

## ORDINANCE NO. 1820

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING ZONE CHANGE 18-06 APPLYING THE R-4 "MULTIPLE FAMILY DWELLING" ZONE TO 118 EAST ELECTRIC AVENUE AND APPLYING THE PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE FOR THE PROPERTIES AT 104-118 EAST ELECTRIC AVENUE, AS PER EXHIBIT "A."**

The City Council of the City of La Habra does hereby resolve as follows:

Section 1. The City Council does hereby find and determine that:

- a. The Applicant filed an application requesting approval to amend the Zoning Map established in Title 18 "Zoning" of the La Habra Municipal Code.
- b. The environmental effects of the proposed project were reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) through the preparation and public circulation of an Initial Study and Draft Environmental Impact Report (DEIR) entitled, "Volara Townhomes (SCH 2019060214)". A Mitigation Monitoring Program was prepared that lists the conditions necessary to reduce the project impacts to a level of insignificance, where possible, and agencies responsible for their implementation.
- c. The Planning Commission held a noticed public hearing on March 23, 2020 to consider the proposed Amendment to Title 18 "Zoning" of the La Habra Municipal Code. The Planning Commission, after considering all the written and oral evidence offered, including the staff report and all attachments, recommended that the City Council approve the Zone Change.
- d. The City Council held a noticed public hearing on April 20, 2020 to consider the proposed Amendment to Title 18 "Zoning" of the La Habra Municipal Code. The City Council, after considering all the written and oral evidence offered, including the staff report and all attachments, approves the Zone Change

Section 2. The City Council further determines that:

- a. The public necessity, convenience, general welfare and good zoning practices justify the proposed Amendments to the Zoning Code as provided for under Chapter 18.78 "Zone Changes" of the La Habra Municipal Code.
- b. That the proposed amendment to the Zoning Map as established in Title 18 "Zoning" of the La Habra Municipal Code is consistent with the goals and objectives of the La Habra General Plan 2035.

- c. The General Plan land use designation, as amended, for the site is Residential Multi-Family 1 which allows for the development of residential uses at up to 24-units an acre.

Section 3. Based upon the foregoing, the City Council of the City of La Habra adopts an ordinance approving Zone Change 18-06, as per Exhibit "A".

Section 4. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the manner required by law. This Ordinance shall become effective thirty (30) days from and after its passage.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of La Habra held on 4<sup>th</sup> day of May 2020.

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Tom Beamish, Mayor

ATTEST:

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Laurie Swindell, CMC  
City Clerk

STATE OF CALIFORNIA }  
CITY OF LA HABRA } ss  
COUNTY OF ORANGE }

I, Laurie Swindell, CMC, City Clerk for the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 1820 introduced at a regular meeting of the City Council of the City of La Habra held on the 20<sup>th</sup> day of April, 2020, and was thereafter adopted at a regular meeting held on the 4<sup>th</sup> day of May, 2020, by the following vote.

AYES: COUNCILMEMBERS: Beamish, Espinoza, Gomez, Medrano, Shaw  
NOES: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: None  
ABSTAIN: COUNCILMEMBERS: None

Said ordinance has been published or posted pursuant to law.

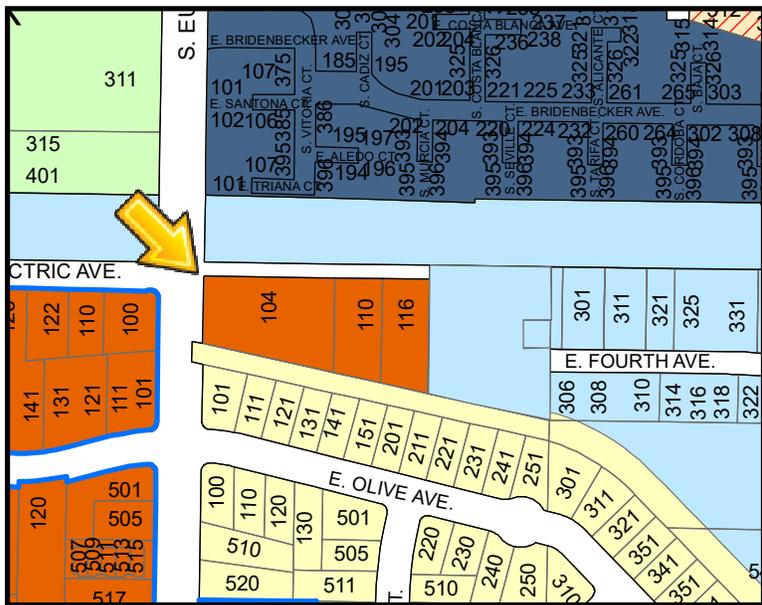
Witness my hand and the official seal of the City of La Habra this 4<sup>th</sup> day of May, 2020.

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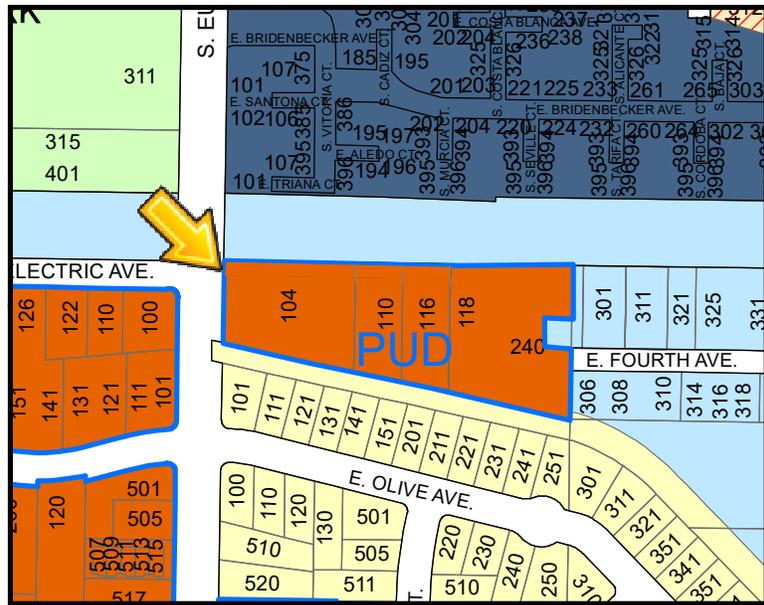
Laurie Swindell, CMC  
City Clerk

# EXHIBIT A

# Proposed Revision to the La Habra Land Use Zoning Map



**EXISTING**



**PROPOSED**

- PUD Planned Unit Development
- M-1 Light Manufacturing
- Euclid Street Specific Plan
- R-1c One Family Dwelling
- R-4 Multiple Family Dwelling
- OS Open Space

