future business to the east.

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

SECTION 3. DESIGN REVIEW 25-0008 (DR2PH 25-0008). The Planning Commission approves DR2PH 25-0008 based on the findings required by Section 18.68.050 (Findings) of the LHMC, subject to the conditions attached hereto as **Exhibit B**.

A. The proposed project is consistent with the city's general plan.

The General Plan designates the Project Site for Corridor Mixed-Use 2 land use, which provides for the redevelopment of underutilized previously zoned commercial properties for a mix of multi-unit residential housing with supporting retail and service uses. Permitted uses and densities/intensities include: Multi-Unit Residential (Maximum density: 36 dwelling units per acre), Commercial (Maximum floor area ratio (FAR): 0.5), and Mixed-Use Projects (Maximum FAR: 1.5). Based on the size of the Project Site, the General Plan allows a maximum floor area of 4,468.5 square feet. The Applicant is proposing to construct a new 524-square-foot storage room,

which, when combined with the existing 1,440-square-foot building, results in a total floor area of 1,964 square feet, or an FAR of 0.22.

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

- LU 1.2 Development Capacity: Accommodating the type and density of land use depicted in the Land Use Matrix.
 - As outlined above, this Project provides for the type and density of land use depicted in the Land Use Matrix.

- LU 4.1 Development Compatibility: Requiring that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, access, and impacts of noise and lighting.
 - While the existing 1,440 square-foot building is non-conforming with respect to the SP-1 Zone's requirement for a 20-foot rear setback, the proposed 524 square-foot addition is consistent with the SP-1 Zoning standards related to setbacks, parking, and landscaping. Further, the expansion of the facility will provide adequate space for business operations to take place fully within the buildings and not pose any excessive noise or light-related nuisances to the adjacent residences to the north and future business to the east.

- LU 4.4 Design Review: Requiring a Design Review that focuses on achieving appropriate form and function to assure compatibility with community character, while promoting creativity, innovation, and design quality.
 - Within the SP-1 Zone, all new development, major remodeling or structural rehabilitation of more than 25 percent of the building area, and additions which result in additional floor area, are subject to Design Review by the Planning Commission. The Applicant has proposed tan stucco exterior with clay s-tile awnings, as required by the design guidelines for the La Habra Boulevard Specific Plan, to ensure a consistent and cohesive visual aesthetic on the site.

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

B. The proposed project is consistent with the city's zoning ordinance.

While the existing automobile service/repair building extends into the required rear setback area and is considered to be legal non-conforming,

the proposed 524 square-foot addition will comply with the development standards for the SP-1 Zone, including height, setbacks, and lot coverage. The parking lot that serves the Project will be re-stripped to provide 8 total parking spaces in order to serve the three vehicle bays and 80 square feet of sales/office area. Landscaping provided on the site accounts for 10 percent of the parking area, surpassing the minimum seven percent required by the LHMC. Therefore, the proposed Project is consistent with the Zoning Ordinance.

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

The Zoning Ordinance and General Plan are tools to ensure that all projects achieve goals that promote the public health, safety, and welfare of the community. The proposed exterior remodel includes Early California Spanish style earth-tone stucco wall cladding with awnings that utilize red clay s-tiles, as envisioned in Section 18.44.060 (Design Guidelines for the La Habra Boulevard Specific Plan) of the LHMC. The overall height of the building will remain at 15 feet, well under the maximum building height of 50 feet, as permitted for all commercial developments within the SP-1 Zone. The proposed 524 square-foot storage room is an expansion of the existing automobile service/repair building on the site that will house the 12-foot tall tire racks that currently occupy much of the rear lot of the site. The location on the site where the addition is proposed will not affect the available parking, landscaping, or vehicle circulation. Staff has determined that the Project's design provides sufficient access for public safety personnel such as Fire and Police. Therefore, the Project is in the best interests of the public health, safety, and welfare of the community.

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

The Project is located within the La Habra Boulevard Specific Plan (SP-1) Zone and the Mixed-Use (MX) Overlay Zone. Pursuant to LHMC Section 18.09.030.A, the objective design standards do not apply if the property is within a specific plan, overlay, and/or planned unit development that already implements design standards, in which case those standards prevail. Because the subject property is located within the La Habra Boulevard Specific Plan (SP-1 Zone), the objective design standards set forth in Chapter 18.09 of the La Habra Municipal Code do not apply.

The proposed 524-square-foot storage room will be an addition to the eastern side of the existing automobile service/repair building. The entire building will be refaced with a tan stucco exterior with clay s-tile awnings,

which embraces the Early California Spanish Style as envisioned by the design guidelines for the La Habra Boulevard Specific Plan. Site access along Lemon Street and La Habra Boulevard will also remain as-is. The proposed exterior renovations will bring the existing automobile service/repair building into conformance with design and development standards for the SP-1 Zone and also authorize site improvements to a prominent automobile repair/service business in a primary commercial corridor of the City. Therefore, the nature of the proposed land use and the design is appropriate for the proposed location and is compatible with surrounding uses and improvements.

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

The Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and noting exceed 2,500 square feet in floor area. The Project involves the continued operation of an automobile service/repair use within an existing building, the remodeling of the building's facade, and the addition of a 524 square-foot storage room at the rear of the property located within an urbanized area. It will not involve the use of significant amounts of hazardous substances.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of similar projects in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The Project will not cause a substantial adverse change in the significance of any historical resource because the property is not listed on any National, California, or Local Registers. Furthermore, while the original building was constructed in 1950, the building has undergone several modifications over the years, resulting in a lack of historic integrity. Staff does not anticipate any significant impacts or unusual circumstances related to the approval

and construction of this Project. Therefore, the Project is categorically exempt from CEQA.

SECTION 4. COMPLIANCE WITH CURRENT CODE STANDARDS TO THE EXTENT PHYSICALLY POSSIBLE. Pursuant to LHMC Section 18.08.070.B, any site which is nonconforming as to the development standards set forth in Title 18 (Zoning) of the LHMC that is subject to discretionary review by the Planning Commission or the City Council must be brought into compliance with all current code standards that apply to the extent physically possible as determined by the Planning Commission. Based on the information provided in the staff report, the Planning Commission finds and determines that the Project Site is in compliance with all current standards of Title 18 (Zoning) of the La Habra Municipal Code to the extent physically possible.

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

SECTION 6. APPEAL. The granting of the Conditional Use Permit 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 7. 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 8. EFFECTIVE DATE. This Resolution shall take effect immediately.

SECTION 9. CERTIFICATION. The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, and ADOPTED this 9th day of February, 2026.

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. 26-04 was adopted at a regular meeting of the City of La Habra Planning Commission held on February 9, 2026 by the following vote:

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

Veronica Lopez, Secretary

EXHIBIT A

CONDITIONAL USE PERMIT 25-0014 (CUP 25-0014) – CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

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

Standard Condition 1.3 GRAFFITI ABATEMENT

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

Standard Condition 1.5 MINOR MODIFICATIONS

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

Standard Condition 1.7 COMPLIANCE

The failure to comply with any of these conditions of approval by the Applicant/Developer/successor in interest shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Conditional Use Permit 25-0014 (CUP 25-0014).

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 1.15 OUTDOOR VENDING MACHINES

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

Standard Condition 1.16 OUTDOOR DISPLAY OF MERCHANDISE

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

Standard Condition 1.18 LITTER

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

Standard Condition 1.41 INDEMNIFICATION

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

Standard Condition 7.16 NOISE/LOITERING PREVENTION

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

Standard Condition 7.18 CONTACT INFO FOR ON-SITE MANAGER

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

Project Specific Conditions:

1. The hours of operation shall be 8:00 a.m. to 6:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturdays, and from 8:00 a.m. to 3:00 p.m. on Sundays, unless a modification to such hours is approved by the Director of Community and Economic Development.
2. Parking spaces onsite shall be re-stripped to create eight standard (9'x18') parking spaces including one Americans with Disabilities Act (ADA) space.
3. The Applicant/Property Owner/business operator shall not perform any vehicle servicing or repair work within any dedicated outdoor parking space or outside any of the onsite buildings. All work shall only occur inside the automobile service/repair building.
4. The Applicant/Property Owner/business operator shall not store any tires in the rear lot of the site. All tires shall be stored indoors.
5. No vehicle storage or parking is permitted in the rear lot and no servicing/repair work or the installation of tires is permitted in the front parking area of the site.
6. The Applicant/Property Owner/business operator shall not perform major engine repairs or overhaul or the removal/painting of vehicle body panels on the property.
7. The Applicant/Property Owner/business operator shall comply with the La Habra Noise Control Ordinance (Chapter 9.32 of the La Habra Municipal Code) at all times.
8. The Applicant/Property Owner/business operator shall not store any equipment or merchandise outside along the building frontage, in any of the designated parking spaces, within or along any required walkway, or within or along any drive aisle.

EXHIBIT B

DESIGN REVIEW 25-0008 (DR2PH 25-0008) – CONDITIONS OF APPROVAL

General Conditions:

Standard Condition 1.1 CODE COMPLIANCE

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

Standard Condition 1.2 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 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 February 9, 2026. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.7 COMPLIANCE

The failure to comply with any of these conditions of approval by the Applicant/Developer/successor in interest shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Design Review 25-0008 (DR2PH 25-0008).

Standard Condition 1.8 VIOLATION

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

Standard Condition 1.10 BUILDING REPAINTING

The Applicant/Developer/successor in interest shall maintain the buildings in good condition at all times and shall repaint the approved buildings and accoutrements at least every eight (8) years 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 at least every five (5) years from the date of project approval. The Director of Community and Economic Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition

Standard Condition 1.39 TRAFFIC CONTROL MEASURES

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

Standard Condition 1.41 INDEMNIFICATION

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

Standard Condition 3.9 UTILITY PLANS

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

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

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

Project Specific Conditions:

1. The approval of Design Review 25-0008 (DR2PH 25-0008) shall be contingent upon the concurrent approval of Conditional Use Permit 25-0014 (CUP 25-0014).
2. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required prior to building permit issuance. The Applicant/Developer shall contact the Fire Prevention Engineering Unit at (323) 890-4125 for information regarding the EPICLA submittal requirements.
3. The Applicant/Developer shall maintain all fire lanes clear of all encroachments at all times in accordance with Title 32 of the County of Los Angeles Fire Code.
4. The Applicant/Developer shall provide for firefighting and rescue purposes a minimum 5-foot-wide firefighter access walkway leading from the Fire Department access road to all required openings in the buildings' exterior walls as approved by

the County of Los Angeles Fire Department in accordance with California Fire Code section 504.1.

5. The Applicant/Developer shall provide all new structures with automatic fire sprinkler systems that are designed and maintained in accordance with NFPA 13. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12 of the County of Los Angeles Fire Code.
6. All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
7. All ground mounted and wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the design of the automobile service/repair building.
8. All equipment stored in the rear yard shall be limited to a height of six feet and fully screened from the public's view.
9. Onsite lighting shall not exceed 0.5-foot candles at the at the eastern property line as well as the La Habra Boulevard and Lemon Street frontages and 0.0-foot candles abutting the residential uses to the north. All floodlights shall be hooded with light-shields.
10. The Applicant/Developer shall provide an ADA path-of-travel to the satisfaction of the Building Official prior to the issuance of Certificate of Occupancy.