



EXECUTIVE SUMMARY DRAFT EIR

STATE CLEARINGHOUSE No. 2019060214

VOLARA TOWNHOMES

LA HABRA, CALIFORNIA



LEAD AGENCY:

CITY OF LA HABRA
DEPARTMENT OF COMMUNITY DEVELOPMENT
110 EAST LA HABRA BOULEVARD
LA HABRA, CALIFORNIA 90631

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

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1. INTRODUCTION

The City of La Habra, (also referred to hereinafter as the *Lead Agency*) is reviewing a proposal that would permit the construction of 58 townhome units within the 2.92-acre project site. The proposed project will also include the vacation of that segment of Electric Avenue located to the east of Euclid Street. The proposed 58 units will have a total combined floor area of 88,522 square feet and the maximum height of the new housing units will be 35 feet. A total of 181 parking spaces and 20,672 square feet of open space will also be provided. The proposed project will be deficient in parking and will be required to obtain a deviation for parking. Vehicular access will be provided by an existing 35-foot wide driveway located along the east side of Euclid Street.

2. PROJECT LOCATION

The project Applicant is proposing to construct 58 townhome units on a 2.92-acre site located along the east side of Euclid Street in the central portion of the City of La Habra. The City of La Habra is located in the northern portion of Orange County approximately 18 miles southeast of Los Angeles and 12 miles northwest of Santa Ana. La Habra is bounded on the north by La Habra Heights; on the west by Whittier, unincorporated Los Angeles County (East Whittier), and La Mirada; on the east by Brea and Fullerton; and on the south by Fullerton. The western corporate boundaries of the City of La Habra also conform to the boundary between Los Angeles County and Orange County.

The major freeways that serve the project area include the Orange Freeway (SR-57), located 3.69 miles east of the project site; the Riverside Freeway (SR-91), located five miles south of the project site; the Santa Ana Freeway (I-5), located 5.16 miles southwest of the project site; and the Pomona Freeway (SR-60), located 4.76 miles north of the project site. There are a number of major arterial roads that provide access to the project site including Beach Boulevard (SR-39), located 1.24 miles west of the project site; Whittier Boulevard (SR-72), located 0.78 miles north of the project site; Harbor Boulevard, located 0.65 miles east of the project site; and the adjoining Euclid Street. The addresses that correspond to the site's location include 104, 110, 116, and 118 East Electric Avenue. The site's corresponding Assessor Parcel Number (APNs) include: 022-193-01; 022-193-02; 022-193-03; and 022-193-56. The location of La Habra in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2 and a vicinity map is provided in Exhibit 3.

3. ENVIRONMENTAL SETTING

The project site is presently occupied by two older structures that were previously used for offices and storage, shipping containers, miscellaneous smaller outbuildings, and vehicles. The project site is located in a predominantly residential area. A Union Pacific railroad right-of-way extends along the project site's north side. A planned unit development, referred to as the Brio Residential Specific Plan, is located further north. A flood control channel extends along the project site's southern property line. Single-family residential is located south of the aforementioned channel. Industrial uses abut the project site to the east. Finally, Euclid Street extends along the site's western side. Multiple-family residential occupies frontage along the west side of Euclid Street, opposite the project site. An aerial photograph of the site is provided in Exhibit 4.

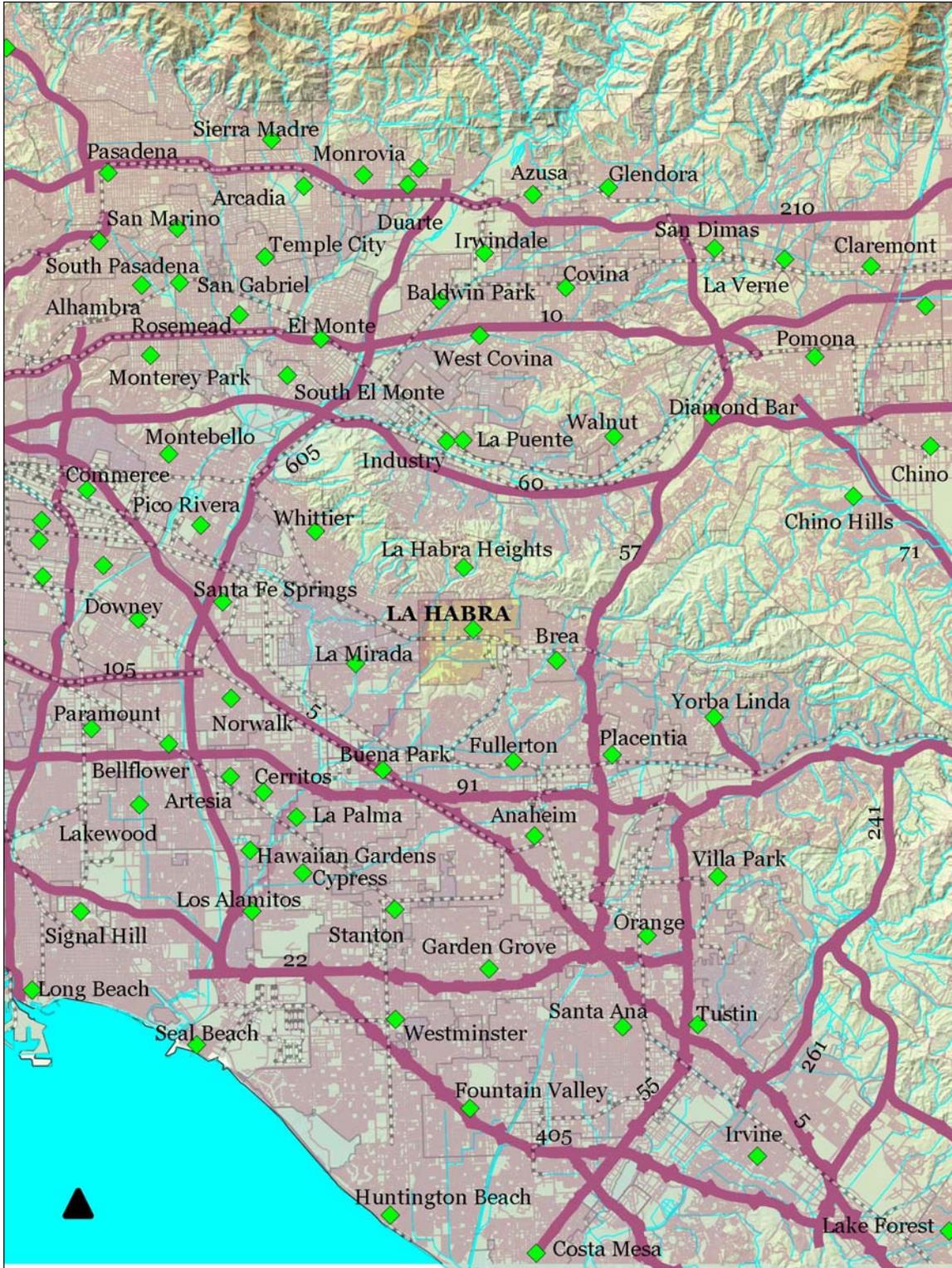


EXHIBIT 1
REGIONAL LOCATION MAP
Source: Quantum GIS

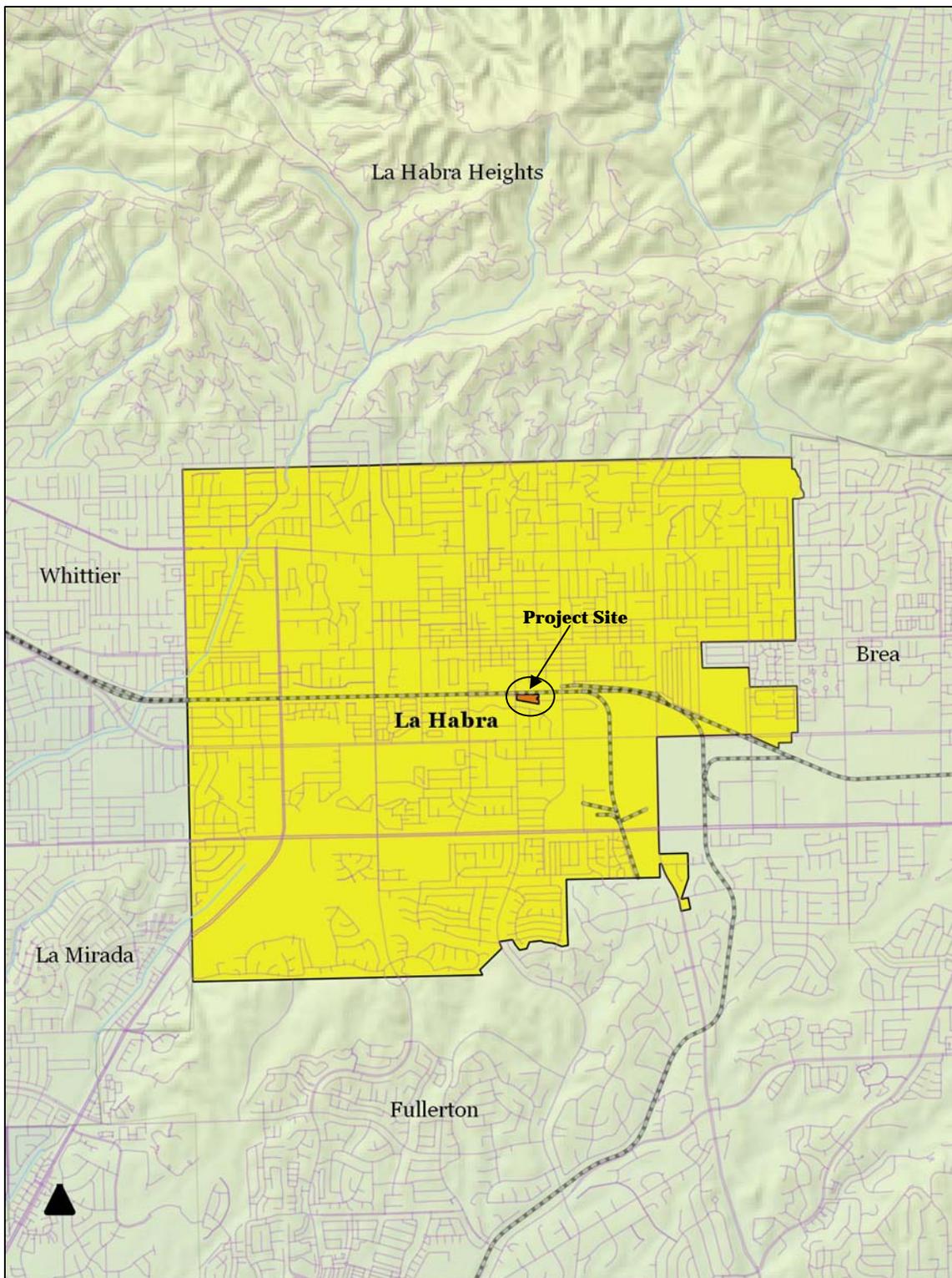


EXHIBIT 2
PROJECT SITE'S LOCATION IN LA HABRA
Source: Quantum GIS



EXHIBIT 3
VICINITY MAP
Source: Quantum GIS



EXHIBIT 4
AERIAL PHOTOGRAPH
Source: Google Earth



4. PROJECT DESCRIPTION

The proposed project involves the construction of 58 new, three-story townhome units within a 2.92-acre (127,043 square-foot) site. The project's implementation will require the demolition of the existing structural improvements that occupy the site. The project elements are described below:

- **Project Site.** The proposed project will have a density of 19.9 dwelling units per acre (du/acre) and a lot coverage of 30%. The site's southern, eastern, and northern boundaries will be enclosed by a new six-foot high concrete block wall. Electric Avenue, located along the northern boundary of the project, will be vacated east of Euclid Street and made a part of the project.
- **Townhome Units.** The project will include the construction of 58 three-story townhome units with a total floor area of 88,522 square feet and a maximum height of 35 feet. These 58 townhome units will consist of three different floor plan options (referred to herein as floor plans 1, 2, and 3). All of the units will be equipped with double-paned windows, central air conditioning, and solid core doors.
- **Floor Plan 1** will consist of seven units, Floor Plan 2 will consist of 19 units, and Floor Plan 3 will total 32 units. Floor Plan 1 will be equipped with two bedrooms and will have a floor area of 1,429 square feet.
- **Floor Plan 2** will feature two bedrooms and will encompass 1,453 square feet.
- **Floor Plan 3** will include three bedrooms and will total 1,591 square feet. These units will have a maximum height of 35 feet.
- **Open Space and Landscaping.** A total of 20,672 square feet of common and private open space will be provided. Common open space will encompass 16,190 square feet, while the remaining 4,482 square feet of open space will consist of private open space.
- **Parking and Access.** A total of 181 parking spaces will be provided. Of the total number of spaces that will be provided, 116 spaces will consist of parking within enclosed garage spaces (one 2-car garage per unit), 63 spaces will consist of guest spaces with two spaces complying with the Americans with Disabilities Act (ADA).
- The provision and maintenance of the guest parking spaces will be a requirement of the Home Owners Association (HOA). Residents will not be permitted to use the guest parking spaces.
- Access to the project site will be provided by a 35-foot wide driveway located on the east side of Euclid Street. An internal drive aisle with a curb-to-curb width of 26 feet will facilitate internal circulation.

The construction of the proposed project will take approximately 12 months to complete. The units will consist of owner occupied units. In addition, a homeowner's association (HOA) will be created to establish rules and regulations governing the maintenance and use of the common areas. Assuming an average



household size of 3.26 persons per unit, the development’s anticipated population will be 189 persons. The proposed development is located within the attendance area for the La Habra City School District and the Fullerton Joint Union High School District. The proposed site plan is provided in Exhibit 5. The proposed project is summarized in Table 1.

**Table 1
 Project Summary Table**

Project Element	Description
Site Area	127,043 sq. ft. (2.92 acres)
Total Number of Units	58
Total Building Floor Area	88,522 sq. ft.
Maximum Building Height	3 stories and 35-foot maximum height
Project Density	19.9 du/acre
Lot Coverage	30%
Floor Plan 1 (No. of Units)	7 units
Floor Plan 2 (No. of Units)	19 units
Floor Plan 3 (No. of Units)	32 units
Floor Plan 1 Units Floor Area	1,429 sq. ft.
Floor Plan 2 Units Floor Area	1,453 sq. ft.
Floor Plan 3 Units Floor Area	1,591 sq. ft.
Total Open Space	20,672 sq. ft.
Parking	181 parking spaces including 116 enclosed spaces; 63 guest spaces, & 2 ADA spaces

Source: KTG Architecture + Planning. *Site Plan*. Plan dated November 29, 2018

5. DISCRETIONARY ACTIONS

As currently envisioned, the project will require the approval of the following discretionary actions:

- The approval of a Tentative Tract Map (the new townhome units will be owner-occupied);
- The approval of a General Plan Amendment for Parcel (APN# 022-193-56) from Light Manufacturing to Residential Multi-Family 1;
- The approval of the creation of a General Plan Land Use designation (Multiple-Family) for the segment of Electric Avenue that will be vacated and incorporated into the proposed project;
- The approval of a Zone Change for Parcel (APN# 022-193-56) from M-1 to R-4 (PUD), the PUD will be applied to all of the parcels and the vacated portion of Electric Avenue;
- The approval of a Development Agreement;
- The approval of a Planned Unit Development (PUD) Overlay for all of the parcels and vacated street;
- The approval of a parking deviation and completion of Design Review; and,
- Certification of the Final EIR.



SITE LANDSCAPE / OPEN SPACE

SYMBOL	NOTES
	PRIVATE OPEN SPACE (Ground Level Areas with 8' min. dimension)
	COMMON OPEN SPACE (15' Min. dimension)
	NON-QUALIFIED COMMON OPEN SPACE (O.S. Areas less than 8' dimension, includes hardscape)
	PRIVATE BALCONY (Refer to Architecture plans for Balcony locations)

EXHIBIT 5
CONCEPTUAL SITE PLAN
 Source: KTG